

## Potential site analysis for site 573, West of the Boat Park, Little Haven

Associated settlement	<b>Little Haven</b>
LDP settlement tier	<b>Rural centres</b>
Community Council area	<b>The Havens</b>
Site area (hectares)	<b>0.19</b>

**Site register reference(s) (if proposed as development site for LDP)** No LDP site registration

### **Relationship to designated areas**

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

#### General overview

This is a flat, grassed area of land close to the centre of Little Haven. It is situated at the rear of terraced properties facing out onto the village road and is used for storing boats.

**Greenfield or Brownfield/PDL** Greenfield **Estimated number of dwellings** 5

**Adjoining uses and access** To the south is the village car park. To the north and west is the rear of existing properties and to the east is the boat park. Access would be via the village car park and may require removal of some parking spaces.

**Visible constraints to development** Alternative provision is needed for boat storage. The site is within a coastal flood plain (C2) and is not suitable for housing development.

**Impact on National Park's Special Qualities** The sweep of land around the east of St Brides Bay is characterised by its strong visual relationship to the coast and generally a high degree of exposure. Within this area Little Haven is a small, compact village predominantly contained within a steep valley with a strong coastal character derived from its situation on the coast and the feel of a small, traditional fishing village. Development of this site contained within the built area of the village would not adversely impact on the special qualities of the National Park.

### Landscape impact mitigation measures

### Affordable housing capacity assessment

#### General notes

#### Development planning history

Allocated as Residential in Local Plan ----- Subject to objection 926D117 during UDP process -----  
Partly in or adjacent to area designated as Residential Allocation in JUDP

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

Application code	Application type	Proposal	Decision	Decision date
98/383	FULL	Kitchen Extension	APP	17-Nov-1998
01/627	FULL	2 dwellings	APP	21-Mar-2002

#### Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class C; compressible ground class D; landslide class B; no soluble rocks; shrink

swell class B

**Summary of flood risk (from TAN 15)**

Wholly within TAN 15 Zone C2

**Public transport service** Services on one to four days a week.

**Distance from potential sites to selected services in kilometres**

Nearest shop	0.85	Nearest doctor	1.29
Nearest pub	0.05	Nearest Dentist	8.22
Nearest primary school	0.79	Nearest secondary school	7.98
Nearest post office	0.05	Nearest petrol station	7.88
Nearest community hall	7.36	Nearest police station	8.62
Nearest letter box	0.05	Nearest library	8.1
Nearest place of worship	0.75	Nearest cash point	0.83
Nearest sports ground	1.04		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
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** The site is within a coastal flood plain (C2) and is not suitable for housing development.

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