

Potential site analysis for site 584, Land to the rear of Braemar House, Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **0.19**

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.

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.

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.

Site includes 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	Braemar House		
General overview	This land slopes away from the road, to the east, and forms garden area to side of the existing property. The site contains mature planting and trees.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	This site is surrounded by detached residential development, and would need to access onto the main road to the west.		
Visible constraints to development	Mature planting including trees, as well as site level well below the road would limit the potential for this site to be developed		
Impact on National Park's Special Qualities	This site is below the level of the road, and relatively well contained. There are mature trees on the site. Woodland patches characterise and contribute to the special qualities of the wider area and this wooded area helps to bring this quality to Saundersfoot. Development is likely to impact upon this quality.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Highways would need to comment on the suitability of access point. Could not see into site well enough to be sure about development potential.		
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 C; 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	0.61	Nearest doctor	0.59
Nearest pub	0.4	Nearest Dentist	3.79
Nearest primary school	0.83	Nearest secondary school	3.81
Nearest post office	0.42	Nearest petrol station	2.6
Nearest community hall	1.56	Nearest police station	0.76
Nearest letter box	0.3	Nearest library	0.52
Nearest place of worship	0.65	Nearest cash point	0.52
Nearest sports ground	0.51		

* 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 Development at this site would almost certainly involve the loss of mature trees, which would accommodate a single unit only. It is not, on balance, proposed for development.

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