

Potential site analysis for site 864, East and adjacent to Brooklands Nursing Home, Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **1.86**

Site register reference(s) (if proposed as development site for LDP) 3421/SR156

Relationship to designated areas

Not 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.

Not within 100 metres of a Scheduled Ancient Monument.

Not within 50 metres of 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.

Not within 10 metres of a Tree Protection Order.

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

Underlying Agricultural Land Classification: 4 (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	AJ & EA Merriman	
General overview	The site comprises an agricultural field along the A478 west of Saundersfoot, with a hedgerow and verge along this frontage, along with a field gate access and concrete path. There are scrub and mature trees along the remaining boundaries.	
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings
Adjoining uses and access	The site has agricultural land or woodland to three sides. To the south the site adjoins Brooklands Nursing and Residential home. Existing field gate access off the A478.	
Visible constraints to development		
Impact on National Park's Special Qualities	The site lies on the edge of an area of valleys which retain some visual links to the coast. The valleys are largely wooded within a wider agricultural landscape. Although quite densely settled, the rolling landform with small wooded valleys mean that it is not generally intrusive. Development at this site however, would be intrusive within the wider agricultural landscape, and is likely to be detrimental to the special qualities of this area which forms a significant approach to coastal settlements at this area.	
Landscape impact mitigation measures		
Affordable housing capacity assessment		
General notes	Need to obtain a view from highway regarding accessibility to all forms of transport (pedestrian access).	
Development planning history		
Planning application history (planning applications within, overlapping or adjacent to the potential site)		
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; no soluble rocks; shrink swell class B	
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	1.66	Nearest doctor	1.44
Nearest pub	1.06	Nearest Dentist	3.41
Nearest primary school	1.71	Nearest secondary school	3.25
Nearest post office	1.47	Nearest petrol station	2.09
Nearest community hall	1.2	Nearest police station	1.78
Nearest letter box	0.53	Nearest library	1.43
Nearest place of worship	0.27	Nearest cash point	1.06
Nearest sports ground	1.28		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	Although not designated, our phase 1 maps indicate that this area is partly semi-improved marshy grassland (in the northern section of the site). We advise that they should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). We believe you can do this by ensuring that existing ecological connectivity is retained and opportunities for creating links are taken where appropriate.
Dwr Cymru	21/07/2008	<p>Sewerage – Within this catchment the public sewerage system is performing satisfactorily in accordance with its designed parameters and can accommodate the potential domestic foul flows from the UDP allocations already identified. To ensure the integrity of this system, we would expect the domestic surface water to be discharged to a separate system and controlled planning.</p> <p>Where new additional allocations are promoted through the Local Development Plan, Dwr Cymru Welsh Water will assess the impact of these demands to establish if available capacity exists. Should all the proposed developments proceed at the same time then the available 'headroom' would be eroded and improvements to our systems would be required. This being the case, certain developments may need to be phased for release in the latter part of the LDP to allow us the time to deliver these essential improvements.</p>

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, and 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 There are no Highway objections to gaining access to limited housing development, or a similar new use, utilising the existing access; subject to minor junction changes, and subject to existing approved uses using the access being given up. Cycleway links back to Sandy Hill Road will need to be constructed within the highway.

Reasons site is suitable for development

Reasons site is not suitable for development

This site, proposed for a community building, lies away from Saundersfoot, and would be visually prominent in the local area.

Does the site pass stage two tests? No **Proposed use**