

Potential site analysis for site 801, Land at Newton farm

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Manorbier
Site area (hectares)	0.16

Site register reference(s) (if proposed as development site for LDP) 3310/SR101

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	Mrs W I Sokell		
General overview	This site forms a narrow field running north of the railway line at Manorbier Newton. It is generally level in nature and bordered by trees.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The site lies immediately north of the railway line at Manorbier Newton, and is otherwise surrounded by agricultural land, and part of a residential curtilage near the northern end.		
Visible constraints to development	The site is wooded with scrub and may have biodiversity value.		
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	1.58	Nearest doctor	6.35
Nearest pub	1.58	Nearest Dentist	5.95
Nearest primary school	2.54	Nearest secondary school	7.17
Nearest post office	3.08	Nearest petrol station	3.01
Nearest community hall	2.89	Nearest police station	8.35
Nearest letter box	0.12	Nearest library	6.18
Nearest place of worship	1.63	Nearest cash point	1.71
Nearest sports ground	2.8		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	This site appears to support a mixture of woodland and scrub either across the entire site, or in places within the site. Although not designated sites, we advise that they should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in Section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). We believe you can do this by ensuring that existing ecological connectivity is retained and opportunities for creating links are taken where appropriate.
Pembrokeshire County Council Highways	03/04/2008	Site is considered to be non-sustainable. One of the sites proposed in the villahe has been refused at a planning appeal due to restricted visibility. There are likely to be specific visibility concerns with others in this list.
Environment Agency Wales		Site within Zone C2. Flood consequence assessment will be required.
Dwr Cymru	21/07/2008	Sewerage – There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.
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 development in the countryside, on a site which has wood and scrub. Development is likely to be detrimental to biodiversity, and at a site considered to be an unsustainable location for public transport. The southern part of the site is within a C2 flood zone.

Does the site pass stage two tests? No

Proposed use