

## Potential site analysis for site 710, Sergeants Lane, 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>0.09</b>                              |

**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.

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.

Within 100 metres of a Scheduled Ancient Monument.

Within 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.

No 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

|   |  |                                      |   |
|---|--|--------------------------------------|---|
| <b>Ownership</b>  | Various  |                                      |   |
| <b>General overview</b>   | The lane is narrow and without separate footpath / vehicular traffic access. Buildings front on to this. The buildings are mostly run down, although of historic significance. The lane runs north-south, at the southern boundary redevelopment has incorporated holiday apartments where the lane fronts onto Bridge Street  |                                      |   |
| <b>Greenfield or Brownfield/PDL</b>   | Brownfield/PDL   | <b>Estimated number of dwellings</b> | 5 |
| <b>Adjoining uses and access</b>  | The land is fronted by commercial development to the north, which is one of the main shopping streets of Tenby, and holiday accommodation to the south overlooking the Tenby harbour. The lane is approximately 2metres wide in parts which would preclude highways access. Pedestrian access is possible.   |                                      |   |
| <b>Visible constraints to development</b>   | There does not appear to be the option of ground floor parking as historic buildings would need to be retained.  |                                      |   |
| <b>Impact on National Park's Special Qualities</b>  | 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 has the potential to be significant contribution to the special qualities of Tenby, particularly its historic and seaside character, and will require very special consideration in relation to the listed and historic buildings located within and surrounding the site. |                                      |   |
| <b>Landscape impact mitigation measures</b>   | The redevelopment / renovation of this lane would not require mitigation provided the historic character is retained.  |                                      |   |
| <b>Affordable housing capacity assessment</b>   | Site not assessed for affordable housing capacity.   |                                      |   |
| <b>General notes</b>  | Detailed appraisal would be required prior to deciding true potential for number of residential units. The site contains and is adjacent to listed buildings, and these along with other historical buildings will be an important consideration in the acceptability of proposals.  |                                      |   |
| <b>Development planning history</b>   | Wholly within area designated as TownCentre in JUDP  |                                      |   |
| <b>Planning application history (planning applications within, overlapping or adjacent to the potential site)</b> |  |                                      |   |

| Application code | Application type | Proposal  | Decision | Decision date |
|------------------|------------------|---|----------|---------------|
| 98/007/s         | ADV              | Projecting sign & wall mounted sign   | REF      | 27-Jul-2001   |
| 98/222           | LB               | Change of use of first floor storage to residential; internal modifications to expand retail display area | APP      | 22-Jul-1998   |
| 98/232           | LB               | Signs   | REF      | 27-Jul-2001   |
| 98/436           | FULL             | Change of use of rear garden area to 'Traditional Beer Garden'  | APP      | 27-May-1999   |
| 02/279           | FULL             | Beer Garden   | APP      | 26-Jun-2002   |
| 04/641           | LB               | Painting of External walls  | APP      | 12-Jan-2005   |
| 09/246           | FULL             | Café culture  | APP      | 15-Jul-2009   |

### 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 E; 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             | 0.47 | Nearest doctor           | 0.71 |
| Nearest pub              | 0.04 | Nearest Dentist          | 0.61 |
| Nearest primary school   | 0.6  | Nearest secondary school | 1.12 |
| Nearest post office      | 0.44 | Nearest petrol station   | 0.85 |
| Nearest community hall   | 0.62 | Nearest police station   | 0.43 |
| Nearest letter box       | 0.06 | Nearest library          | 0.62 |
| Nearest place of worship | 0.08 | Nearest cash point       | 0.1  |
| Nearest sports ground    | 0.99 |                          |      |

