

Potential site analysis for site 502, East and West of Mill Race, Blockett Lane, Little Haven

Associated settlement	Little Haven
LDP settlement tier	Rural centres
Community Council area	The Havens
Site area (hectares)	1.5

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 Mr Peter Llewelin

General overview This site forms part of the extensive grounds surrounding the detached property known as Mill Race. The land owner has also asked for the land immediately to the north of this site to be considered for development as an alternative to this. The site is lawned and slopes upwards to the south and downwards to the west. Mill Race house is situated centrally within this site. The house and its immediate curtilage are excluded from the site for consideration.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 0

Adjoining uses and access The boundary along the north east of the site is the drive way to Mill Race. The north-western boundary is marked by the edge of a wooded area. The eastern boundary is the narrow unclassified lane known as Blockett Lane. In the west and south west the boundary of the site is also marked by the edge of wooded areas of land. To the south east there is no physical boundary on the ground which cuts across a lawned area of land to Blockett Lane. Access to the site would be from Blockett Lane.

Visible constraints to development The Inspector at the Local Plan Inquiry when referring to part of the site immediately to the north 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. This is even more pronounced with this parcel of land as it is even further removed from 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

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 B; 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	1.1	Nearest doctor	1.53
Nearest pub	0.28	Nearest Dentist	7.98
Nearest primary school	1	Nearest secondary school	7.77
Nearest post office	0.32	Nearest petrol station	7.85
Nearest community hall	7.1	Nearest police station	8.39
Nearest letter box	0.32	Nearest library	7.85
Nearest place of worship	0.83	Nearest cash point	1.08
Nearest sports ground	1.26		

* 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**

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

Does the site pass stage two tests? No

Proposed use