

Potential site analysis for site 769, The Plantation, Saundersfoot

Associated settlement **Saundersfoot**
LDP settlement tier **Local centres**
Community Council area **Saundersfoot**
Site area (hectares) **1.43**

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.

Site includes 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.

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 PCNPA

General overview This is a generally square area of woodland within Saundersfoot. It is generally sloping to the north east and contains several footpaths.

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

Adjoining uses and access The site has residential or other built development on all sides. Sandy Hill road runs to the south of the site, and Bellevue Hall to the west

Visible constraints to development The site is well wooded which would severely constrain its development potential

Impact on National Park's Special Qualities The plantation contributes to the semi-natural habitats of Saundersfoot, and to the village character. Development here would be an incremental erosion of the amenity spaces of Saundersfoot which help to form its character, and contributes to the sense of place at Saundersfoot. Woodland patches characterise and contribute to the special qualities of the wider area and this wooded area helps to bring this quality to Saundersfoot.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Several rights of way pass through the site.

Development planning history

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
98/388	FULL	Additional bedrooms & alterations	APP	05-Jan-1999
00/007	FULL	Conservatory above existing garage	APP	21-Feb-2000
01/155	FULL	Extension	APP	24-May-2001
01/209	FULL	New fire doors	APP	25-Jun-2001
03/652	OL	Residential development	APP	08-Jun-2004
03/651	OL	Residential development	APP	08-Jun-2004
04/452	FULL	Residential development (40 units)	REF	25-Jan-2005

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	0.6	Nearest doctor	0.53
Nearest pub	0.39	Nearest Dentist	3.81
Nearest primary school	0.79	Nearest secondary school	3.81
Nearest post office	0.39	Nearest petrol station	2.46
Nearest community hall	1.54	Nearest police station	0.75
Nearest letter box	0.17	Nearest library	0.46
Nearest place of worship	0.61	Nearest cash point	0.49
Nearest sports ground	0.41		

* 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 The site is well wooded and the subject of a TPO in its entirety. It contains sycamore, oak and hazel and is not suitable for development.

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