

Potential site analysis for site 727, West of Narberth Road, Tenby

Associated settlement	Tenby
LDP settlement tier	Local service and tourism centres
Community Council area	Tenby
Site area (hectares)	1.14

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.

Not within 10 metres of a Tree Protection Order.

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.

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

Ownership	Unknown - various		
General overview	The site is situated at the north western edge of the town, on land to the west of the A478 and behind existing frontage development. It slopes gently to the west where it is bounded by Bells Wood on a terrace before dropping down into the narrow river valley. The site lies well below road level and below the existing houses running along the road frontage.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	25
Adjoining uses and access	Existing frontage development is located to the east, and towards the south, where the site meets the railway line. To the west there is river valley and woodland, and to the north, the site is bounded by the garden of a detached property. Access would have to be from the A478, although there is no direct vehicular access to the site at present.		
Visible constraints to development	The site is adjacent to mature woodland, and contains hedged boundaries, and trees. This will restrict the area available for development. There may also be slope issues on part of the site.		
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 site is visually contained by landform and mature valley woodland and offers an opportunity to round off this edge of the settlement without adversely impacting on the special qualities of the National Park.		
Landscape impact mitigation measures	A relatively low density is envisaged here to allow for the landform, retention of trees and to be in keeping with the character of adjacent properties.		
Affordable housing capacity assessment	See the Housing Background Paper, Appendices 1, 2, and 3, for an evaluation of the affordable housing potential for this site.		

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
99/186	FULL	Conversion of flat roof to a pitched roof over existing dining room extension to rear	APP	17-Jun-1999
06/243	FULL	Extension & alterations	APP	27-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 C; no soluble rocks; 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	1.25	Nearest doctor	0.89
Nearest pub	0.83	Nearest Dentist	1.09
Nearest primary school	0.58	Nearest secondary school	0.83
Nearest post office	1.17	Nearest petrol station	0.8
Nearest community hall	1	Nearest police station	1.21
Nearest letter box	0.24	Nearest library	1
Nearest place of worship	1.06	Nearest cash point	0.76
Nearest sports ground	0.73		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	18/12/2007	This site appears, according to our Phase 1 vegetation maps, to be semi-improved neutral grassland and woodland, with a mixture of scrub that has encroached on it over time. Although not a designated site, we note that this is a LBAP and UKBAP habitat type that should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in Section 40 of the Natural Environment and Rural Communities (NERC) Act (2006).
Environment Agency Wales	08/01/2008	Concerns about possible large allocation for town - implication actions for settlement infrastructure. EAW consider that a Strategic Flood Consequence Assessment is necessary for Tenby due to the extensive proposals for this settlement. General concerns about sewer system capacity/flows - advice from Dwr Cymru needed. FCA needed - concerns about railway culvert.
PCC Highways	03/04/2008	Access is technically achievable but will require acquisition of 3rd party land to achieve adequate visibility splay to the south.

Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
Dyfed Archaeology	30/05/2008	Within close proximity to several sites of archaeological and historical interest including several cropmark features. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the 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.

Reasons site is suitable for development

The site is well contained within the wider landscape. However there may be difficulties accessing the site and this will require further investigation.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	+	This land is a small terrace running between the A478 and a steep river valley. It has been used for grazing horses but is isolated from surrounding farm land.
2	++	The site is within Tenby and is within a reasonable distance of a bus stop for the Tenby town service. There is a good range of services and facilities within the town.
3	++	The site is visually contained by the landform and mature trees and hedgebanks.
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 in an area liable to flooding. Development should 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, including, identified need for affordable housing. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	This is a modest development in Tenby and will not individually threaten the cultural distinctiveness of the community. Other sites have also been considered in the town, however and overall phasing will be required. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
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 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 which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	+	There may be opportunities for habitat creation within the site 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

The site is within Tenby which offers a good range of services and facilities. The site is within a reasonable distance of a bus stop for the town service. This will help to reduce the need to travel by car. 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. The site has been highlighted by the Countryside Council for Wales as being included on the Phase 1 vegetation maps. Further investigation is required to assess the contribution that the site makes to biodiversity. It has been included as being appropriate for development pending further investigation.

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

In terms of housing provision, overall the provision levels are within the Welsh Assembly Government projection figures. When looking at each tier:

For Tenby (Tier 2 - Local Service and Tourism Centre there is a slight over provision when the projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 537 provision plus completions since 2001). This could provide the Authority with an opportunity to reduce the provision, for example, by taking out, for example, the Reservoir Site (Ref 760) or West of Narberth Road (Site Ref 727) if the remaining provision can be carried forward into the Deposit Plan.

Is the provision meeting an identified need in the centre? Please see previous answer.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? If the supply remains unchanged by the time the Plan is placed on deposit there may be an opportunity to remove this site or another appropriately sized greenfield edge of settlement 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.

Tenby's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years.

Given the scale of the existing settlement this level of growth could be absorbed without detriment. To assist with this absorption Brynhir has been phased – see Table 8 Deposit Plan. Infrastructural costs will need to be taken into account. Other sites are either small in number or would be difficult to phase, for example Butts Field car park.

There is an over provision when the 2003 based projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 697 provision plus completions since 2001). Given the difficulties in finding suitable sites in Saundersfoot this should help compensate.

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

Given the size of the allocation and location of the site - situated north west of Tenby - it is unlikely that there will be any significant effects arising as a result of this allocation.

Dwr Cymru's (21/07/08) response to the site allocations consultation states that, "no problems are envisaged with the public sewerage system for foul discharge from this development".