

Potential site analysis for site 779, Paddock at the Coach House, Fearnley Lodge, Manorbier

Associated settlement **Manorbier**
LDP settlement tier **Rural centres**
Community Council area **Manorbier**
Site area (hectares) **0.31**

Site register reference(s) (if proposed as development site for LDP) 3279/SR79

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.

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 A F Gill		
General overview	The owner proposes the conversion of the existing stone building within the site to holiday accommodation. The smooth rendered stone building sits within the curtilage of the Coach House Property. A workshop is under construction to the east of this building, and there are garden areas to the south which contain trees retained from a former orchard.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	There is agricultural land to the south and east of the site. To the north and west there is residential development. Access would be via the road to the front of the existing development.		
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 conversion of this building would not be detrimental to the special qualities of this part of the settlement.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Site within boundary for 06/619 for rebuild garage / workshop which was granted in Dec 06. Aerial photographs indicate that this land was not part of agricultural land in 1983, although the scale is too small to see whether it is planted garden. This site should be considered as part of the built area of Manorbier, and appropriately included within the centre boundary.		
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	0.11	Nearest doctor	7.01
Nearest pub	0.18	Nearest Dentist	6.68
Nearest primary school	1.08	Nearest secondary school	6.27
Nearest post office	0.11	Nearest petrol station	5.42
Nearest community hall	5.8	Nearest police station	6.84
Nearest letter box	0.14	Nearest library	6.78
Nearest place of worship	0.4	Nearest cash point	0.11
Nearest sports ground	0.53		

* 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 received.
Environment Agency Wales		Due to previous use of site, contaminated land survey should be undertaken.
PCC Highways	03/04/2008	Single conversion to a single dwelling can be supported subject to provision of satisfactory access.
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.

PCNPA Building conservation Officer	15/05/2008	I cannot see a problem in principle with a unit on this site providing it does not infringe the amenity of Fernely Lodge, which is a large well-preserved Victorian villa, its walled garden making a key contribution to the Conservation Area. The nature of any development would follow the same pattern as nearby properties such as 'Buckland'.
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

The building sits within the residential curtilage of a property at Manorbier. Its conversion to holiday accommodation would not extend the built extent of Manorbier, and is acceptable in principle. Further detailed investigation may be necessary including contaminated land survey and establishing whether suitable access can be achieved.

Reasons site is not suitable for development

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

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This site is not in agricultural use
2	+	This site is within walking distance of a range of facilities at Manorbier, and daily bus transport to a wide range of facilities at Tenby.

3	+	Conversion of the existing property will help to retain it and maintain the townscape of this settlement.
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	0	The site is intended for holiday occupancy which will not be available to the local community for residential occupation. Development will however also help to sustain services locally.
9	0	There may be potential for this site to provide accommodation for a social mix, however this is not certain.
10	+	This site in isolation will not impact upon the cultural distinctiveness of 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

This building is proposed for conversion to holiday accommodation at Manorbier. The re-use of this existing building which sits as part of the Centre and occupancy for holiday accommodation would help to support local facilities and may help to increase public transport demand.

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 subject to addressing Policy

Is the provision consistent with the scale of development proposed for

Yes

Is the provision meeting an identified need in the centre?

Policy 25 will need to be addressed to ensure that the needs of the Centre are considered.

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

brownfield

Overall stage 4 assessment

The site is within or adjacent to a named centre in the Strategy. Policy 25 Self Catering Development requires that proposals will only be permitted subject to satisfying the criteria of the policy, including the issue of need for affordable housing within the centres. This site can be considered to be potentially compatible with the preferred strategy, subject to detailed consideration.

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.