

## Potential site analysis for site 870, Haven Fort Hotel Grounds, Little Haven

|                        |                      |
|------------------------|----------------------|
| Associated settlement  | <b>Little Haven</b>  |
| LDP settlement tier    | <b>Rural centres</b> |
| Community Council area | <b>The Havens</b>    |
| Site area (hectares)   | <b>0.53</b>          |

**Site register reference(s) (if proposed as development site for LDP)** 3431/SR173

### **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.

Site includes 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** Mrs R Granville

**General overview** This site is situated on high ground overlooking Little Haven to the south of an isolated and distinctive building in use as a hotel.

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

**Adjoining uses and access** The western boundary of this site runs along the curtilage of the hotel grounds and abuts the minor road running between Broad Haven to the north and Little Haven to the south. The southern boundary runs along the southern extent of the hotel curtilage adjoining the curtilage of an existing property. The western boundary is not defined by physical features on the ground. The northern boundary for part follows the driveway into the hotel and an informal access track into a field at the rear of the hotel. Access to the site is from the minor road to the west via the driveway to the hotel.

### 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 breach the skyline, especially when viewed from the north. The Haven Fort Hotel is currently seen as an isolated building and its sturdy design fits its isolated position, emphasising the high degree of exposure in this location. Development of the site would diminish both the character of this distinctive building and extend the settlement of Little Haven beyond its characteristic containment within the valley. This would 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 A

**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             | 0.62 | Nearest doctor           | 1.05 |
| Nearest pub              | 0.17 | Nearest Dentist          | 8.32 |
| Nearest primary school   | 0.57 | Nearest secondary school | 8.04 |
| Nearest post office      | 0.23 | Nearest petrol station   | 7.66 |
| Nearest community hall   | 7.48 | Nearest police station   | 8.72 |
| Nearest letter box       | 0.22 | Nearest library          | 8.22 |
| Nearest place of worship | 0.53 | Nearest cash point       | 0.6  |
| Nearest sports ground    | 0.81 |                          |      |

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

**Consultee responses**

| <b>Consultee</b>              | <b>Date of response</b> | <b>Response</b>  |
|-------------------------------|-------------------------|--|
| Countryside Council for Wales | 01/05/2008              | No adverse comments received.  |
| 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 | The road leading from the hotel entrance to Little Haven is hazardous, as it is narrow and steep with no passing opportunities. No further development should be encouraged in this area.   |

**Reasons site is suitable for development**

|   |   |
|---|---|
| <b>Reasons site is not suitable for development</b> | Development of this site would be visually intrusive and harmful to the character of the locality and the special qualities of the National Park. |
|---|---|

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