

Potential site analysis for site 807, Manor Farm farm yard, Lydstep

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **Manorbier**
Site area (hectares) **0.23**

Site register reference(s) (if proposed as development site for LDP) 3314/SR106

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.

Within 100 metres of a Scheduled Ancient Monument.

Within 50 metres of a Listed Building.

Partly 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 P J Meyrick

General overview The site comprises a traditional stone built dwelling along the frontage with an access to the eastern side, which sweeps behind the property and into a small courtyard. To the rear of the courtyard are two parcels of land, one of which is used as lawned garden space, the second, smaller area houses a caravan with amenity area, and small grassed area. The area is relatively level with a few mature trees and hedged boundary to the rear, separating the site from fields to the north.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings** 1

Adjoining uses and access The building forms part of a series of buildings along the main road of Lydstep, and the garden space is generally consistent with the depth of garden space for adjacent properties. The site is separated from fields to the rear by a hedge and post and wire fence. There is a field gate to the rear of one of the parcels of land. The access would be from the existing access to the east of the property

Visible constraints to development The access is constrained with relatively poor visibility on exiting

Impact on National Park's Special Qualities The village lies within the Manorbier Registered Landscape of Special Historic Importance, with the old core of the village along the main road, centred on the road system. The area is characterised by the surviving extent of strip fields which were laid out on the southern flanks of the Ridgeway. The medieval influence on the present day landscape is still highly relevant and providing strong historical continuity. Development at this settlement would need careful location so as not to erode the historic and cultural character typified by the medieval field system. This site, which lies within existing curtilage at the village, is unlikely to prove harmful to the special qualities of the landscape, provided design and location of any development are carefully considered.

Landscape impact mitigation measures Development here would require strong boundary treatment to reduce the impact of the development to the north.

Affordable housing capacity assessment

General notes

Development planning history

Subject to objection 529D4 during UDP process

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 C; no soluble rocks; shrink swell class A

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service

Distance from potential sites to selected services in kilometres

Nearest shop	1.76	Nearest doctor	5.25
Nearest pub	0.07	Nearest Dentist	4.91
Nearest primary school	1.86	Nearest secondary school	4.51
Nearest post office	1.76	Nearest petrol station	3.65
Nearest community hall	5.01	Nearest police station	5.06
Nearest letter box	0.07	Nearest library	5.01
Nearest place of worship	1.99	Nearest cash point	0.5
Nearest sports ground	1.27		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	Existing buildings do not allow satisfactory visibility. Conversion of a single unit would be acceptable but construction of an additional new dwelling would not.
Countryside Council for Wales	01/04/2008	No adverse comments.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
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

New build development here would considerably reduce the garden space available to the Manor Farm property. The site for a new building, which would share access with and sit behind the existing dwelling has the potential to form tandem development, contrary to the guidance of Planning Policy Wales at paragraph 9.2.12. Conversion of the traditional out buildings has the potential to be acceptable in principle provided highway improvements and other detailed considerations are taken into account. New building at this site would not therefore be acceptable.

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 no longer part of a working farm
2	-	Public transport services to Lydstep are infrequent and the conversion of a single unit is unlikely to enable improvement in this.
3	+	The conversion of an existing building will converse the townscape and not enroach into surrounding areas
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 takingpart 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	+	Conversion will be undertaken according to the sustainable design policies of the Plan requiring the highest standards for energy

		efficiency.
8	+	The site can only accommodate a limited number of houses, however development will also help to sustain limited services locally.
9	0	The conversion potential is unlikely to provide affordable housing due to the number of units, however this would be a matter for detailed consideration
10	+	This conversion will not affect the cultural distinctiveness of this community provided sensitive design quality is incorporated.
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 a consideration in the conversion of this building
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

The reuse of this existing building within the fabric of Lydstep may help to support limited local facilities.

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? not applicable

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