

Potential site analysis for site 778, Land adj to Hafod, Walton Rd, Broad Haven

Associated settlement **Broad Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0**

Site register reference(s) (if proposed as development site for LDP) 3278/SR78

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	Mr Matthew Llewellyn		
General overview	This is an extensive site on rising land to the south of Broad Haven. The northern part of this site is also considered under site reference 734.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
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 and extends beyond these to the south to undeveloped countryside. 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 follows the existing field boundary and is marked by a hedgerow/hedgebank.		
Visible constraints to development	This site extends well beyond the settlement of Broad Haven which is contained within a concave landform.		
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. This site extends well beyond the built settlement of Broad Haven and would breach the skyline in views from within the village. Only the area considered under ref 734 is considered appropriate for development.		
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
99/199	FULL	Alteration & extension	REF	03-Aug-1999
01/418	FULL	Alterations & extension	APP	22-Oct-2001
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 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	0.7
Nearest pub	0.35	Nearest Dentist	8.31
Nearest primary school	0.16	Nearest secondary school	7.95
Nearest post office	0.37	Nearest petrol station	7.24
Nearest community hall	7.14	Nearest police station	8.69
Nearest letter box	0.36	Nearest library	8.25
Nearest place of worship	0.15	Nearest cash point	0.35
Nearest sports ground	0.43		

* 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	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	03/04/2008	Any development of this site will require widening of Walton Road from the junction of Settlands Hill to the access point and provision of a footway to link with the existing from the bottom of Settlands Hill. The number of units will need to be restricted to a maximum of 25.

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1		
2		
3		
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		
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		
10		
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		
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

See assessment of site 734.

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
See assessment of site 734.

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

See site 734