

## Potential site analysis for site 714, West Farm, Castlemartin

Associated settlement	<b>Countryside</b>
LDP settlement tier	<b>Smaller settlements</b>
Community Council area	<b>Castlemartin</b>
Site area (hectares)	<b>0.23</b>

**Site register reference(s) (if proposed as development site for LDP)** 3236/SR44

### **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.

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

<b>Ownership</b>	Baker the Dyffryn		
<b>General overview</b>	The site lies adjacent to the western edge of development at Castlemartin, which is characterised low density frontage development. There are a number of agricultural buildings on the site, which also appears to be used as a storage area. The site is accessed off the B4319 to the west of the Welcome Inn, which appears to be no longer operating.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	Improved grass - agricultural use to the north and west. Residential and community uses separate a large part of this site from the roadside, which forms an L shape from the B4319 and wrapping around the back of existing development. A separate access may be possible off Church Lane which also serves the Linney View property.		
<b>Visible constraints to development</b>			
<b>Impact on National Park's Special Qualities</b>	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, would need very detailed consideration so as not to introduce a hard edge to this part of the settlement. In the context of the existing agricultural buildings, single storey development is unlikely to adversely affect the special qualities of this area.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>	Only the access point and western side of the site is accessible from public view. The agricultural buildings appear to be disused when viewed from the road.		
<b>Development planning history</b>			
<b>Planning application history (planning applications within, overlapping or adjacent to the potential site)</b>			

Application code	Application type	Proposal	Decision	Decision date
02/178	FULL	Change of use to residential	APP	17-May-2002

**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; no soluble rocks; 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	6.33	Nearest doctor	7.37
Nearest pub	3.72	Nearest Dentist	7.33
Nearest primary school	4.88	Nearest secondary school	7.65
Nearest post office	6.31	Nearest petrol station	7.55
Nearest community hall	0.12	Nearest police station	7.32
Nearest letter box	0.17	Nearest library	7.22
Nearest place of worship	0.35	Nearest cash point	3.13
Nearest sports ground	4.18		

\* 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 part of Castlemartin is characterised by sporadic and frontage development. This site, which has agricultural buildings on it at present, would extend residential development to the rear of existing development, which would be out of keeping with the character of this part of Castlemartin.

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