

Potential site analysis for site 893, Vinlen Cottage, Lydstep

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Manorbier
Site area (hectares)	0.84

Site register reference(s) (if proposed as development site for LDP) 3450/SR201

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.

Not within 50 metres of Contaminated Land.

Not within airfield safeguarding zones for buildings under 15m high.

Partly 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 M Morris

General overview The site comprises an agricultural field to the north of Lydstep, within the southern part of which there is a caravan, large shed, and some debris. The field has overgrown hedge and tree boundaries. Double gates front onto the verge area. The remainder of the site comprises an existing residential property, its adjacent garden space to the rear.

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

Adjoining uses and access The majority of the site sits within the agricultural landscape. The residential property and garden lies at the end of a frontage of property along the A4139 through Lydstep. Access is unclear, and would seem to require the demolition of the existing property Vinlan Cottage.

Visible constraints to development Access potential is uncertain.

Impact on National Park's Special Qualities The village lies within the Manorbier Registered Landscape of Special Historic Importance, with the old core of the village along the main road, centred on the road system. The area is characterised by the surviving extent of strip fields which were laid out on the southern flanks of the Ridgeway. The medieval influence on the present day landscape is still highly relevant and providing strong historical continuity. This site which is located to the west of the settlement, would be a significant incursion into the countryside, and detrimental to the special qualities of the area.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Need to assess visibility from Ridgeway to the north

Development planning history

Subject to objection 529D4 during UDP process

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 C; no soluble rocks; 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	1.69	Nearest doctor	5.29
Nearest pub	0.17	Nearest Dentist	4.95
Nearest primary school	1.76	Nearest secondary school	4.55
Nearest post office	1.69	Nearest petrol station	3.69
Nearest community hall	5.05	Nearest police station	5.11
Nearest letter box	0.16	Nearest library	5.05
Nearest place of worship	1.89	Nearest cash point	0.59
Nearest sports ground	1.21		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	No adverse comments received.
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 Highway Authority	04/08/2008	Access is not achievable from the site frontage with the A4139. It could be achieved through the strip of land to the south of the site.

Reasons site is suitable for development

Reasons site is not suitable for development The majority of this site sits within the countryside and does not relate well to the built area of Lydstep.

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