

## Potential site analysis for site 811, Land Adj to Tarr Farm, Manorbier

Associated settlement	<b>Manorbier</b>
LDP settlement tier	<b>Rural centres</b>
Community Council area	<b>Manorbier</b>
Site area (hectares)	<b>0.11</b>

**Site register reference(s) (if proposed as development site for LDP)** 3318/SR110

### **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.

Within 50 metres of a Listed Building.

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

<b>Ownership</b>	Mr & Mrs P Owen		
<b>General overview</b>	The site forms part of a paddock to the west of Tarr farm complex.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	The farm complex lies to the east. There is also residential development to the south and west.		
<b>Visible constraints to development</b>	The existing access points serving development here is narrow		
<b>Impact on National Park's Special Qualities</b>	The village lies at the heart of the Manorbier Registered Landscape of Special Historic Interest in Wales, noted in particular for the quite rare (within Wales) survivals of medieval open strip field systems, fossilised by later hedged enclosures. Manorbier has a well preserved manorial landscape, with its imposing castle dominating the village scene, the prominent church tower, particularly when viewed from the southwest. The present day landscape is one almost wholly shaped by medieval territorial organisation, settlements and land use. Development at this site is not likely to be detrimental to the special qualities of this Landscape Character Area.		

### Landscape impact mitigation measures

### Affordable housing capacity assessment

**General notes** Owners request a single dwelling

### 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; soluble rock class D; shrink swell class A

### Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

**Public transport service** Services on at least 5 days a week, but lacking one or more of the features necessary to be strategic.

**Distance from potential sites to selected services in kilometres**

Nearest shop	0.31	Nearest doctor	7.17
Nearest pub	0.25	Nearest Dentist	6.85
Nearest primary school	0.9	Nearest secondary school	6.43
Nearest post office	0.31	Nearest petrol station	5.46
Nearest community hall	5.46	Nearest police station	7.01
Nearest letter box	0.07	Nearest library	6.94
Nearest place of worship	0.45	Nearest cash point	0.31
Nearest sports ground	0.76		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Pembrokeshire County Council Highways	03/04/2008	Up to 5 units can be support off the existing access road and so the site has potential for a single infill plot only, subject to satisfactory visibility being achieved.
Countryside Council for Wales	01/04/2008	No adverse comments received.
PCNPA Building Conservation Officer	15/05/2008	On paper, this would seem to close a (wide) gap between 'Curlew' and Tarr Farm. The topography is very different - the site sits on a high plateau above a rocky outcrop - it is actually level with the ridgeline of 'Curlew' and Vigilant House. The rear end of the site contains the remains of an early tower, which of course should be preserved. The development of this site would be extremely prominent within the Conservation Area, the ground rising higher than Tarr Farmhouse which is the dominant building in this part of the C.A , viewed from many angles. I would have concerns about any development here.
Dyfed Archaeology	30/05/2008	Within close proximity to the site of an historic windmill. Sites with either known or highly probable survival of archaeological remains, the extent, condition and significance of which are not known. These remains are potentially of national importance and further evaluation is therefore required. Sites falling within this category may contain features, which could prevent the development of part or all of the site. Due to this potential we would recommend such sites are not allocated.

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>
Dwr Cymru	21/07/2008	<p>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.</p>
Dwr Cymru	21/07/2008	<p>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 &amp; 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.</p>

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

Development at this site would be visually prominent within the conservation area. It would sit above adjacent property to the south and west and would create issues of amenity and over looking, as it is located on a rocky outcrop.

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