

Potential site analysis for site 848, Field opp Manorbier VC School, Manorbier Station

Associated settlement **Manorbier Station**
LDP settlement tier **Rural centres**
Community Council area **Manorbier**
Site area (hectares) **0.64**

Site register reference(s) (if proposed as development site for LDP) 3393/SR136

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	Mrs E I Pellowe		
General overview	The site is at least partly wooded, and fronts onto Station Road at Manorbier Station		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	19
Adjoining uses and access	The site is bounded to the west by a church and chalets, whilst to the north there is a wooded area before Manorbier garden centre. To the east the Manorbier VC school is located		
Visible constraints to development	Trees within the site. A Tree Preservation Order has been issued for the site and relates to trees with amenity value along the eastern boundary. The extent of the TPO121 is shown on the attached plan. These trees will assist in ensuring that the character of and screening of the site are retained.		
Impact on National Park's Special Qualities	The site is 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. This site to the north of Manorbier settlement at Manorbier Station, lies between built development and would not impact upon the special qualities of the area.		
Landscape impact mitigation measures	Retention of trees to be investigated		
Affordable housing capacity assessment			
General notes	Further investigation has revealed that Manorbier Station area has some services which would entitle it to be a rural Centre, at Tier 4 within its own right. Part of the site may be required for a childrens play space.		

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

Distance from potential sites to selected services in kilometres

Nearest shop	0.94	Nearest doctor	6.69
Nearest pub	0.74	Nearest Dentist	6.42
Nearest primary school	0.06	Nearest secondary school	5.96
Nearest post office	0.96	Nearest petrol station	5.14
Nearest community hall	5.31	Nearest police station	6.59
Nearest letter box	0.05	Nearest library	6.49
Nearest place of worship	0.1	Nearest cash point	0.91
Nearest sports ground	1.03		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	This sites appears to support a mixture of woodland and scrub either across the entire site, or in places within the site. Although not designated, we advise that it should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). We believe you can do this by ensuring that existing ecological connectivity is retained and opportunities for creating links are taken where appropriate.
PCNPA Ecologist		The National Park Ecologist has provided comment in response to representations on this site. This comment and resulting proposed changes to Appendix 2 Allocations of the LDP can be found in response to representation 3931/901 which relates to this site. See also associated file of Site Criteria Background Paper for HA848

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> <p>Additional comment 8/10/08 - Study will be required to assess the capacity of the sewerage system and this will have to be paid for by developers. The STW may require upgrading to accommodate development of these sites but no investment bid has been included in the current programme. Development may therefore be delayed until after 2015 if the study shows the STW to have insufficient capacity unless the developer pays for any necessary improvements.</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 & 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>

Pembrokeshire Highway Authority	04/08/2008	No objections. . A further detailed response from Steve Benger of PCC Highways dated 11th September 09 has been received in relation to Manorbier Station in relation to this site. It can be found in response to representation 3931/901. See also associated file to Site criteria background Paper HA848
Pembrokeshire County Council Drainage	26/01/2009	The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development

The site is well located in relation to the existing development at this Centre. Retention of as many as possible of the existing trees will ensure that it assimilates well with the surrounding development and ecological connectivity is retained. The number of units identified may therefore change.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective		
Objective	Summary	Commentary
1	++	This site is not in agricultural use.
2	++	This site is within walking distance of facilities at Manorbier Station and access is available to a daily bus service enabling access to a full range of services at Tenby. Manorbier Station also benefits from a train station which provides additional opportunities to reduce transport by car.
3	+	The site is visually well related to existing development and well contained
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	+	The site is not in an area liable to flooding. Design should incorporate energy efficiency and sustainable design principles.
7	+	Housing will be built according to the sustainable design policies of the plan requiring the highest standards of energy efficiency
8	++	This site can be used to accommodate a range of housing including identified need for affordable housing. Development will help to sustain local services
9	+	This site can be used to accommodate identified need for affordable housing
10	+	This is a moderate size of development for Manorbier Station. Another site has also been identified for development at Manorbier Station and phasing is required to protect the culture of this community. A positive outcome will be dependent upon a large proportion of the housing being available at an affordable rate to people from within the community.
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 which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	0	This site comprises deciduous trees and scrub. Development will need to retain as many trees as possible and retain ecological connectivity to maintain biodiversity. There is also the potential for further habitat creation within the site.
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

Development of this site may help this centre to achieve improved public transport and help to support local facilities. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. The retention of trees and ecological connectivity will be essential to the successful development of this site.

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? Yes

Is the proposed use listed as appropriate for the centre? Yes

Is the provision consistent with the scale of development proposed for The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Is the provision meeting an identified need in the centre? This area has been chosen for development as somewhat of a 'new centre' that hasn't previously been highlighted in Plans. The area has a range of facilities but little housing and therefore this will lead to a substantive increase in number of households in the locality. Both sites proposed in Manorbier Station will need to be phased – see provisions set out in Table 8 Deposit Plan.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? There are no alternative brownfield sites.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
This area has been chosen for development as somewhat of a 'new centre' that hasn't previously been highlighted in Plans. The area has a range of facilities but little housing and therefore this will lead to a substantive increase in number of households in the locality. Both sites proposed in Manorbier Station will need to be phased – see provisions set out in Table 8 Deposit Plan.

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 is over 2 km away from the Limestone Coast of South West Wales SAC. Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.