

## Potential site analysis for site 794, Vine Cottage, The Ridgeway, Saundersfoot

Associated settlement     **Saundersfoot**  
LDP settlement tier       **Local centres**  
Community Council area   **Saundersfoot**  
Site area (hectares)       **0.35**

**Site register reference(s) (if proposed as development site for LDP)** 3303/SR94

### **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.

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.

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

|  |  |                                      |   |
|--|--|--------------------------------------|---|
| <b>Ownership</b>                                   | Mr D Trimmings   |                                      |   |
| <b>General overview</b>                            | The site comprises a relatively flat site of the owners Guest House and adjacent mature garden area which extends behind the house for some 0.26 hectares.   |                                      |   |
| <b>Greenfield or Brownfield/PDL</b>                | Brownfield/PDL   | <b>Estimated number of dwellings</b> | 0 |
| <b>Adjoining uses and access</b>                   | The site lies to the west of residential development at Saundersfoot with a road fronting the site, and agricultural land to the north and a frontage of residential development to the west. Access would be from the existing access to the guest House which sweeps behind the property to provide car parking.   |                                      |   |
| <b>Visible constraints to development</b>          | The highway access may constrain this site.  |                                      |   |
| <b>Impact on National Park's Special Qualities</b> | The two main areas of Saundersfoot are separated by an area of lower lying open land which contributes to the character and allows views down to the sea from inland areas. This separation and the old core of the town fronting the small harbour contribute towards the special qualities of Saundersfoot, as do the comparatively rare surviving elements of local extractive industries. The development of this site will not adversely impact on these special qualities. |                                      |   |
| <b>Landscape impact mitigation measures</b>        |  |                                      |   |
| <b>Affordable housing capacity assessment</b>      |  |                                      |   |
| <b>General notes</b>                               | The owner has indicated several options for this site (i) a single retirement dwelling within the garden for his own occupation (ii) the conversion of the guest house to affordable housing , and development within the garden (iii) the development of the garden for residential units.  |                                      |   |

## 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             | 1.05 | Nearest doctor           | 0.84 |
| Nearest pub              | 1    | Nearest Dentist          | 4.78 |
| Nearest primary school   | 0.85 | Nearest secondary school | 4.68 |
| Nearest post office      | 1.05 | Nearest petrol station   | 1.31 |
| Nearest community hall   | 1.89 | Nearest police station   | 1.03 |
| Nearest letter box       | 0.23 | Nearest library          | 0.91 |
| Nearest place of worship | 0.74 | Nearest cash point       | 0.99 |
| Nearest sports ground    | 0.86 |                          |      |

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

### Consultee responses

| Consultee                             | Date of response | Response  |
|---------------------------------------|------------------|---|
| Pembrokeshire County Council Highways | 03/04/2008       | Low visibility and difficult to achieve highway safety. Existing junctions have safety issues – safe and suitable access cannot be achieved.  |
| Countryside Council for Wales         | 01/04/2008       | No adverse comments received.   |
| Dyfed Archaeology                     | 30/05/2008       | Adjacent to a Nationally Important Scheduled Monument (PE479). Sites including either known or probable remains, which should be preserved and incorporated into, appropriate development designs. Sites within this category are unlikely to prevent development, however any impact upon archaeological remains will require appropriate mitigation. This is likely to include the retention of features where possible, and the investigation, recording and analysis of all threatened remains. Possible setting issue - Consult Cadw |
| Dwr Cymru                             | 21/07/2008       | Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this 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.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

Whilst the site forms an extensive garden area to the rear of existing property, the Highway Authority indicate that safe and suitable access cannot be achieved. The location of a Nationally Important Scheduled Monument and potential impact on archaeology are also considerations.

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

**Proposed use**