

Potential site analysis for site 890, Kinloch Hotel, adj car park and site of former Hospital, Tenby

Associated settlement **Tenby**
LDP settlement tier **Local service and tourism centres**
Community Council area **Tenby**
Site area (hectares) **0**

Site register reference(s) (if proposed as development site for LDP) 3443/SR191

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.

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: urban (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 Not indicated

General overview The site comprises the Rectory carpark, former cottage hospital (now demolished) and Kinloch Hotel at Tenby.

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

Adjoining uses and access Residential development lies to the north and west of the site, which is also characterised by serviced accommodation in the form of B & B, guest Houses and Hotels. To the south an area of public open space separates the car park from the cliff face and south beach. There is a road and area of rock face bordering the site to the west. Traffic currently accesses this car park by travelling through the streets of Tenby, or along the promenade / esplanade.

Visible constraints to development

Impact on National Park's Special Qualities The special qualities of Tenby emanate from its traditional urban character, typified by the Georgian architecture, old town walls and castle, all of which contribute to its very strong sense of place. There is a distinctive coastal typography with an intimate association between the town and the shore. Preservation of the traditional coastal town character is key and can be achieved through developments which are in keeping with the character of the traditional built form. The development of this site has the potential to be significant in relation to the seascape and the built form. The design of the site will therefore be important in relation to the character of Tenby and its conservation area which is adjacent to the site.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Includes area of potential sites 723 and 724. The non viability of the hotel would need to be proven in order to allow its redevelopment which would otherwise not be supported.

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; soluble rock class D; 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	0.2	Nearest doctor	0.74
Nearest pub	0.25	Nearest Dentist	0.35
Nearest primary school	0.51	Nearest secondary school	0.78
Nearest post office	0.35	Nearest petrol station	0.64
Nearest community hall	0.46	Nearest police station	0.28
Nearest letter box	0.1	Nearest library	0.46
Nearest place of worship	0.19	Nearest cash point	0.33
Nearest sports ground	0.69		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		No adverse comments received.
Dyfed Archaeology	30/05/2008	Within close proximity to several sites of historical and archaeological interest including the former hospital. 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.
Environment Agency Wales		Possible contamination on part of this site due to previous use as a hospital. Contaminated land survey would be required. Check capacity of sewage treatment works with Dwr Cymru.
Pembrokeshire Highway Authority	04/08/2008	Access from South Cliff Street. Possibility of access through hospital site from Trafalgar Road. Any loss of parking can be displaced to alternative locations outside Tenby as part of wider Parking/traffic management study. In principle this site would be appropriate for development in the longer term, subject to ongoing consultations over resolving parking issues in Tenby.

Pembrokeshire County Council Drainage

26/01/2009 The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo.

It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo.

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Reasons site is suitable for development

Redevelopment of this site has the potential to enhance this area of Tenby by providing an extension of the strong architecture along the Esplanade. The car park is not well located to serve the needs of traffic entering Tenby, and whilst residents parking will be required as part of the redevelopment, part of the site can also be retained for reduced visitor parking. The redevelopment of the hotel would not be supported without evidence for its non viability. Figures for housing are already counted under Site Reference 724

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
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1	++	This site is an existing carpark within the urban area of Tenby.
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2	++	This site is within walking distance of a range of facilities at Tenby.
3	+	Sensitive redevelopment at this site has the potential to enhance the townscape and to contribute to the strongly defined architecture of the Esplanade
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	+	This site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7	+	Housing will be built 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, 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.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
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	+	There may be opportunities for habitat creation within the site as part of the planning process.
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

See assessment of site 724

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? see assessment of site 724.

Is the proposed use listed as appropriate for the centre?

Is the provision consistent with the scale of development proposed for

Is the provision meeting an identified need in the centre?

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

Overall stage 4 assessment
See assessment of site 724.

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

See site 724