

Potential site analysis for site 853, The Garage, Manorbier

Associated settlement **Manorbier**
LDP settlement tier **Rural centres**
Community Council area **Manorbier**
Site area (hectares) **0**

Site register reference(s) (if proposed as development site for LDP) 3427/SR167

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.

Within a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

Partly within 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 G Bond		
General overview	This is a repair and MOT garage located within Manorbier.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	The site is within an area of residential and some commercial uses, including a public house. Access is onto the B4585 which runs through Manorbier		
Visible constraints to development			
Impact on National Park's Special Qualities	Manorbier 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 would form part of the built area of Manorbier, and 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	It is possible that this site is contaminated land.		
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	0.24	Nearest doctor	7.19
Nearest pub	0.03	Nearest Dentist	6.86
Nearest primary school	1.09	Nearest secondary school	6.45
Nearest post office	0.24	Nearest petrol station	5.59
Nearest community hall	5.62	Nearest police station	7.02
Nearest letter box	0.06	Nearest library	6.96
Nearest place of worship	0.27	Nearest cash point	0.24
Nearest sports ground	0.72		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/05/2008	No adverse comments received.
PCNPA Building Conservation Officer	15/05/2008	No problem in principle with this.
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		<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 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.

Pembrokeshire Highway Authority 04/08/2008 No objections.

Reasons site is suitable for development The site lies within Manorbier and whilst it is an operating garage, it can be considered for residential development. The loss of the garage workshop would however be a strong consideration highlighted by the sustainability appraisal.

Reasons site is not suitable for development

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

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This site is within the settlement of Manorbier and not part of an agricultural holding
2	0	Whilst any new residents would have access to the existing services at Manorbier, the existing use as a garage provides an important economic activity within Manorbier which benefits local residents
3	+	Sensitive redevelopment at this site has the potential to enhance the townscape
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	+	This site is not within an area liable to flooding. Development 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 for energy efficiency.

8	--	Development of this site for housing would remove an existing service from the community.
9	0	This site will not achieve this aim
10	+	This site in isolation is not likely to impact upon cultural distinctiveness of this 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	0	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	This small site within the settlement is unlikely to provide for biodiversity opportunities, however this should be considered within the context of limited existing biodiversity at the garage.
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 loss of the commercial garage at this site is a strong consideration albeit that redevelopment would provide additional support for other local services, this service would be lost to the local community.

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 Yes

Is the provision meeting an identified need in the centre? No

If greenfield, are there sufficient brownfield sites to avoid choosing this one? This is not a green field site.

Overall stage 4 assessment

The existing repair garage represents a community facility under Policy 36 Community Facilities and Infrastructure Requirements, which will need to be addressed prior to this site being suitable for alternative development.

Is the site compatible with the preferred strategy? No