

Potential site analysis for site 717, Land at Merrion, Castlemartin

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Castlemartin
Site area (hectares)	1.71

Site register reference(s) (if proposed as development site for LDP) 3197/SR49

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.

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.

Site includes 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 This is agricultural land which runs along the B4319 before extending north towards Merrion Court along the road through Castlemartin to Warren. Hedged boundaries are generally high at this site. The site is generally flat, with a slight slope down to the road.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 0

Adjoining uses and access The majority of the boundary of this site adjoins agricultural land, with land at the south west adjoining residential development, and land at the north adjoining Merrion Court.

Visible constraints to development Telegraph poles cross the site

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

Affordable housing capacity assessment

General notes The south eastern boundary lies within the MOD consultation zone. The north eastern boundary is subject to TPO.

Development planning history

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
04/213	FULL	Garden shed	APP	24-Jan-2005

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 E; 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	5.52	Nearest doctor	6.26
Nearest pub	2.78	Nearest Dentist	6.31
Nearest primary school	3.76	Nearest secondary school	6.66
Nearest post office	9.28	Nearest petrol station	6.59
Nearest community hall	2.92	Nearest police station	7.33
Nearest letter box	0.05	Nearest library	6.41
Nearest place of worship	0.26	Nearest cash point	0.46
Nearest sports ground	3.75		

* 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

Reasons site is not suitable for development This is an extensive site which would extend Castlemartin into the countryside. This site would not provide an appropriate opportunity for rounding off or infilling at Castlemartin. A tree preservation order at the north of the site may also constrain development.

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