

Potential site analysis for site 572, Opposite Whitehurst, Wesley Road, Little Haven

Associated settlement **Little Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0.04**

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.

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	Private		
General overview	This is a domestic garden on steeply sloping land which has been terraced.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The site fronts Wesley Road and is situated between 10 Wesley Road and the rear garden and garage of Berry Cottage. To the south is steeply sloping undeveloped land.		
Visible constraints to development	Site is steep and used as a domestic garden.		
Impact on National Park's Special Qualities	The sweep of land around the east of St Brides Bay is characterised by is 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

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

Application code	Application type	Proposal	Decision	Decision date
02/208	FULL	Conversion of garage to cottage (ROC)	WD	07-Aug-2002
03/587	FULL	Conversion of garage to cottage (ROC)	APP	26-Jan-2004

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)

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	0.77	Nearest doctor	1.2
Nearest pub	0.13	Nearest Dentist	8.16
Nearest primary school	0.68	Nearest secondary school	7.89
Nearest post office	0.19	Nearest petrol station	7.77
Nearest community hall	7.31	Nearest police station	8.55
Nearest letter box	0.18	Nearest library	8.05
Nearest place of worship	0.65	Nearest cash point	0.76
Nearest sports ground	0.94		

* 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 is a domestic garden on steeply sloping land. The plot is of insufficient size to accommodate a dwelling without overcrowding this plot and the neighbouring properties.
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Does the site pass stage two tests? No **Proposed use**