

Potential site analysis for site 500, North of Mill Race, Blockett Lane, Little Haven

Associated settlement **Little Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **1.26**

Site register reference(s) (if proposed as development site for LDP) 2974/SR16

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 Peter Llewelin		
General overview	This land is part of the extensive grounds of an existing detached property off Blockett Lane. The site slopes downwards to the north-west and the western-most areas have heavy tree cover. Part of this site was considered by the Inspector at the Local Plan Inquiry.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The eastern boundary of the site is a narrow, unclassified lane known as Blockett Lane. The southern boundary is the driveway off the lane to the property known as Mill Race. The western end of the southern boundary is defined by the edge of the trees on the land. The northern boundary is also the boundary between the grounds of Mill Race and Hill Croft, another detached property set in extensive grounds. The western boundary of the site is the curtilage of an existing development known as Haven Court. Access to this site would have to be taken from Blockett Lane.		
Visible constraints to development	The Inspector at the Local Plan Inquiry when referring to the eastern-most part of this site concluded that it lies outside the established limits of the village and its development would clearly constitute sporadic building in the countryside. Development would not relate well to the form and pattern of the village. Blockett Lane is very narrow and would significantly restrict if not prevent development of further houses along this lane.		
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 on higher land above the village and does not relate to the main built area. It would therefore impact on the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Since the Inspector made his recommendations on the Local Plan, land at the former poultry farm to the east of this site has been given planning permission for residential development. The policy to permit this to go ahead was also contained in the Local Plan and also commented on by the same Inspector. The redevelopment of the poultry site was of brownfield land which ultimately will result in an overall environmental improvement in the appearance of the		

area. When viewed on plan Mr Llewelin's site occupies the land between development to the southern end of Little Haven and the former poultry farm. On the land, however the topography ensures that the site is much more isolated from the village. The land to the west slopes away significantly and the trees within and beyond this site screen views into and from the village.

Development planning history

Subject to an objection during the Local Plan process

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

Application code	Application type	Proposal	Decision	Decision date
98/258	FULL	Remove flat roof to garage & replace with pitched roof sapce for workshop	APP	18-Aug-1998
04/001	FULL	Extension & demolition of existing garage	APP	19-Feb-2004
05/342	FULL	Demolish existing dwelling & build new residential dwelling	APP	10-Nov-2005
07/068	OL	Dwelling	REF	22-Mar-2007
07/185	OL	Proposed building plot	REF	21-Jun-2007
07/560	FULL	Construct new garden office/shed, removal of existing garage	APP	12-Dec-2007

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)

Partly 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	1.04	Nearest doctor	1.48
Nearest pub	0.19	Nearest Dentist	8.08
Nearest primary school	0.97	Nearest secondary school	7.86
Nearest post office	0.24	Nearest petrol station	7.92
Nearest community hall	7.19	Nearest police station	8.48
Nearest letter box	0.23	Nearest library	7.95
Nearest place of worship	0.86	Nearest cash point	1.03
Nearest sports ground	1.22		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for		Not consulted

Wales

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**

Development of this site would constitute development in the countryside. It is situated on higher land above the village and does not relate to the main built area. It would therefore impact on the special qualities of the National Park.

Does the site pass stage two tests? No

Proposed use