

Potential site analysis for site 826, Rose Cottage, Manorbier - South

Associated settlement	Manorbier
LDP settlement tier	Rural centres
Community Council area	Manorbier
Site area (hectares)	1.37

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

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 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 Geoffrey & Jayne Hughes

General overview This site is an agricultural field to the north of Manorbier. Bounded by hedgebank and post and wire fence.

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

Adjoining uses and access The site is surrounded by agricultural land with 3 / 4 properties located along the northern boundary. Existing access is via a field gate with exits at the north west corner of the field onto the B road.

Visible constraints to development

Impact on National Park's Special Qualities 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. This site, at the north of the village extends beyond the built area of the settlement, and whilst it would not be likely to impact upon the historic special qualities of this settlement, development here, would be detrimental to the agricultural landscape within which it sits, and which is typified by small and medium sized fields, and which provide an historic sense of place.

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; 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	0.47	Nearest doctor	7.03
Nearest pub	0.53	Nearest Dentist	6.72
Nearest primary school	0.61	Nearest secondary school	6.29
Nearest post office	0.47	Nearest petrol station	5.39
Nearest community hall	5.36	Nearest police station	6.89
Nearest letter box	0.29	Nearest library	6.81
Nearest place of worship	0.54	Nearest cash point	0.47
Nearest sports ground	0.79		

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

Consultee responses

Consultee	Date of response	Response
Dyfed Archaeology	30/05/2008	No known archaeology but may have an impact upon a registered historic landscape. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.
Pembrokeshire County Council Highways	30/04/2008	Only 5 dwellings can be permitted from this road. (See also sites ref 788 and 796).

Reasons site is suitable for development

Reasons site is not suitable for development This site would introduce development into the countryside in a visually prominent location. There is limited capacity for further development off this road, because of the highway capacity.

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