

Potential site analysis for site 802, Land at Newton farm, Manorbier Newton

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **Manorbier**
Site area (hectares) **0.08**

Site register reference(s) (if proposed as development site for LDP) 3310/SR102

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	The site forms part of an overgrown area of land between the railway line to the north and the road to the south, on the western edge of Manorbier Newton. A stream runs through the eastern part of the site. The rear boundary appears to be post and wire fencing with sporadic small trees.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	There is a residential property to the east of the site, and railway line to the north. Access would need to be onto the lane to the front of the site. There is countryside to the west of the site.		
Visible constraints to development	The lane is narrow and may not be able to gain visibility. The stream within the site may also be a constraint 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. 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. The eastern part of the settlement lies within the Manorbier historic landscape of special interest. Development at this settlement would need careful location so as not to erode the historic and cultural character typified by the medieval field system. The development of this site is unlikely to impact on the special qualities of the wider area, it would however extend the village into the countryside and could be detrimental to the character of the local area.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	This site is likely to create ribbon development		
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	1.57	Nearest doctor	6.32
Nearest pub	1.57	Nearest Dentist	5.92
Nearest primary school	2.55	Nearest secondary school	7.14
Nearest post office	3.13	Nearest petrol station	2.97
Nearest community hall	2.85	Nearest police station	8.33
Nearest letter box	0.11	Nearest library	6.15
Nearest place of worship	1.62	Nearest cash point	1.7
Nearest sports ground	2.76		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council 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.
Countryside Council for Wales	01/04/2008	No adverse comments received.
Environment Agency Wales		Site is within Zone C2. Flood consequence assessment would be required for housing development.
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

The development of this site would create ribbon development on the edge of Manorbier Newton, and would be located within C2 flood zone where highly vulnerable development, including residential should not be permitted. The site is at a location where further development is considered non sustainable for public transport.

Does the site pass stage two tests? No

Proposed use