

Potential site analysis for site 581, Adjacent Overdale, Broadfield Hill, Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **St. Mary Out Liberty**
Site area (hectares) **0.11**

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

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.

Within 10 metres of a Tree Protection Order.

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

Underlying Agricultural Land Classification: 3 (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	unknown		
General overview	This site is heavily wooded / scrub and appears to form part of the larger wooded area		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Whilst there is residential development to the south, this site for all intents and purposes has a strong physical and visual relationship with the adjacent wooded area to the north which provides a firm boundary to the existing developed areas of Saundersfoot. Residential development is located to the south west		
Visible constraints to development	wooded / scrub		
Impact on National Park's Special Qualities	Woodland patches characterise and contribute to the special qualities of the wider area and this wooded area helps to bring this quality to Saundersfoot and contribute to its sense of place.		
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)			
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	1.04	Nearest doctor	0.91

Nearest pub	0.83	Nearest Dentist	3.43
Nearest primary school	1.19	Nearest secondary school	3.4
Nearest post office	0.83	Nearest petrol station	2.49
Nearest community hall	1.13	Nearest police station	1.19
Nearest letter box	0.19	Nearest library	0.85
Nearest place of worship	0.99	Nearest cash point	0.91
Nearest sports ground	0.75		

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

Consultee responses

Consultee	Date of response	Response
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 This forms part of wider area of woodland, and scrub the majority of which sits outside Saundersfoot. Whilst the site lies adjacent to a residential property, it has a strong relationship with the wooded area.

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