

## Potential site analysis for site 894, Grassy Slope, Marsh Road, Tenby

Associated settlement	<b>Tenby</b>
LDP settlement tier	<b>Local service and tourism centres</b>
Community Council area	<b>Tenby</b>
Site area (hectares)	<b>0.47</b>

**Site register reference(s) (if proposed as development site for LDP)** 2916/SR202

### **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.

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: 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** Indicated as Pembrokeshire County Council

**General overview** The site forms the grassed frontage to Greenhill County Secondary School, which is bounded by high wire fencing where it meets Marsh Road. A vehicle access enters the school grounds to the west of the site.

**Greenfield or Brownfield/PDL** Brownfield/PDL **Estimated number of dwellings** 0

**Adjoining uses and access** A school car park and buildings are located to the north of the site, with residential properties to the east and west along the road frontage. The access to the school is located to the immediate west, and either this access, or new access would need to be created.

### Visible constraints to development

**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 development of this site is not likely to impact upon the special qualities of the settlement.

### Landscape impact mitigation measures

**Affordable housing capacity assessment** Site not assessed for affordable housing capacity.

### General notes

### Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
04/568	FULL	Extension to curtilage to provide parking	APP	10-Dec-2004
05/287	FULL	Alteration to roof over kitchen & conservatory	APP	01-Aug-2005
06/096	FULL	New technology block extension & refurbishment of existing school	APP	05-Jun-2006

**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 C; 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	0.65	Nearest doctor	0.8
Nearest pub	0.57	Nearest Dentist	0.51
Nearest primary school	0.25	Nearest secondary school	0.09
Nearest post office	0.71	Nearest petrol station	0.42
Nearest community hall	0.57	Nearest police station	0.7
Nearest letter box	0.06	Nearest library	0.57
Nearest place of worship	0.59	Nearest cash point	0.48
Nearest sports ground	0.21		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Countryside Council for Wales	02/05/2008	No adverse comments received.
Pembrokeshire Education Authority	28/10/2008	Would not be prepared to give up this land due to the already very tight site that the school stands on. DfES guidelines tend to ask for increasing amounts of land to serve schools and therefore it would be unwise to dispose of this land and prevent the school from possibly expanding in the future.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
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. The proposed development is crossed by a trunk/distribution watermain. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be recharged to the developer.

Pembrokeshire Highway Authority 04/08/2008 Frontage development of this land is not feasible due to visibility over the bends. There is a zone just to the east of the middle of the site where a single access could be achieved, but this will still be difficult due to the gradient of the land. With any development, or excavations the improvement of visibility for the existing school access road must be allowed for.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

This site makes an important visual contribution to the entrance to the school and its loss would impact upon the amenity space available. The Welsh Assembly Government Strategy 'One Wales, A progressive agenda for the Government of Wales', June 2007 makes a commitment to promote the retention of school playing fields. This site contributes to the play opportunities at the school and its loss is considered contrary to the above strategy and could hinder future expansion of the school.

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