

Potential site analysis for site 814, North of Castle View & Whitlow, Saundersfoot

Associated settlement	Saundersfoot
LDP settlement tier	Local centres
Community Council area	Saundersfoot
Site area (hectares)	6.06

Site register reference(s) (if proposed as development site for LDP) 3319/SR113

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.

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.

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.

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 Hean Castle Estate

General overview This site comprises 3 fields interconnected agricultural fields to the north of existing development at Saundersfoot. The site is generally bounded by hedges, and slopes down to the north where is bounded by a conifer plantation. There are areas of scrub and trees within the site.

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

Adjoining uses and access The site is bounded by conifer woodland to the north and residential development to the south and agricultural fields to the west. The road bounds the east and separates the site from the caravan site opposite. Existing access to the site is via a pedestrian gate at the south and field gate at the north east corner of the site.

Visible constraints to development

Impact on National Park's Special Qualities 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. There is a distinctive estate landscape character locally around Hean Castle and Coppet Hall. The development of this site, which is visually prominent in the approach to northern Saundersfoot along the coast, extends beyond the natural visual limit of the existing settlement, and down the slope to the north, and would impact upon the special qualities of this part of Saundersfoot.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

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	0.67	Nearest doctor	0.57
Nearest pub	0.62	Nearest Dentist	4.85
Nearest primary school	0.41	Nearest secondary school	4.8
Nearest post office	0.76	Nearest petrol station	1.78
Nearest community hall	2.01	Nearest police station	0.6
Nearest letter box	0.34	Nearest library	0.65
Nearest place of worship	0.44	Nearest cash point	0.63
Nearest sports ground	0.68		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	This site appears to support a mixture of woodland and scrub either across the entire site, or in places within the site. Although not designated sites, we advise that they 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). We believe you can do this by ensuring that existing ecological connectivity is retained and opportunities for creating links are taken where appropriate.
Pembrokeshire County Council Highways	03/04/2008	Access to the existing development to the south is at capacity. No pedestrian facilities available to the site and separate access is not achievable. Development of this site would not be supported.
Dwr Cymru	21/07/2008	Sewerage – Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements.

