

Potential site analysis for site 757, Land at Croft Road, Broad Haven

Associated settlement **Broad Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **2.97**

Site register reference(s) (if proposed as development site for LDP) 3247/SR63; 3256/SR76

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: 4 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

No safeguarded route for roads or cycleways.

Site includes 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 site on the eastern edge of Broad Haven. It extends up the steeply rising land to the south of an existing housing estate. The land appears to be used for recreational purposes.

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

Adjoining uses and access There is an existing housing estate to the north and a row of houses along the shorter western boundary of the site. To the south west the land abuts a recently constructed housing estate. To the south east is further undeveloped land. The site is bounded to the east by the B4341 which is the road running into the village from Haverfordwest. There is no vehicular access into the land at present, although it appears that access may be possible to the north where the site protrudes between existing housing at Croft Road and Holbrook Close. Pedestrian access can be achieved from this point and from Sandyke Road to the east.

Visible constraints to development The land appears to be used extensively for recreational purposes. The site encloses a children's equipped play area to the east but the land surrounding this area also appears to have informal recreational value. As the land rises to the west it is characterised by scrub and grassed areas which are interspersed with footpaths. This suggests that the area is well used for walking.

The eastern areas of the site rise up very steeply and development in this portion of the site would be highly intrusive.

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. Recent developments to the east have resulted in hard edges to the built settlements. Carefully sited developments could help to ameliorate these edges. The density of housing should decrease up the slope and the vegetation content should increase. No development should breach the skyline. As the site appears to be well used for recreational purposes additional planting would prove to be more compatible than additional building within this area to enhance the special qualities of the National Park.

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)

Application code	Application type	Proposal	Decision	Decision date
00/242	FULL	Conservatory	APP	31-Jul-2000
02/094	FULL	Garden store/shed	APP	28-Mar-2002
03/176	FULL	Residential development (36 dwellings) design amendments	APP	20-Nov-2003
03/297	FULL	Extension	APP	17-Jul-2003
04/335	VD	Amendment to condition 18 on NP/03/176 to allow development to be phased - Phase 1, 27 units, Phase 2, 9 units, prior to the Footpath diversion being confirmed	APP	19-Aug-2004
05/661	FULL	Toddler & junior play area to include new play equipment	APP	25-Jan-2006
06/171	FULL	Retrospective planning approval for external boilers	APP	20-Jul-2006

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	0.6	Nearest doctor	0.27
Nearest pub	0.6	Nearest Dentist	8.22
Nearest primary school	0.57	Nearest secondary school	7.97
Nearest post office	0.59	Nearest petrol station	6.52
Nearest community hall	6.43	Nearest police station	9.01
Nearest letter box	0.22	Nearest library	8.64
Nearest place of worship	0.61	Nearest cash point	0.59
Nearest sports ground	0.34		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	This site appears to support a mixture of woodland and scrub either across the entire site, or in places within the

site. Although not a designated site, we advise that it should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in Section 40 of the National Environment and Rural Communities (NERC) Act (2006). We believe you can do this by ensuring that existing ecological connectivity is retained and opportunities for creating links are taken where appropriate.

Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru	21/07/2008	<p>Sewerage – Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements.</p> <p>The site is crossed by public sewer(s) which may restrict the density of the development proposed. Under the Water Industry Act 1991, DCWW has statutory rights of access to its apparatus at all times. Protective measures or a diversion of these assets may be required prior to the development proceeding.</p>
Dyfed Archaeology	30/05/2008	<p>No known archaeology but large scale development may reveal potential for previously unknown archaeology. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.</p>
Dwr Cymru	21/07/2008	<p>Sewage Treatment – We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment may need to be upgraded as required to accommodate future growth.</p>
Dwr Cymru	21/07/2008	<p>Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.</p>

**Reasons site is
suitable for
development**

**Reasons site is not
suitable for
development**

The eastern part of this site extends up the hillside which is often steep in parts. Development here would extend the built area of the settlement across the skyline. The lower, western area of the site surrounds an equipped play area with informal open space around it. The whole area has recreational value and also helps to break up the development. Development here would link up existing developed areas and create the impression of a substantially larger developed area. This funnel of open land currently breaks up the existing developments and contributes to the landscape within Broad Haven.

Does the site pass stage two tests? No

Proposed use Housing