

Potential site analysis for site 402, Land adj 14 Webbs Hill, Broad Haven

Associated settlement **Broad Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0.32**

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.

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 Mark Laundry

General overview

This is a steeply sloping, grassed, extended garden area connected to 14 Webbs Hill. The area was not included within the residential development limit for Broad Haven in the deposit version of the JUDP, but following the Inspector's recommendation to include garden areas was brought within the settlement limit in the adopted plan. The site is located at the southern-most extreme of Broad Haven and extends into the countryside beyond the built area of the settlement. It's topography and appearance relate well to the surrounding countryside.

Greenfield or Brownfield/PDL

Estimated number of dwellings

0

Adjoining uses and access

Housing to the north, the school playing field to the east and agricultural land to the south and west. Pedestrian access to the site is via Webbs Hill and through the front curtilage area of 14 Webbs Hill. There is no vehicular access to this land and it could not be achieved as the road ends approximately 400m to the north.

Visible constraints to development

Site is steeply sloping with limited access and extends into the countryside beyond the built area of Broad Haven.

Impact on National Park's Special Qualities

This area has a strong visual relationship with the coast with broad views across St Brides Bay. There is generally a high degree of exposure with more shelter within the lower areas of the rolling, farmed land. This site is at the end of a row of small cottages situated on steeply rising land which forms the undeveloped countryside abutting this edge of Broad Haven. Development of this site would extend the built area further into the rolling countryside having an adverse impact on the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to objection 26D1 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
01/615	FULL	Toilet block extension	APP	11-Feb-2002

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 C2

Public transport service Services at least hourly, six days a week, including journeys suitable for travel to and from work, schools, morning and afternoon shopping.

Distance from potential sites to selected services in kilometres

Nearest shop	0.32	Nearest doctor	0.64
Nearest pub	0.3	Nearest Dentist	8.35
Nearest primary school	0.11	Nearest secondary school	7.99
Nearest post office	0.32	Nearest petrol station	7.19
Nearest community hall	7.08	Nearest police station	8.74
Nearest letter box	0.41	Nearest library	8.3
Nearest place of worship	0.09	Nearest cash point	0.3
Nearest sports ground	0.37		

* 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 Site is steeply sloping with limited access and extends into the countryside beyond the built area of Broad Haven.

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