

## Potential site analysis for site 515, Car Park, Amroth

Associated settlement     **Amroth**  
LDP settlement tier       **Rural centres**  
Community Council area   **Amroth**  
Site area (hectares)       **0.31**

**Site register reference(s) (if proposed as development site for LDP)** No LDP site registration

### Relationship to designated areas

Within 500 metres of a SAC.

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** PCNPA

**General overview** Site forms public car park serving Amroth, particularly visitor sector. Well maintained with designated places, recycling facilities, adjacent picnic area and separate pedestrian only walkway to beach.

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

**Adjoining uses and access** Site is surrounded by residential development, with a small portion at the north western boundary bordering open land, although this does not appear to be agricultural land. Existing access is via the car park entry point to the east of the site.

**Visible constraints to development** The existing car park is well used, and its loss could prove detrimental to the ability of visitors to access this part of the National Park.

**Impact on National Park's Special Qualities** Amroth sits within a narrow floodplain with steep valley sides, which have a continuous wooded character up to the sky line. This, and the open sea front, contribute to the sense of place and local distinctiveness of this settlement. The view from Amroth south to Tenby, is notable for the prominent church spire in the distance. The car park is well contained within the settlement, and set back from the sea front. Provided it responds to the character of the area, development is not likely to harm these special qualities.

**Landscape impact mitigation measures**

**Affordable housing capacity assessment**

**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
03/627	FULL	Loft Conversion	APP	11-Feb-2004
04/435	FULL	Two Detached Dwellings	REF	22-Aug-2007
07/154	FULL	Extension	APP	23-May-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; no soluble rocks; shrink swell class B

**Summary of flood risk (from TAN 15)**

Partly within TAN 15 Zone B

**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	0.07	Nearest doctor	3.64
Nearest pub	0.09	Nearest Dentist	7.32
Nearest primary school	3.38	Nearest secondary school	7.48
Nearest post office	3.61	Nearest petrol station	3.76
Nearest community hall	1.1	Nearest police station	3.29
Nearest letter box	0.87	Nearest library	3.65
Nearest place of worship	0.17	Nearest cash point	1.78
Nearest sports ground	3.77		

\* 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		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

**Reasons site is suitable for development**

**Reasons site is not suitable for development** Site is well used visitor car park which lies within Environment Agency flood and TAN15 flood maps for the majority of its area. This would preclude highly vulnerable development, including residential development.

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