

Potential site analysis for site 823, Opposite Broadway Farm, Broadway

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	The Havens
Site area (hectares)	0.33

Site register reference(s) (if proposed as development site for LDP) 3328/SR127

Relationship to designated areas

Not 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.

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	Mr and Mrs W Roch, Mrs A Roch		
General overview	This site occupies the corner of a large, flat field to the south of the B4341.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The northern boundary of the site abuts the B4341 which is the road running from Haverfordwest to Broad Haven. This boundary is marked by a high hedgerow and ditch running alongside the road. The western boundary is the boundary of the field and is marked by a finger of wooded land separating this from a further field to the west. The southern and eastern boundaries of the site have no physical delineation on the ground. The site has no means of access at present. Access to the field is via a farm gate some way to the east of the site.		
Visible constraints to development	This site is located within the corner of a large, flat open field with extensive views to the south. There is no other development on this side of the road within the village of Broadway.		
Impact on National Park's Special Qualities	This site lies within an expanse of rolling lowland which has strong association with the coastal cliffs and beaches between Solva and Little Haven. Although it is not directly on the coast, it does provide a strong sense of place to the whole of St Brides Bay area, and is a constant presence where views and sounds are perceived. Away from the coast, the special qualities arise from the undulating agricultural landform which contains small wooded valleys with some overgrown hedges and areas of scrub, where there is more shelter within the lower areas of the rolling farmed landscape. This site sits within higher land to the east of Broad Haven in Broadway. The area is exposed rolling farm land with extensive views. The development of this site, should it result in a the removal of a significant length of hedgerow and introduce development into an exposed and undeveloped landscape of rolling farmland which would be harmful to 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)

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

Distance from potential sites to selected services in kilometres

Nearest shop	1.51	Nearest doctor	1.28
Nearest pub	1.51	Nearest Dentist	7.32
Nearest primary school	1.36	Nearest secondary school	7.07
Nearest post office	1.51	Nearest petrol station	6.09
Nearest community hall	6.1	Nearest police station	8.36
Nearest letter box	0.03	Nearest library	7.74
Nearest place of worship	1.34	Nearest cash point	1.51
Nearest sports ground	1.25		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	This site abuts a fast road at a point where forward visibility is restricted. Satisfactory access to this site cannot be achieved.
Countryside Council for Wales	01/04/2008	No adverse comments received.
Dwr Cymru	21/07/2008	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.
Dwr Cymru	21/07/2008	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, and may need to be upgraded as required to accommodate future growth.

Dwr Cymru

21/07/2008 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.

Reasons site is suitable for development

Reasons site is not suitable for development

This is a contrived site within the corner of a field, separated from Broadway by means of a main road. Development here would introduce buildings into the undeveloped countryside and be damaging to the special qualities of the National Park. Satisfactory access into the site cannot be achieved.

Does the site pass stage two tests? No

Proposed use Housing