

**Potential site analysis for site 795, Section of field to the west/adjoining St Twynells village**

Associated settlement     **Countryside**  
LDP settlement tier       **Smaller settlements**  
Community Council area **Stackpole**  
Site area (hectares)       **0.59**

**Site register reference(s) (if proposed as development site for LDP)** 3306/SR96

**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.

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 E F R Morris

**General overview** The site currently forms part of a larger L shaped field to the west of St Twynells. Bounded by a lane and hedgebank to the north, it generally slopes to the south.

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

**Adjoining uses and access** The site forms part of a larger field and is adjoined by 'village green' open space to the east, and an equipped children's play area (outside the National Park). Agricultural land lies to the north, west and south. The site would have to be accessed via the road to the north

**Visible constraints to development**

**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 in the area could 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**

**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 C; no soluble rocks; shrink swell class B

### 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	4.53	Nearest doctor	5.23
Nearest pub	2.1	Nearest Dentist	5.28
Nearest primary school	2.88	Nearest secondary school	5.7
Nearest post office	9.72	Nearest petrol station	5.57
Nearest community hall	3.42	Nearest police station	6.47
Nearest letter box	0.25	Nearest library	5.37
Nearest place of worship	0.21	Nearest cash point	1.46
Nearest sports ground	3.12		

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

### Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	Access must be from the top road – this isolated location makes it unsuitable for development other than of a very limited nature. Max 5 dwellings.
Countryside Council for Wales		No adverse comments received.
Dyfed Archaeology	30/05/2008	Adjacent to Medieval Church and possible early medieval churchyard of St. Twynnels. Sites with either known or highly probable survival of archaeological remains, the extent, condition and significance of which are not known. These remains are potentially of national importance and further evaluation is therefore required. Sites falling within this category may contain features, which could prevent the development of part or all of the site. Due to this potential we would recommend such sites are not allocated.
Dwr Cymru	21/07/2008	Sewerage – Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements.

