

Potential site analysis for site 832, Land adjacent to Windy Ridge, Manorbier

Associated settlement	Manorbier
LDP settlement tier	Rural centres
Community Council area	Manorbier
Site area (hectares)	0.38

Site register reference(s) (if proposed as development site for LDP) 3349/SR131

Relationship to designated areas

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 Mr & Mrs K Ferney

General overview The site comprises two areas of land and an access road at Skrinkle. It is grassed and relatively level and bounded by post and wire fencing for the most part. There is a small concrete building within the site.

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

Adjoining uses and access The site sits between two developed areas at Skrinkle, off the B4585.

Visible constraints to development

Impact on National Park's Special Qualities Skrinkle is located within 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, which is open land between the developed areas of Skrinkle, makes a significant contribution to their setting. Development of this site would have a detrimental effect on landscape character and special qualities of this area.

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	0.98	Nearest doctor	6.09
Nearest pub	0.88	Nearest Dentist	5.74
Nearest primary school	1.43	Nearest secondary school	5.35
Nearest post office	0.98	Nearest petrol station	4.49
Nearest community hall	5.84	Nearest police station	5.9
Nearest letter box	0.33	Nearest library	5.84
Nearest place of worship	1.36	Nearest cash point	0.98
Nearest sports ground	0.53		

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

Consultee responses

Consultee	Date of response	Response
Dyfed Archaeology	30/05/2008	No adverse comment received.

Reasons site is suitable for development

Reasons site is not suitable for development Development of this site would have a detrimental impact on the landscape and character of Skrinkle and its setting.

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