

Potential site analysis for site 718, Land at Merrion, Castlemartin

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Castlemartin
Site area (hectares)	1.36

Site register reference(s) (if proposed as development site for LDP) 3197/SR50

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.

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.

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	The site forms a long sweeping frontage to the Warren Road, running north from The Bungalow (1 Merrion village), until the St Twynells Road. The site has mature hedge boundaries for the most part, and the aerial photography indicates that there are stands of trees, a ruin and disused lime kiln within the site, although the majority of the site forms part of a larger agricultural field. The site rises gently to the north, although there are undulations within it.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Agricultural land to the north west, and road to the east. Residential building within the southern boundary, and to the south there is frontage development leading onto the B4319. The road frontage provides a potential access route.		
Visible constraints to development	The limekiln in particular may hold historic significance		
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	Only local glimpses of this site due to the mature tree / hedge boundaries. This site is less visible from Warren Church as it is mainly over the brow of the adjacent field.		
Development planning history			

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

Application code	Application type	Proposal	Decision	Decision date
05/097	CL	Use of dwelling without compliance with cond. 1 on PR/1091/1 - agricultural restriction	APP	21-Jun-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	5.48	Nearest doctor	6.23
Nearest pub	2.68	Nearest Dentist	6.27
Nearest primary school	3.69	Nearest secondary school	6.6
Nearest post office	9.12	Nearest petrol station	6.55
Nearest community hall	2.77	Nearest police station	7.24
Nearest letter box	0.18	Nearest library	6.38
Nearest place of worship	0.43	Nearest cash point	0.58
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

Reasons site is not suitable for development

This extensive site would constitute a significant incursion into the countryside to the north of existing development, significantly altering its character. There is a small area of TPO'd trees within the site.

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