

Potential site analysis for site 734, South of Driftwood Close, Broad Haven

Associated settlement **Broad Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0.66**

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.

Partly within 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	Not known		
General overview	This is a steeply sloping site situated at the southern edge of Broad Haven contained by the rising land form and existing vegetation to the south and east.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	8
Adjoining uses and access	The northern boundary of the site abuts the rear curtilage of a row of dwellings in Driftwood Close. The eastern boundary abuts the rear curtilages of a row of houses at Webbs Hill. The row of houses at Webbs Hill cannot be seen in the same views as the site as they are hidden from view in a valley to the east. The western boundary of the site abuts a narrow, unclassified road leading out of the village. The southern boundary is not physically defined on the ground but is consistent with the environmental capacity within this area.		
Visible constraints to development	The layout of the houses within the site will need careful attention to protect the amenity and privacy of the properties in Driftwood Close.		
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. The concave landform to the south of Broad Haven provides an opportunity for infill development between the edge of the existing development and occasional buildings on higher ground beyond. No development should breach the skyline characterised by rolling farmland. The upper edges of any development should be well-vegetated to provide definition to the edge and properly assimilate any development into the landscape which will enhance the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment	A mix of 4 one bed flats (3 social rent, 1 LCHO), 3 two bed terrace (2 social rent, 1 LCHO) and 1 three bed terrace (LCHO) gives a residual of -£12,000 with grant and -£246,000 without grant. Changing the mix to 4 one bed flats (2 social rent, 1 LCHO, 1 market), 3 two bed terrace (1 social rent, 2 market) and 1 three bed terrace (LCHO) gives £185,000 with grant and £28,000 without. A mix of 4 one bed flats (2 social rent, 1 LCHO, 1 market), 3 two bed terrace (1 social rent, 2 market) and 1 three bed terrace (market) gives £278,000 with grant and £121,000 without.		
General notes	Development cannot be commenced prior to 2010. Development of sites will need to be phased after 2010 to meet the requirements		

of Dwr Cymru. Taking into account the need to assimilate the edge of the settlement in this location into the landscape it would be reasonable to develop up to 8 properties on this site.

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
02/143	FULL	Conservatory	APP	22-Apr-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 C; 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	0.23	Nearest doctor	0.62
Nearest pub	0.21	Nearest Dentist	8.45
Nearest primary school	0.12	Nearest secondary school	8.09
Nearest post office	0.24	Nearest petrol station	7.2
Nearest community hall	7.06	Nearest police station	8.83
Nearest letter box	0.49	Nearest library	8.39
Nearest place of worship	0.08	Nearest cash point	0.21
Nearest sports ground	0.36		

* 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	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		No response received

Pembrokeshire County Council Drainage

26/01/2009 The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo.
It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development

There is opportunity for residential development between the edge of Broad Haven and the occasional buildings on higher ground which will also provide an opportunity to assimilate the edge of Broad Haven into the landscape.

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 site is part of a single field contained by housing to the north, a dwelling to the south and a road to the west. It is modest in size and on a steeply sloping site which is unlikely to be of high value for agricultural use.
2	+	The site is within walking distance of the services and facilities in Broad Haven. The village has a daily bus services to Haverfordwest which has a full range of services and facilities.
3	++	There is opportunity for residential development between the edge of the settlement and the occasional buildings on higher ground which will also provide an opportunity to assimilate the edge of the settlement into the landscape.
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	+	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 of development 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 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	+	Habitat creation within this site may be possible 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 needs are considered together. See comment above.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? The site is a greenfield site. There are not sufficient brownfield sites available.

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.