

## Potential site analysis for site 839, Ebenezer United Reformed Chapel, Amroth

Associated settlement      **Amroth**  
LDP settlement tier        **Rural centres**  
Community Council area **Amroth**  
Site area (hectares)        **0.05**

**Site register reference(s) (if proposed as development site for LDP)** 3414/SR146

### 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.

Partly within 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>	United Reformed Church (Wales) Trust		
<b>General overview</b>	This church forms part of the built frontage along the coast road at Amroth as it travels eastward.		
<b>Greenfield or Brownfield/PDL</b>	Brownfield/PDL	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	Residential development is located at each side of the building, whilst there is agricultural land to the rear, and road and seafront to the front of the property.		
<b>Visible constraints to development</b>	The road here is relatively narrow, and there may be limited opportunities for off-road parking, although there is a large car park within Amroth.		
<b>Impact on National Park's Special Qualities</b>	Amroth sits within a narrow floodplain with steep valley sides, which have a continuous wooded character up to the sky line. This, and the open sea front, contribute to the sense of place and local distinctiveness. The view from Amroth south to Tenby, is notable for the prominent church spire in the distance. The site lies within the built area, and provided it responds to the character of the area, development is not likely to harm these special qualities.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>			
<b>Development planning history</b>			
<b>Planning application history (planning applications within, overlapping or adjacent to the potential site)</b>			
<b>Summary of geological risk (class A is lowest risk, class E is highest risk)</b>	Running sand class A; compressible ground class A; landslide class D; no soluble rocks; shrink swell class B		
<b>Summary of flood risk (from TAN 15)</b>	Not within a TAN 15 zone		
<b>Public transport service</b>	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	0.22	Nearest doctor	3.79
Nearest pub	0.09	Nearest Dentist	7.42
Nearest primary school	3.54	Nearest secondary school	7.58
Nearest post office	3.76	Nearest petrol station	3.66
Nearest community hall	1.27	Nearest police station	3.44
Nearest letter box	0.9	Nearest library	3.8
Nearest place of worship	0.02	Nearest cash point	1.94
Nearest sports ground	3.94		

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

### Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/05/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	Site in question contains a building of historic interest. Sites with known visible features, which need to be either excluded or retained within any development proposal. Further assessment or evaluation is required to define areas of surviving associated archaeological remains prior to allocation. Any further remains would potentially also need to be retained but may not extend across the whole site. Parts of these areas may therefore need to be excluded from any allocation.
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.
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Pembrokeshire Highway Authority	04/08/2008	No objections.
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<b>Reasons site is suitable for development</b>	The building sits within Amroth and conversion to alternative uses may be appropriate should this building become surplus to the community. Planning Policy Wales will be an important consideration in the potential alternative uses. There may also be areas of archaeological interest or visible features associated with the building of historic interest, and Dyfed Archaeology advise that this will need to be a consideration.
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**Reasons site is not suitable for development**

<b>Does the site pass stage two tests?</b>	Yes	<b>Proposed use</b>	Mixed
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### Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This site is an existing building within the settlement of Amroth.
2	+	This site is within walking distance of facilities at Amroth and a frequent bus service provides access to a wide range of services at Saundersfoot and Tenby.
3	+	Sensitive redevelopment at this site has the potential to enhance the townscape and to contribute to the urban townscape.
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	+	Whilst this site is at a coastal location, it is not within an area identified as liable to flood. Design should incorporate energy efficiency and sustainable design principles.

7	+	Redevelopment will be implemented 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, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	This site is not likely to impact upon the cultural distinctiveness of Amroth.
11	0	This site, in isolation is not likely to impact upon the cultural distinctiveness of Tenby. Other, larger sites have also been proposed, and phasing will be required to ensure that the impact on the culture and community is not threatened. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
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. No needs other than those identified by statutory consultees are currently apparent.
14	0	The presence of protected species will be a consideration in the acceptability of redevelopment at this location.
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 within walking distance of a range of services at Amroth and by bus to Suandersfoot and Tenby. Redevelopment of an existing building with the highest sustainable design principles and sustainable design an energy efficiency. The presence of any protected species at the site may also be a consideration.

**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

Is the provision meeting an identified need in the centre? Policy 36 Community Facilities and Infrastructure Requirements ensures the appropriate protection of community facilities.

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

Overall stage 4 assessment

Conversion in principle would be possible subject to Policy 36 in particular being addressed.

**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 has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan