

Potential site analysis for site 867, Blockett Farm, Little Haven

Associated settlement	Little Haven
LDP settlement tier	Rural centres
Community Council area	The Havens
Site area (hectares)	0.18

Site register reference(s) (if proposed as development site for LDP) 1615/SR151

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 Mr C Baggs

General overview The landowner's proposal is for a unique, top quality, low impact, low carbon development that will attract all year round visitors to Little Haven. The site is located on a steep bank between Little Haven and Blockett Farm.

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

Adjoining uses and access A circular site has been suggested for consideration approximately half-way up a steep bank overlooking Little Haven. There is no development in the immediate vicinity of the site and no physical boundaries to define the site on the ground. The land is grassed. To the north are the properties running along Wesley Road and to the south is Blockett Farm which is situated at the top of the hill. From within Little Haven the buildings at Blockett Farm are screened by the local topography. The landowner has indicated that for his proposal the buildings would be incorporated into the profile of the hill. There is currently no vehicular access into the site. Pedestrian access would be via Blockett Lane and Blockett Farm.

Visible constraints to development

Impact on National Park's Special Qualities

The area around St Brides Bay has a strong visual relationship to the coast. The higher ground has a high degree of exposure with more shelter in the lower areas of the rolling farmed land. Within this area Little Haven is a compact linear village predominantly contained within a steep valley landform. There is a strong coastal character derived from its proximity to St Brides Bay and the feel of a small, traditional fishing village. The steep valley gives the village its characteristic intimate sense of place. Development of this site would extend southwards onto the distinctive steep valley sides. Although this has already occurred on land to the north, development of the site would breach the existing strong line of building and erode the setting of the village. Even being built into the profile of the hill any development would be visible in this prominent location. It would therefore be harmful to 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)

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	0.82	Nearest doctor	1.25
Nearest pub	0.12	Nearest Dentist	8.14
Nearest primary school	0.74	Nearest secondary school	7.89
Nearest post office	0.16	Nearest petrol station	7.82
Nearest community hall	7.29	Nearest police station	8.54
Nearest letter box	0.15	Nearest library	8.03
Nearest place of worship	0.69	Nearest cash point	0.81
Nearest sports ground	0.99		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	This sites appears to support a mixture of woodland and scrub either across the entire site, or in places within the site. Although not designated, we advise that it should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). We believe you can do this by ensuring that existing ecological connectivity is retained and opportunities for creating links are taken where appropriate.
PCNPA Building Conservation Officer	28/05/2008	Important to the setting of the CA as set out in the Proposals document. Prominently visible from Settlands Hill/ Walton Hill, forming a good setting for Blockett Farm, the latter considerably enhanced by the removal of the turkey sheds etc. Development here would be out of context with the built character of Little Haven, confined as it is to arterial roads and deep valley setting.
Environment Agency Wales		Possible contamination due to previous use of land as turkey farm. Contaminated land survey would be required.

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.
Pembrokeshire Highway Authority	04/08/2008	No further development can be permitted via Blockett Lane.

Reasons site is suitable for development

Reasons site is not suitable for development

Development of this site would be visually intrusive and harmful to the special qualities of the National Park. No further development can be permitted access via Blockett Lane.

Does the site pass stage two tests? No **Proposed use**