

Potential site analysis for site 895, Land part of Buttylands, Manorbier Station

Associated settlement **Manorbier Station**
LDP settlement tier **Rural centres**
Community Council area **Manorbier**
Site area (hectares) **0.59**

Site register reference(s) (if proposed as development site for LDP) 3447/SR199

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	Mr D Brown		
General overview	This site is a generally level field in use as a mobile caravan site.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	15
Adjoining uses and access	There is residential development to the north of the site and Manorbier VC school to the south. The road fronts the west, with a tent field to the east before agricultural land is reached.		
Visible constraints to development			
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			
Affordable housing capacity assessment			
General notes	The facilities available at Manorbier Station have been revisited, and Manorbier Station can be considered as a Tier 4 rural centre with sufficient facilities to support development. The demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased slightly to provide additional dwellings. Part of this site may also be required for childrens play area.		

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	1.02	Nearest doctor	6.58
Nearest pub	0.82	Nearest Dentist	6.31
Nearest primary school	0.12	Nearest secondary school	5.85
Nearest post office	1.08	Nearest petrol station	5.03
Nearest community hall	5.35	Nearest police station	6.48
Nearest letter box	0.2	Nearest library	6.38
Nearest place of worship	0.23	Nearest cash point	0.99
Nearest sports ground	1.1		

* 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.
Dwr Cymru / Welsh Water	29/09/2009	<p>THIS SUPERSEDES PREVIOUS COMMENTS FOR THIS SITE</p> <p>There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal. Alternatively the nearest gravity public sewer in approximately 600 metres from the site both sewerage and sewage treatment capacity may need to be upgraded as a result of the development of this site. A study will be required, to be paid for by the developer. Any improvements required prior to 2015 will need to be paid for by the developer.</p>
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	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.
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. A further detailed response from Steve Benger of PCC Highways dated 11th September 09 has been received in relation to Manorbier Station. Some of it is relevant to this site. It can be found in response to representation 3931/901. See also associated file for Site Criteria Background Paper MA895
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 forms part of a larger area which is generally well related to existing development, and could be developed without significant intrusion into the countryside. Development however, would be subject to further investigation in relation to highways access for example. The facilities available at Manorbier Station have been reassessed, and Manorbier Station can be considered as a Tier 4 rural Centre with sufficient facilities to support development. The demand for affordable

housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased slightly to provide additional dwellings, although it must be noted that the site boundary is likely to be larger than proposed.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Mixed

Stage three: Sustainability Appraisal

Sustainability Objective

	Summary	Commentary
1	++	This site comprises an existing caravan park and 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 portion of residents and non residents are taking part in physical recreation in the Park and therefore enjoying health benefits.
5	0	The development will not achieve this aim.
6	+	The site is not in an area liable to flood. 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. Another site has also been identified at Manorbier Station and phasing is required to protect the culture of this community. A positive outcome will depend upon a large portion 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 minerals.
12	0	Development here is likely to marginally increase waste, though this is 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 waste generation will 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	+	There is the potential for habitat creation as part of the development process for this 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 at 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?	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 at 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.