

Potential site analysis for site 850, Park House Cottage land opp Park House Health Centre, Tenby

Associated settlement **New Hedges**
LDP settlement tier **Rural centres**
Community Council area **Tenby**
Site area (hectares) **1.32**

Site register reference(s) (if proposed as development site for LDP) 1322/SR163

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.

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

Ownership	Mr G I John	
General overview	The site comprises most of two fields which rise above the level of the A478 road between Tenby and New Hedges. They appear to be being used as a paddock.	
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings
Adjoining uses and access	The immediately surrounding uses are agricultural, although there is residential development further to the south. Access would need to come off the existing highways to the east and west of the site.	
Visible constraints to development		
Impact on National Park's Special Qualities	New Hedges lies within a wider area, although substantially settled, contains some attractive farmland and woodland patches which intersperse the smaller settlements and farmsteads. There is a coastal feel with an open nature and attractive views along the coast. At New Hedges however, there is no tangible sense of place and the character has been much modified by the extensive caravan parks all along its western side and to the east and south east. At the eastern edge of the village, there are limited views towards the coast. This site lies away from the south of the village, and development here would significantly harm the agricultural and woodland mosaic character of this area, and affect the character and qualities of this area, which provides a gateway to Tenby.	
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 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	1.72	Nearest doctor	1.21
Nearest pub	0.9	Nearest Dentist	1.59
Nearest primary school	1.31	Nearest secondary school	1.5
Nearest post office	1.58	Nearest petrol station	1.33
Nearest community hall	0.78	Nearest police station	1.65
Nearest letter box	0.62	Nearest library	1.46
Nearest place of worship	0.33	Nearest cash point	0.72
Nearest sports ground	1.44		

* 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	Within close proximity to several sites of historical and archaeological interest. 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	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.
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.
Environment Agency	08/10/2008	SUDS will be needed for greenfield sites
Pembrokeshire Highway Authority	04/08/2008	There will be concerns about increasing traffic onto Slippery Back due to the volumes of traffic entering the A478 road at various locations to the south of New Hedges. The capacity of the junction to this byway will have to be thoroughly examined. If Slippery Back is proved to be acceptable then it will require widening which in turn will require substantial tree-felling. Alternatively, subject to a detailed examination of traffic on the A478 road a roundabout might prove feasible somewhere on the frontage to the site with Slippery Back road rerouted.

Reasons site is suitable for development

Reasons site is not suitable for development

This site would introduce visually intrusive development into a significant countryside gap between the built areas of Tenby and New Hedges and which serves as a visual break between these Centres.

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