

Potential site analysis for site 786, Hard standing/Boat store between Faulkner & Penberry, Little Haven

Associated settlement **Little Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0.1**

Site register reference(s) (if proposed as development site for LDP) 3251/SR86

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 Dr and Mrs Gill Davies

General overview This site is located on steeply sloping wooded land to the east of Little Haven car park.

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

Adjoining uses and access To the west of this site is Little Haven car park from where there is currently vehicular access via a gated track. The more southern extent of the western boundary abuts the curtilage of an existing property. The southern and eastern boundaries of the site abut undeveloped, wooded land.

Visible constraints to development Access to this site would need to be taken from within the car park which is not in the same land ownership and would require loss of parking spaces. The site is outside but immediately adjacent to the Conservation Area.

Impact on National Park's Special Qualities Little Haven is a compact linear village contained within a steep wooded valley. The wooded valley sides are locally distinctive giving a strong sense of place. The steep landform and mature vegetation cover to the settlement edges contain development and erosion of these features through further development would be damaging to the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

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)

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)

Partly within TAN 15 Zone B

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

Distance from potential sites to selected services in kilometres

Nearest shop	0.98	Nearest doctor	1.42
Nearest pub	0.13	Nearest Dentist	8.12
Nearest primary school	0.91	Nearest secondary school	7.9
Nearest post office	0.18	Nearest petrol station	7.92
Nearest community hall	7.24	Nearest police station	8.52
Nearest letter box	0.17	Nearest library	7.99
Nearest place of worship	0.83	Nearest cash point	0.97
Nearest sports ground	1.16		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	Access from Blockett Lane is not feasible at all due to gradients and Blockett Lane is at capacity. Whilst access through the car park, and any lost spaces is an issue for PCNPA to deal with; accepting any dwellings is not really compatible with safety within the car park, with traffic driving through and delivery vehicles needing to turn.
Countryside Council for Wales	01/04/2008	No adverse comments received.
PCNPA Building Conservation Officer	28/05/2008	Within area important to setting of CA a green backdrop to the municipal-looking car park, the latter scheduled for long-term enhancement.
Environment Agency Wales		A small part of this site is within Zone B. Site level survey would be required.
Environment Agency	13/07/2009	There is a possibility of flood risk as there are existing problems with the culvert at this location, a Flood Consequences Assessment will need to accompany any planning application.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
Dwr Cymru	21/07/2008	Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.

Dwr Cymru

21/07/2008 Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.

Reasons site is suitable for development

Reasons site is not suitable for development

Development of this site would intrude into the distinctive steep and wooded valley sides which give a strong sense of place to the village and be damaging to the special qualities of the National Park. There is not an appropriate means of access into the site.

Does the site pass stage two tests? No

Proposed use Housing