

Potential site analysis for site 729, East of B4585, Manorbier

Associated settlement	Manorbier
LDP settlement tier	Rural centres
Community Council area	Manorbier
Site area (hectares)	0.81

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

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.

Within 50 metres of a Listed Building.

Within 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.

No 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	Unknown		
General overview	The site sits at the northern edge of Manorbier along the B4585. It is agricultural in use, and has residential development to the south, and on the opposite side of the road to the west. The site rises to a ridge to the north and is bounded by well established boundaries for the most part.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Land opposite has been developed as frontage bungalows and there are residential properties to the south. Land to the north and east is in agricultural use. Access would be required from the road which borders the west of the site.		
Visible constraints to development	Visibility from the historic core is an important consideration, and only the lowest parts of the site should be developed.		
Impact on National Park's Special Qualities	The village lies at the heart of the Manorbier Registered Landscape of Special Historic Interest in Wales, noted in particular for the quite rare (within Wales) survivals of medieval open strip field systems, fossilised by later hedged enclosures. Manorbier has a well preserved manorial landscape, with its imposing castle dominating the village scene, the prominent church tower, particularly when viewed from the southwest. The present day landscape is one almost wholly shaped by medieval territorial organisation, settlements and land use. This site is at the north western end of village and development here, occupying the gently concave landform, and assimilated through a planted buffer will not impact of the historic special qualities of this settlement.		
Landscape impact mitigation measures	A ridge crosses the northern part of the site in a south east direction, and the northern part of the site / highest land should be excluded from development which should be single storey development. A green buffer is required to the south of the site to ensure that the site does not impact upon listed buildings or conservation area.		
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; 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 on at least 5 days a week, but lacking one or more of the features necessary to be strategic.

Distance from potential sites to selected services in kilometres

Nearest shop	0.34	Nearest doctor	7.1
Nearest pub	0.35	Nearest Dentist	6.79
Nearest primary school	0.78	Nearest secondary school	6.36
Nearest post office	0.34	Nearest petrol station	5.45
Nearest community hall	5.43	Nearest police station	6.95
Nearest letter box	0.13	Nearest library	6.88
Nearest place of worship	0.56	Nearest cash point	0.34
Nearest sports ground	0.74		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	18/12/2007	No adverse comments
Environment Agency Wales	08/01/2008	No flooding/sewer problems. Site falls within major aquifer area and there are possible concerns/objections.
PCC Highways	03/04/2008	An access point can be created from within the site boundary for a maximum of 5 dwellings.
Dwr Cymru	21/07/2008	Sewerage – Within this catchment the public sewerage system is performing satisfactorily in accordance with its designed parameters and can accommodate the potential domestic foul flows from the UDP allocations already identified. To ensure the integrity of this system, we would expect the domestic surface water to be discharged to a separate system and controlled planning. Where new additional allocations are promoted through the Local Development Plan, Dwr Cymru Welsh Water will assess the impact of these demands to establish if available capacity exists. Should all the proposed developments proceed at the same time then the available 'headroom' would be eroded and improvements to our systems would be required. This being the case, certain developments may need to be phased for release in the latter part of the LDP to allow us the time to deliver these essential improvements.

Dyfed Archaeology 30/05/2008 No known archaeology but may have impact upon a registered historic landscape. 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.

PCNPA Building Conservation Officer I have been approached by several concerned residents and have made no comment given my involvement later in the consultation process. Having viewed the site again, the western boundary is a traditional hedgerow, an attractive entrance to the Conservation Area in contrast to the bungalows opposite, which are suburban in character, classic ribbon development. The land is elevated above the roadline, so development would be prominent unless the site was lowered - which of course will lose the hedge. There is archeological potential here too, given the presence of medieval remains at South Norton and indeed the vestiges of the medieval 'north town' (norton) of Manorbier. Development here in my view, would have a negative impact on the setting of the CA, in an area put forward for inclusion within the C.A. in the Proposals Document, ratified by the community and committee.

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

Consultations have revealed that there may be objections in relation to a major aquifer. There is also concern relating to the potential impact on a registered historic landscape, the potential prominence of development,

loss of the hedge and impact on the Conservation Area.

Does the site pass stage two tests? No

Proposed use