

**Potential site analysis for site 803, Agricultural building at Newton Court Farm, Manorbier
Newton**

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **Manorbier**
Site area (hectares) **0.04**

Site register reference(s) (if proposed as development site for LDP) 3311/SR103

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: 4 (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 M Gooch		
General overview	The site comprises a stone built agricultural building along the road side, with a corrugated shed of similar dimensions adjoining it to the rear. The site also includes materials associated with the farm. The building forms the boundary to the front of the site, and there are trees as part of the rear boundary. The site does not have a firm boundary to the east, but is bounded by wall to the west.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	1
Adjoining uses and access	To the east of the site, there is a working farm complex of which these buildings form part. To the north there are fields, and to the west, there is a residential unit. The building fronts the road to the south. Access would need to be via the existing access to the east of the building and shared with the remaining farm complex.		
Visible constraints to development	The potential for conflict with access arrangements. This building may not lend itself to suitable conversion without major extension.		
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 western part of the site has the potential to be developed without affecting the special qualities of the area.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	The building is of stone construction. The potential for conversion could be explored within the policy framework of the Joint Unitary Development Plan.		
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	1.44	Nearest doctor	6.48
Nearest pub	1.44	Nearest Dentist	6.08
Nearest primary school	2.4	Nearest secondary school	7.3
Nearest post office	3	Nearest petrol station	3.13
Nearest community hall	3.01	Nearest police station	8.48
Nearest letter box	0.07	Nearest library	6.31
Nearest place of worship	1.5	Nearest cash point	1.57
Nearest sports ground	2.92		

* 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		Part of the site is within zone C2. Flood Consequence assessment 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

There may be potential in principle for conversion, subject to the consideration of detailed matters, including access and flooding.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Housing

Stage three: Sustainability Appraisal

Sustainability

Objective	Summary	Commentary
1	-	The building appears to be an existing farm building within a settlement, which would be lost if conversion took place.
2	-	This conversion is away from public transport opportunities
3	+	This building provides a small contribution to the character of the built form at this location and its retention through conversion could be a positive outcome.
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	0	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. A conversion will also present opportunities for this.
8	0	The site can only accommodate a limited number of units (subject to detailed consideration). There is a lack of local services here.
9	0	The conversion potential is unlikely to provide affordable housing due

		ot the number of units, however this is a matter for detailed consideration.
10	+	This conversion will not affect the cultural distinctiveness of this community, whilst incorporating sensitive design.
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	0	The presence of any protected species will be an important consideration.
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 proposal provides a potential opportunity to convert a building to residential use however consideration must also be given to the general location which is unsustainable in relation to public transport opportunities. It may also be that detailed considerations mean that conversion is not possible.

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? No
- Is the proposed use listed as appropriate for the centre? Not applicable
- Is the provision consistent with the scale of development proposed for? Not applicable
- Is the provision meeting an identified need in the centre? Not applicable
- If greenfield, are there sufficient brownfield sites to avoid choosing this one? This is a greenfield site.

Overall stage 4 assessment

The site is not within or adjacent to a named centre in the Strategy, and is considered to be in the countryside. Policy 6 Countryside (Tier 5) requires that development will only be permitted subject to satisfying the criteria of the policy, including accessibility to 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