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

### Consultee responses

| Consultee                     | Date of response | Response   |
|-------------------------------|------------------|--|
| Dwr Cymru                     | 29/11/2007       | No objections.   |
| PCC Highways                  | 15/11/2007       | In line with current guidance it would be appropriate for development to proceed without additional car parking. |
| Countryside Council for Wales | 26/11/2007       | No adverse comments  |

|                                       |            |  |
|---------------------------------------|------------|--|
| Environment Agency Wales              | 08/01/2008 | Concerns about possible large allocation for town - implication actions for settlement infrastructure. EAW consider that a SUDs approach is necessary for Tenby due to the extensive proposals for this settlement. General concerns about sewer system capacity/flows - advice from Dwr Cymru needed. Infill - recycling on site waste materials.   |
| PCNPA Building Conservation Officer   | 15/05/2008 | The condition of this (unlisted) lane is a real concern and the principle of redevelopment is supported in the study prepared and updated on our behalf by Acanthus Holden Architects.   |
| Dyfed Archaeology                     | 30/05/2008 | Within the core of the Medieval walled town of Tenby. Sites with either known or highly probable survival of archaeological remains, the extent, condition and significance of which are not known. These remains are potentially of national importance and further evaluation is therefore required. Sites falling within this category may contain features, which could prevent the development of part or all of the site.  |
| Dyfed Archaeology                     | 09/09/2008 | 09/09/2008 Supplementary comment - appropriate development with archaeological mitigation is possible  |
| Pembrokeshire County Council Drainage | 26/01/2009 | The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo.<br>It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936. |

**Reasons site is suitable for development**

The Lane is unsightly and underused for this central location within the historic town of Tenby. Redevelopment in the form of commercial / craft units at the ground floor could be supported by integral residential accommodation above, or separate units provided these can be separately accessed. Additional car parking would not be required. The Environment Agency consider that SUDS is required. The potential for archaeological remains will be a consideration.

**Reasons site is not suitable for development**

**Does the site pass stage two tests?**    Yes                      **Proposed use**    Mixed

## Stage three: Sustainability Appraisal

| Sustainability Objective | Summary | Commentary   |
|--------------------------|---------|--|
| 1                        | ++      | This is a brownfield site which will reuse the existing buildings  |
| 2                        | ++      | The site is within the town centre of Tenby and will contribute to the services here, as well as providing residential accommodation close to services   |
| 3                        | ++      | Sensitive redevelopment will have a positive contribution to the townscape of this part of Tenby, which is currently run-down.   |
| 4                        | 0       | Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits. |
| 5                        | 0       | The development will not achieve this aim  |
| 6                        | ++      | The site is not within an area liable to flood. Development will make use of existing buildings and incorporate energy efficiency and sustainable design principles  |
| 7                        | +       | Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.  |
| 8                        | ++      | The site can be used to accommodate a range of housing, particularly for the occupiers of the commercial units, and affordable housing. Development will also help to sustain services locally.  |
| 9                        | +       | The site can be used to accommodate identified need for affordable housing.  |
| 10                       | ++      | The redevelopment of this area will help to enhance the attractiveness of Tenby, and support its distinctive shopping character.   |
| 11                       | 0       | Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.  |
| 12                       | 0       | Development here is likely to marginally increase waste, though this is inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).   |
| 13                       | +       | The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.  |
| 14                       | +       | Biodiversity such as bats may be present within the existing buildings. Provision will need to be made to accommodate existing biodiversity and the potential to enhance habitat through the planning process  |
| 15                       |         | Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.  |

### Overall Sustainability Appraisal

This site is well located for local facilities and redevelopment will help to enhance the townscape of Tenby. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

**Is the site acceptable for development after Sustainability Appraisal**    Yes

**Stage four: compatibility with the Preferred Strategy**

Is site within or adjacent to named centre?    Yes

Is the proposed use listed as appropriate for the centre?    Yes

Is the provision consistent with the scale of development proposed for    Yes a small scale development of 5 residential plus some commercial development. The site is in the town centre.

Is the provision meeting an identified need in the centre?    Yes, the site goes towards meeting the housing needs of the Centre and towards providing suitable commercial premises in the town centre area. Tenby has a healthy town centre and this regeneration opportunity will assist.

If greenfield, are there sufficient brownfield sites to avoid choosing this one?    It is a brownfield site.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The mixed use proposals are for the redevelopment of brownfield sites of a scale and type compatible with the previous use of the site.

**Is the site compatible with the preferred strategy?**    Yes

**Stage Five: Habitat Regulations Assessment**

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site is within 500m of Carmarthen Bay and Estuaries SAC. Given the size of the allocation and location of the site - situated within Tenby Centre - it is unlikely that there will be any significant effects arising as a result of this allocation.