

Potential site analysis for site 780, Fernhill Farm, Manorbier Newton

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **Manorbier**
Site area (hectares) **0.12**

Site register reference(s) (if proposed as development site for LDP) 3280/SR80

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.

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 M R Morris

General overview The site forms the frontage part of an agricultural field along a track to the north of Manorbier Newton. The site is generally level, and the road frontage has a low hedgebank with sporadic trees along it.

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

Adjoining uses and access The site is separated from Manorbier Newton by a track, railway track and small fields. There is agricultural land to the east and west and two residential properties along the road frontage to the north. Existing access is via a field gate to the south of the site.

Visible constraints to development

Impact on National Park's Special Qualities This settlement sits within an agricultural landscape. Small and medium sized fields, occasionally with overgrown hedgerows, and interspersed with settlements and farmsteads, dominate. The hedgerows provide important landscape elements, providing a tangible link to earlier settlement. There is a strong cultural and historical sense of place, typified by the medieval open field system which has survived well in the area. This site would introduce development within the agricultural landscape and would be detrimental to the special qualities of the area.

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 B; no soluble rocks; shrink swell class B

Summary of flood risk (from TAN 15)

Partly within TAN 15 Zone C2

Public transport service

Distance from potential sites to selected services in kilometres

Nearest shop	1.54	Nearest doctor	6.4
Nearest pub	1.54	Nearest Dentist	6.01
Nearest primary school	2.49	Nearest secondary school	7.22
Nearest post office	3.09	Nearest petrol station	3.06
Nearest community hall	2.94	Nearest police station	8.4
Nearest letter box	0.1	Nearest library	6.23
Nearest place of worship	1.59	Nearest cash point	1.66
Nearest sports ground	2.85		

* 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		Not consulted
PCC Highways	03/04/2008	Site is considered to be non-sustainable. One of the sites proposed in the village has been refused at a planning appeal due to restricted visibility. There are likely to be specific visibility concerns with others in this list.
Dwr Cymru	21/07/2008	<p>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.</p> <p>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.</p>
Dyfed Archaeology	30/05/2008	Within close proximity to several sites of archaeological and historical interest including a prehistoric flint working site. Sites with no known surviving archaeological remains but high archaeological potential.

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

This site would introduce frontage development which would contribute to ribbon development at this location. The site is considered to be at a non-sustainable location for public transport. There may be archaeological potential at the site.

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