

## Potential site analysis for site 899, Field south of Cowpark Lane, Manorbier Newton

Associated settlement	<b>Countryside</b>
LDP settlement tier	<b>Smaller settlements</b>
Community Council area	<b>Manorbier</b>
Site area (hectares)	<b>0.77</b>

**Site register reference(s) (if proposed as development site for LDP)** 3602/SR206

### **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: 4 (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** E Mount

**General overview** This site is part of a larger agricultural field to the south of a lane and to the east of Manorbier Newton.

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

**Adjoining uses and access** The site is surrounded by agricultural land. Access would be from the lane to the north.

**Visible constraints to development**

**Impact on National Park's Special Qualities** This settlement sits within an agricultural landscape. Small and medium sized fields, occasionally with overgrown hedgerows, and interspersed with settlements and farmsteads dominate. The hedgerows provide important landscape elements, providing a tangible link to earlier settlement. There is a strong cultural and historical sense of place, typified by the medieval open field system which has survived well in the area. The eastern part of the settlement, including this site lies within the Manorbier historic landscape of special interest. Development at this site, away from the settlement would erode the historic and cultural character typified by the medieval field system and would be harmful to the 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 B; compressible ground class A; landslide class B; soluble rock class E; shrink swell class C

**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	1.17	Nearest doctor	6.75
Nearest pub	1.17	Nearest Dentist	6.35
Nearest primary school	2.12	Nearest secondary school	7.58
Nearest post office	2.72	Nearest petrol station	3.38
Nearest community hall	3.28	Nearest police station	8.26
Nearest letter box	0.33	Nearest library	6.58
Nearest place of worship	1.23	Nearest cash point	1.29
Nearest sports ground	3.02		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Pembrokeshire County Council Highways		Site is considered to be non-sustainable. One of the sites proposed in the village has been refused at a planning appeal due to restricted visibility. There are likely to be specific visibility concerns with others in this list.

**Reasons site is suitable for development**

**Reasons site is not suitable for development** This site is away from any centre, and located in a prominent countryside location on the approach to Manorbier Newton which does not have any facilities and development here is considered unsustainable for public transport.

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