

Potential site analysis for site 702, Millmoor Way, Broad Haven

Associated settlement **Broad Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0.31**

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.

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: 4 (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 Pembrokeshire County Council

General overview This is an extensive undeveloped swathe of land around the northern edge of a housing estate separating it from the main road through the village. It rises from west to east and is grassed although does not appear to be used for any recreational purposes.

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

Adjoining uses and access To the south of the site is an existing housing estate. The road forms the northern and western boundaries. To the east the site tapers to a point between the road and the verge of the housing estate. Access would be directly from the main road (Millmoor Way).

Visible constraints to development It would not be appropriate to develop the whole of this site and retention of the north-western-most portion would help to minimise the impact. The layout of the existing housing to the east and the road running around the site will make this site difficult to plan in terms of layout and access. Individual accesses from the road would not be acceptable and traffic calming would be required to facilitate an access.

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 forms of swathe of land around the edge of a large housing estate built on rising land on the eastern side of Broad Haven. It helps to soften the immediate impact of the estate on the road and allows views along the approach road towards the coast. Development of the site may reduce these views giving a greater sense of confinement which is in contrast to the characteristic exposed feel of the settlement. The special qualities of the National Park would therefore be compromised by the development of this site.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Development of this site may prove to be expensive due to requirements for traffic calming to achieve access. Development of this land cannot proceed before 2010. Phased development of sites will be required after 2010 to meet Dwr Cymru requirements.

Development planning history

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

| Application code | Application type | Proposal | Decision | Decision date |
|------------------|------------------|----------------------------|----------|---------------|
| 00/047 | FULL | Conservatory | REF | 17-Mar-2000 |
| 00/281 | FULL | Single storey conservatory | APP | 16-Aug-2000 |
| 01/229 | FULL | Conservatory | REF | 22-Jun-2001 |

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 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 | 0.54 | Nearest doctor | 0.09 |
| Nearest pub | 0.55 | Nearest Dentist | 8.38 |
| Nearest primary school | 0.61 | Nearest secondary school | 8.13 |
| Nearest post office | 0.53 | Nearest petrol station | 6.55 |
| Nearest community hall | 6.37 | Nearest police station | 9.23 |
| Nearest letter box | 0.09 | Nearest library | 8.79 |
| Nearest place of worship | 0.64 | Nearest cash point | 0.53 |
| Nearest sports ground | 0.35 | | |

* 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. |
| PCC Highways | 20/11/2007 | In principle this land could be developed. Access however will be tricky due to levels and land ownership and I couldn't identify an "ideal" location for an access, so some form of traffic calming/island may be required to facilitate an access. It may be more trouble than its worth! |
| Countryside Council for Wales | | No response received |
| Environment Agency Wales | 08/01/2008 | There are historic sewer problems. Please seek Dwr Cymru advice. Infill - no specific site problem. |

**Reasons site is
suitable for
development**

**Reasons site is not
suitable for
development**

The site would be difficult to access and a satisfactory layout difficult to achieve.

Does the site pass stage two tests? No

Proposed use Housing