

**Potential site analysis for site 835, Land to rear of Enfield Road and North of Marine Road, Broad Haven**

Associated settlement      **Broad Haven**  
LDP settlement tier        **Rural centres**  
Community Council area   **The Havens**  
Site area (hectares)        **1.33**

**Site register reference(s) (if proposed as development site for LDP)** 3372/SR134

**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.

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	Messrs Raymond		
General overview	This is a largely flat, marshy area of land to the rear of properties fronting the beach at Broad Haven.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The north-eastern boundary of the site rises steeply to meet the rear curtilages of existing properties at Puffin Way. The north-western boundary abuts car parking areas of properties fronting the main road through the village, above the beach. The south-western boundary is marked by an unmetalled lane running between the shop car park and a public car park off Trafalgar Terrace. The south-eastern boundary is marked in part by the public car park at Trafalgar Terrace. The remainder of this boundary has no physical feature to mark it on the ground, but it roughly coincides with a change of vegetation. There is currently no vehicular access into the site. Access could be achieved from the Trafalgar Terrace car park or via the private car park near the Londis Store although it is not known if these areas are in the same land ownership.		
Visible constraints to development	The site forms the western-most part of a green wedge running east to west along the stream valley which forms part of the setting of Broad Haven.		
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. This site forms part of a green wedge along the stream valley which helps to define the settlement and needs to be retained and conserved.		
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)**

Partly within TAN 15 Zone C2

**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	0.11	Nearest doctor	0.38
Nearest pub	0.11	Nearest Dentist	8.62
Nearest primary school	0.2	Nearest secondary school	8.23
Nearest post office	0.11	Nearest petrol station	7
Nearest community hall	6.83	Nearest police station	9
Nearest letter box	0.37	Nearest library	8.58
Nearest place of worship	0.2	Nearest cash point	0.11
Nearest sports ground	0.16		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Countryside Council for Wales	02/05/2008	Although not designated, our phase 1 maps indicate that this area is partly semi-improved neutral grassland and partly wetland. We advise that they should be considered under your Authority's general duty to have regard to conserving biodiversity as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). We also believe that this area is one used by the community for recreation.
Environment Agency Wales		Part of the site is within zone C2 and a level survey would be required. Site in close proximity to pumping station.
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. 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.

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 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.
Pembrokeshire Highway Authority	04/08/2008	Access would have to be taken from the car park of Rocksdrift. Other accesses in the vicinity would need to be stopped up.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

This site forms part of a green wedge along the stream valley which helps to define the centre and needs to be retained and conserved. Development of this site would therefore be harmful to the special qualities of the National Park.

**Does the site pass stage two tests?** No                      **Proposed use** Housing