

Potential site analysis for site 840, St Johns United Reformed & Methodist Church, Warren St, Tenby

Associated settlement **Tenby**
LDP settlement tier **Local service and tourism centres**
Community Council area **Tenby**
Site area (hectares) **0.09**

Site register reference(s) (if proposed as development site for LDP) 3414/SR147

Relationship to designated areas

Within 500 metres of a SAC.

Not within 500 metres of a SPA.

Not within 500 metres of a National Nature Reserve.

Not within 100 metres of a Local Nature Reserve.

Not within 500 metres of a Marine Nature Reserve.

Not within 100 metres of a Woodland Trust Nature Reserve.

Not within 100 metres of a Wildlife Trust Nature Reserve.

Not within 100 metres of Access Land.

Within 100 metres of a Scheduled Ancient Monument.

Within a Listed Building.

Not within 500 metres of a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

Not within 50 metres of Contaminated Land.

Not within airfield safeguarding zones for buildings under 15m high.

Not within HSE safeguarding zones.

Not within MoD safeguarding zones for buildings under 15m high.

Site includes a Tree Protection Order.

Not within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: urban (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within safeguarded route for roads or cycleways.

No Public Right of Way.

Not a Village Green.

Stage one commentary

Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Does the site pass stage one site criteria tests? **Yes**

Stage two evaluation

Ownership	United Reformed Church (Wales) Trust		
General overview	The church forms a prominent building at the street corner along a main entrance to the historic core of Tenby. The Church is a listed building		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	The site lies within the town centre of Tenby and is surrounded by various residential and commercial properties. There is pedestrian access only to the property		
Visible constraints to development	Listed building provides constraint to development potential		
Impact on National Park's Special Qualities	The special qualities of Tenby emanate from its traditional urban character, typified by the Georgian architecture, old town walls and castle, all of which contribute to its very strong sense of place. There is a distinctive coastal typography with an intimate association between the town and the shore. Preservation of the traditional coastal town character is key and can be achieved through developments which are in keeping with the character of the traditional built form. The redevelopment of this site will be an important consideration in relation to its impact on the character of Tenby and its conservation area which lies adjacent to the site.		
Landscape impact mitigation measures			
Affordable housing capacity assessment	Site not assessed for affordable housing capacity.		
General notes	The site lies within the urban area of Tenby and this church is an important building along a gateway entrance to the historic core of Tenby. Retention of this listed building will be key to the potential for re-use, should it become vacant. Retention as a community use would be most appropriate.		

Development planning history

Wholly within area designated as TownCentre in JUDP

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
99/396	FULL	Extension	APP	05-Nov-1999
02/269	LB	Extension	APP	23-Sep-2002
03/246	FULL	Shed	APP	26-Jun-2003

05/631	FULL	Conversion of existing attic to additional 2 bed flat with parking in front	REF	25-Jan-2006
06/377	FULL	Conversion of existing attic area to 2 bedroomed flat	FDO	01-Apr-2008
07/197	FULL	Change of use to office for Financial Advisors	APP	05-Jun-2007

Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class A; compressible ground class A; landslide class B; soluble rock class D; shrink swell class A

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service Services at least hourly, six days a week, including journeys suitable for travel to and from work, schools, morning and afternoon shopping.

Distance from potential sites to selected services in kilometres

Nearest shop	0.16	Nearest doctor	0.43
Nearest pub	0.02	Nearest Dentist	0.22
Nearest primary school	0.23	Nearest secondary school	0.73
Nearest post office	0.05	Nearest petrol station	0.45
Nearest community hall	0.22	Nearest police station	0.05
Nearest letter box	0.15	Nearest library	0.22
Nearest place of worship	0	Nearest cash point	0.16
Nearest sports ground	0.59		

* Distances are in kilometres, 'as the crow flies'

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/05/2008	No adverse comments received.
PCNPA Building Conservation Officer	15/05/2008	Grade II listed, so I assume a conversion is proposed. Given that the building is in good use and excellent repair, this is hard to countenance - unlike a redundant chapel needing a new use. Conversion to res. Use is very much the last resort here and the guidance would in the first instance require consideration of a more sympathetic use (e.g community centre, gallery) that preserves the interior space and some detail. This seems to be a premature proposal.

Dyfed Archaeology	30/05/2008	Site in question contains a grade II listed building. Sites with known visible features, which need to be either excluded or retained within any development proposal. Further assessment or evaluation is required to define areas of surviving associated archaeological remains prior to allocation. Any further remains would potentially also need to be retained but may not extend across the whole site. Parts of these areas may therefore need to be excluded from any allocation.
Dwr Cymru	21/07/2008	No problems are envisaged with the public sewerage system for foul discharge from this development. The site is crossed by public sewer(s) which may restrict the density of the development proposed. Under the Water Industry Act 1991, DCWW has statutory rights of access to its apparatus at all times. Protective measures or a diversion of these assets may be required prior to the development proceeding.
Dwr Cymru	21/07/2008	Sewage Treatment – We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment may need to be upgraded as required to accommodate future growth
Dwr Cymru	21/07/2008	Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.
Pembrokeshire Highway Authority	04/08/2008	No objections.
Reasons site is suitable for development		The Grade II listed building sits within Tenby and conversion to some alternative uses may be appropriate should this building become surplus to the community. A use which preserves the interior space and details will be preferable. The guidance of Planning Policy Wales will be an important consideration in the potential alternative uses. Dyfed Archaeology advise that archaeological investigation will also be a consideration.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Mixed

Stage three: Sustainability Appraisal

Sustainability Objective

	Summary	Commentary
1	++	This site is an existing building within the urban area of Tenby.
2	++	This site is within walking distance of a range of facilities at Tenby.
3	+	Sensitive redevelopment at this site has the potential to enhance the townscape through the conservation of a listed building at a prominent location within the urban area.
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim
6	+	This site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7	+	Redevelopment will be according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	+	There is potential at this site to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	This site, in isolation is not likely to impact upon the cultural distinctiveness of Tenby. Other, larger sites have also been proposed, and phasing will be required to ensure that the impact on the culture and community is not threatened. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this is inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14	0	There would be limited opportunities to enhance biodiversity, however the presence of protected species will be require investigation and

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appropriate measures which may impact upon development.

Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.

Overall Sustainability Appraisal

This site is within walking distance of a good range of services at Tenby and would require the redevelopment of an existing building. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. Redevelopment will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. There will be a need to assess the presence of any protected species at the site.

Is the site acceptable for development after Sustainability Appraisal Yes

Stage four: compatibility with the Preferred Strategy

Is site within or adjacent to named centre? Yes

Is the proposed use listed as appropriate for the centre? Yes

Is the provision consistent with the scale of development proposed for? Yes

Is the provision meeting an identified need in the centre? Policy 36 Community Facilities and Infrastructure Requirements ensures the appropriate protection of community facilities.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? Brownfield site.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The mixed use proposals are for the redevelopment of brownfield sites of a scale and type compatible with the previous use of the site.

Is the site compatible with the preferred strategy? Yes

Stage Five: Habitat Regulations Assessment

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan