

Potential site analysis for site 503, Land adjacent to Elderbush Farm and Rosemont, Broadway

Associated settlement **Countryside**
LDP settlement tier **Smaller settlements**
Community Council area **The Havens**
Site area (hectares) **0.07**

Site register reference(s) (if proposed as development site for LDP) 2973/SR25

Relationship to designated areas

Not 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 Mr Bryn Rees

General overview This is part of an agricultural field to the east of Broadway.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 3

Adjoining uses and access The southern boundary of the site is the B-class road running from Haverfordwest to Broad Haven. This boundary has a high hedgerow running along it and screening it from the road. To the west is an existing property. To the east is a farm lane and beyond a farm complex which has recently been cleared of buildings. The site is outside the National Park and has been given planning permission for 5 residential units by Pembrokeshire County Council. The lane is also the boundary of the National Park. There is no physical boundary to the north which continues as an agricultural field. Access is currently from the lane to the east. There is very little visibility when pulling out from the lane.

Visible constraints to development The site is located on a convex bend in the road and visibility to the right is extremely limited. There may be objections from the Highway Authority regarding the development of this site.

Impact on National Park's Special Qualities This site lies within an expanse of rolling lowland which has strong association with the coastal cliffs and beaches between Solva and Little Haven. The coast provides a strong sense of place, and is a constant presence where views and sounds are perceived. Away from the coast, the special qualities arise from the undulating agricultural landform which contains small wooded valleys with some overgrown hedges and areas of scrub, where there is more shelter within the lower areas of the rolling farmed landscape. The development of this site, should it result in the removal of a significant length of hedgerow could impact upon the agricultural and woodland mosaic character of this area.

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**Distance from potential sites to selected services in kilometres**

Nearest shop	1.77	Nearest doctor	1.51
Nearest pub	1.77	Nearest Dentist	7.05
Nearest primary school	1.62	Nearest secondary school	6.8
Nearest post office	1.77	Nearest petrol station	5.89
Nearest community hall	5.89	Nearest police station	8.33
Nearest letter box	0.25	Nearest library	7.48
Nearest place of worship	1.59	Nearest cash point	1.77
Nearest sports ground	1.51		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	Network - no objection. Objection to developments in this catchment as pollution being caused on beach as there are problems with capacity of treatment works. Works programmed before 2010. High on DC and EA agenda but not known when improvements will be made. Looking at phased development after 2010.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	Site appears fine - no flooding/sewer problems.
PCC Highways		Access to this site is very difficult. It may be possible to create the required visibility but it would require the removal of all the hedge fronting the site and ample room being made within the site for vehicle turning. A development of no more than 2-3 may be workable if the visibility and turning can be achieved.

Reasons site is suitable for development**Reasons site is not suitable for development**

Further to the granting of permission by Pembrokeshire County Council for residential development on the land to the east of this site, it has become an infill frontage plot. However, consultations have revealed that there are problems with the capacity of sewage treatment works at this catchment, with phased development after 2010. Attaining visibility for development at the site would also require the removal of all the hedge fronting the road, which would be detrimental to the character of this area.

Does the site pass stage two tests? No

Proposed use