

Potential site analysis for site 704, Junction of Sandyke Road and Millmoor Way, 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.

No 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	Grassed amenity area within Broad Haven at the junction of an estate road with the main village road. It is raised above the height of the surrounding roads, with a slight slope and is grassed with some decorative planting. There are existing houses to the south and west and the paved road forms the north and east boundaries of the site. There is further housing beyond these roads.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	5
Adjoining uses and access	The site is surrounded by housing, separated to the north and east by roads. Pedestrian access is via the northern and eastern sides of the site. There is no vehicular access at present, although it is likely this would be via Sandyke Road.		
Visible constraints to development	Presently an amenity area.		
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 grassed area within the village at the junction of two roads. There are numerous other undeveloped areas within the immediate vicinity. Development of this site would not adversely impact on the special qualities of the National Park and there is adequate provision of open space within this area to allow for this small loss of amenity land.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	No development can take place prior to 2010. Phased development of sites will be required after 2010 to meet requirements of Dwr Cymru. Under normal circumstances this site could reasonably accommodate 3 dwellings, 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 4/ one or two-bed units.		
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	0.44	Nearest doctor	0.04
Nearest pub	0.45	Nearest Dentist	8.43
Nearest primary school	0.52	Nearest secondary school	8.19
Nearest post office	0.43	Nearest petrol station	6.64
Nearest community hall	6.46	Nearest police station	9.17
Nearest letter box	0.01	Nearest library	8.78
Nearest place of worship	0.54	Nearest cash point	0.43
Nearest sports ground	0.26		

* 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		Access should not be taken from the B4341.
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.
Environment Agency	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.
Environment Agency	13/07/2009	Minor Aquifer, no constraints.
Pembrokeshire County Council	26/01/2009	The development of this site would appear not to affect ordinary watercourses.

Reasons site is suitable for development Undeveloped land within the centre of Broad Haven. It's use as an amenity area appears to be for visual purposes rather than activities. There are a number of other amenity areas in the vicinity and the site offers little in terms of enhancement to the surrounding area. Further

consideration of the suitability of developing 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 land is an amenity area within existing housing.
2	+	The site is within walking distance of the services and facilities within Broad Haven. The village has a daily bus service to Haverfordwest where there are a full range of services and facilities available.
3	+	Development of this site will use land currently used for amenity purposes. The site is at a junction of two roads with other open and amenity land in close proximity. The prominent location of this site will necessitate very careful design and siting of development.
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 sustainable design principles.
7	+	The site is within walking distance of some services and there is a bus service to Haverfordwest which may help to reduce car use. Housing will be built 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, identified need for affordable housing. 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 cultural identity 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 which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	+	There may be opportunity for habitat creation 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 within a centre and residents need not be wholly dependent on a car to access services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. 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?	Yes
Is the proposed use listed as appropriate for the centre?	Yes
Is the provision consistent with the scale of development proposed for	Broad Haven is a Tier 4 Rural Centre. For Tier 4 Rural Centres & Tier 5 Countryside a figure of 67% of what would be anticipated if projection figures were achieved is identified (1,141 versus 763). The focus of development has been placed on the Rural Centres which are more sustainable locations for development.
Is the provision meeting an identified need in the centre?	Tier 4 Centres projections are considered together. See response above.
If greenfield, are there sufficient brownfield sites to avoid choosing this one?	The site is a greenfield site. There are insufficient brownfield sites.

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

Given the size of the allocation and location of the site - situated within Broad Haven - it is unlikely that there will be any significant effects arising as a result of this allocation. However, Dwr Cymru's response (29/11/2007) to the site allocations consultation had an "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".

EA assessed South Pembrokeshire coastal waters as being 'probably at risk' from diffuse source pollution under the WFD (Available online).

Potential effects:

Reduced Water Quality - Sewerage capacity/ flow.

The Appropriate Assessment concluded no adverse effect on integrity as the level of development proposed in the LDP is small and there is suitable protection and mitigation measures provided within Plan policies.