

Potential site analysis for site 703, Adjacent to Sandyke Lane, Broad Haven

Associated settlement	Broad Haven
LDP settlement tier	Rural centres
Community Council area	The Havens
Site area (hectares)	0.09

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: 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	Pembrokeshire County Council		
General overview	An amenity open space area within Broad Haven, incorporating some seating and providing a short-cut pedestrian access from the B4341 to houses located within the Sandyke Road estate. The land is flat and grassed with paving slabs marking out a walk-way through. It is raised above the road and bounded by a concrete wall along the northern boundary.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	3
Adjoining uses and access	Existing housing to east, west and south and by the paved road to the north.		
Visible constraints to development	Amenity area and permissive path crossing the site which provides a pedestrian link from within the estate to the main road.		
Impact on National Park's Special Qualities	Broad Haven 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 a small amenity area within the village which helps to break up the mass of development and allows a short-cut pedestrian access into the housing estate from the main road. Whilst development of this site would not adversely affect the special qualities of the National Park the site also has merit as an area of open space within the village.		

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 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	0.36	Nearest doctor	0.09
Nearest pub	0.37	Nearest Dentist	8.51
Nearest primary school	0.46	Nearest secondary school	8.27
Nearest post office	0.35	Nearest petrol station	6.72
Nearest community hall	6.53	Nearest police station	9.16
Nearest letter box	0.09	Nearest library	8.77
Nearest place of worship	0.48	Nearest cash point	0.35
Nearest sports ground	0.21		

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

Consultee responses

Consultee	Date of response	Response
Counttryside Council for Wales		Not consulted
Environment Agency Wales	22/04/2009	We are aware of problems with the public foul sewer, in this respect you are advised to contact Dwr Cymru to confirm that there is sufficient capacity.
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development The site is contained between existing dwellings and is well-contained and centrally located within Broad Haven. In normal circumstances it would be reasonable to develop up to 2 properties on this site. However the demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased to up to 3 one and two-bed units. Further consideration of the suitability of this site will be needed following the outcome of the Authority's Open Space Assessment which will inform the Deposit Plan.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This is a small area of undeveloped land within a settlement.

2	+	The site is within walking distance of the services and facilities in Broad Haven such as the shop and primary school. The village has a daily bus service to Haverfordwest which has a full range of services and facilities.
3	+	Careful design and layout can ensure development will harmonise with the surrounding area.
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim
6		The site is not within an area liable to flood. Development should incorporate energy efficiency and principles of sustainable design.
7	+	The site is within walking distance of some services and there is bus a bus service to Haverfordwest which may help to reduce car use. Housing will be build according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	A number of sites have been identified for development in Broad Haven. Overall phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14	+	This is currently an area of mown grass. There may be limited opportunity for habitat creation within the site through the planning process.
15		Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.

Overall Sustainability Appraisal

The site is wholly contained within an existing centre and is within walking distance of the facilities and services in that village. There is also a regular bus service to Haverfordwest which reduces the need to use the car. Plan policy to secure as much affordable housing as can be achieved and is

needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Is the site acceptable for development after Sustainability Appraisal Yes

Stage four: compatibility with the Preferred Strategy

Is site within or adjacent to named centre?

Is the proposed use listed as appropriate for the centre?

Is the provision consistent with the scale of development proposed for

Is the provision meeting an identified need in the centre?

If greenfield, are there sufficient brownfield sites to avoid choosing this one?

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.

The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Broad Haven has historically grown at a disproportionate rate. This level of development could be absorbed without detriment to the village.

Is the site compatible with the preferred strategy? Yes

Stage Five: Habitat Regulations Assessment

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan