

Potential site analysis for site 499, Land adjacent to the Boat Store, Little Haven

Associated settlement **Little Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0.13**

Site register reference(s) (if proposed as development site for LDP) 2973/SR15

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	Mr Bryn Rees		
General overview	This is a very steep bank rising westward up from the road with significant tree cover over the higher parts of the site. There is an existing building on the road frontage towards the northern portion of the site currently in use as a boat store/artists' studio.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	There is existing housing to the north and south of the site. The village road runs directly alongside the eastern boundary. There does not appear to be a physical boundary to the west which continues towards the higher areas of the steep, wooded bank. Access would be directly from the village road.		
Visible constraints to development	This is a very steep bank. Any development of this site would require cutting into the bank. It is likely that trees would need to be felled as a result which affect the character of this part of Little Haven. The trees are identified as being important to the setting of the Little Haven Conservation Area.		
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. This site is part of the wooded valley side which are locally distinctive and contributes to the sense of place here, although the potential for development without removal of trees may not impact upon the special qualities of the national park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Application 98/166 for a boat store refused - since a new larger building would be visually intrusive and detrimental to the retention of this important treed area in Little Haven, and could be a precedent for further development of this sensitive and important site. Application 06/201 sought to allow a mixed use of the boat store and artists studio/gallery for seven months of the year – April to October. It was approved.		
Development planning history			

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

Application code	Application type	Proposal	Decision	Decision date
98/166	FULL	Boat store	REF	21-Aug-1998
06/201	FULL	Variation of planning condition 3 of NP/98/166 to allow part of the boatstore to be used as artists studio between April and October in any year	APP	16-Aug-2006
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Summary of geological risk (class A is lowest risk, class E is highest risk)

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

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

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

Distance from potential sites to selected services in kilometres

Nearest shop	0.94	Nearest doctor	1.39
Nearest pub	0.07	Nearest Dentist	8.22
Nearest primary school	0.9	Nearest secondary school	7.99
Nearest post office	0.11	Nearest petrol station	7.99
Nearest community hall	7.34	Nearest police station	8.62
Nearest letter box	0.11	Nearest library	8.09
Nearest place of worship	0.86	Nearest cash point	0.93
Nearest sports ground	1.14		

* 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

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Does the site pass stage two tests? No

Proposed use