

Potential site analysis for site 716, Land at Merrion, Castlemartin

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|------------------------|----------------------------|
| Associated settlement | Countryside |
| LDP settlement tier | Smaller settlements |
| Community Council area | Castlemartin |
| Site area (hectares) | 0.2 |

Site register reference(s) (if proposed as development site for LDP) 3197/SR47

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.

Not within 500 metres of a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

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.

No 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 W Marston, Crickmarren, Castlemartin | | |
| General overview | Site is not visible from the highway due to high hedgebanks, but viewed from Warren Church to the north, forms bottom end of improved grassland field adjacent to Longstone property | | |
| Greenfield or Brownfield/PDL | Greenfield | Estimated number of dwellings | 0 |
| Adjoining uses and access | The site forms part of the wider area of agricultural land. It lies adjacent to the Longstone property along the B4319. It is separated from the MOD land opposite by the B4319. Access would need to be onto this road. | | |
| Visible constraints to development | Access to the B4319 may result in a considerable loss of hedge. | | |
| Impact on National Park's Special Qualities | This site lies within a landscape dominated by a broad expanse of coastal platform, and associated cliffs. Inland, there is rolling lowland and a low level of development. Scattered villages and the strong military influence of the range dominate. Special qualities in this area arise from the large tract of exposed coastal grassland, and extensive views onto the open sea. The prominent towers and spires of churches at Warren, St Twynells and St Petrox punctuate, and when the ranges are not firing, there is a sense of exposure in this wild and tranquil area. Development of this site, and in combination with others at Merrion is likely to adversely affect the character of this area. The existing low level of development, in combination with the exposed, wild and tranquil qualities of this part of the National Park help to define its special qualities, and these could be adversely affected by significant levels of development. | | |
| Landscape impact mitigation measures | The field slopes down to the road, and this site lies at a lower level than land to the north. Mitigation would be required to screen the site from views to the north, although it would not be much visible in close views to the south provided the hedge to the front can be largely retained | | |
| 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 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 | 5.65 | Nearest doctor | 6.4 |
| Nearest pub | 2.87 | Nearest Dentist | 6.44 |
| Nearest primary school | 3.88 | Nearest secondary school | 6.79 |
| Nearest post office | 9.2 | Nearest petrol station | 6.73 |
| Nearest community hall | 2.82 | Nearest police station | 7.43 |
| Nearest letter box | 0.1 | Nearest library | 6.55 |
| Nearest place of worship | 0.3 | Nearest cash point | 0.38 |
| Nearest sports ground | 3.88 | | |

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

Consultee responses

| Consultee | Date of response | Response |
|-------------------------------|-------------------------|-----------------|
| Countryside Council for Wales | | Not consulted |
| Environment Agency Wales | | Not consulted |
| PCC Highways | | Not consulted |
| Dwr Cymru | | Not consulted |

Reasons site is suitable for development

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| Reasons site is not suitable for development | This site does not form part of Castlemartin, and would introduce development in the countryside. |
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Does the site pass stage two tests? No **Proposed use**