

Potential site analysis for site 772, Land opposite Dewing Avenue, Manorbier

Associated settlement **Manorbier**
LDP settlement tier **Rural centres**
Community Council area **Manorbier**
Site area (hectares) **4.45**

Site register reference(s) (if proposed as development site for LDP) 3264/SR71

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.

Within a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

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.

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	Mr Gareth Rees		
General overview	This site forms an agricultural field to the south west of Skrinkle. The land is generally undulating with a ridge running north south before the site dips to the west. There is a concrete track through the site, and the remains of a hard standing at the eastern boundary.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Adjoining uses are mostly agricultural with an equipped children's play area to the north east and sports pitch to the north. Access could be from the road which runs along the eastern boundary of the site.		
Visible constraints to development			
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. The site presented here is on the western edge of the exposed area of Skrinkle, and development would encroach into the strategic gap between the old village and this area, and provide a significant visual intrusion into the historic landscape in this area. It would be likely to detract from the landscape special qualities of this area		
Landscape impact mitigation measures	The site is exposed and would be visible from views to the south.		
Affordable housing capacity assessment			
General notes	PROW crosses the site from the east.		
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	0.63	Nearest doctor	6.6
Nearest pub	0.77	Nearest Dentist	6.25
Nearest primary school	1.4	Nearest secondary school	5.86
Nearest post office	0.63	Nearest petrol station	5
Nearest community hall	6.35	Nearest police station	6.4
Nearest letter box	0.24	Nearest library	6.35
Nearest place of worship	0.89	Nearest cash point	0.63
Nearest sports ground	0.41		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	No adverse comments .
Environment Agency Wales		Not consulted
PCC Highways	03/04/2008	Access is feasible from the highway at a point south of the existing playground.
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.
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

The site is not well related to the existing development of Skrinkle and would erode the important gap between the separate areas of Skrinkle and Manorbier which is important visually and in relation to the landscape and character of the area. Dyfed Archaeology indicate that there may be an impact on the registered historic landscape.

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