

Potential site analysis for site 836, Land south west of B4341 and north of Marine Road, 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) 3373/SR135

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	Messrs Raymond and Pembrokeshire County Council		
General overview	This is an extensive site on rising land at the eastern edge of Broad Haven. This site is also considered under site reference 776.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The northern boundary of the site abuts an area of land used within the community for recreational open space. The eastern boundary of the site does not follow a physical feature on the ground but cuts through a field. The southern boundary roughly follows the edge of the wooded area within the Swanswell valley. The western boundary runs parallel to the existing edge of development but leaves a gap of a few metres. There is no physical feature on the ground to mark this boundary. Only pedestrian access is available into the site at present from various points around the boundary.		
Visible constraints to development	Development should not breach the skyline. The wooded area within the southern portion of the site should not be developed. Access into the site may be difficult to achieve.		
Impact on National Park's Special Qualities	Development sited below the 50m contour with irregular upper edges and significant landscaping would aid assimilation of this and existing development within the landscape. Development would be contained within the concave landform of the village and would not be harmful to the special qualities of the National Park.		
Landscape impact mitigation measures	Significant additional planting will be required within the site to aid assimilation within the landscape. Enhancement and rehabilitation of the eastern edge of existing housing is also required to soften views from the main approach into the village.		
Affordable housing capacity assessment			
General notes	See assessment of site 776 for details of unit numbers and densities.		

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 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	0.53	Nearest doctor	0.38
Nearest pub	0.53	Nearest Dentist	8.27
Nearest primary school	0.43	Nearest secondary school	8.01
Nearest post office	0.52	Nearest petrol station	6.68
Nearest community hall	6.63	Nearest police station	8.83
Nearest letter box	0.34	Nearest library	8.46
Nearest place of worship	0.47	Nearest cash point	0.52
Nearest sports ground	0.27		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/05/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	Possible evidence for industrial activity in the area and may have impact upon a registered historic landscape. 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.
Environment Agency	13/07/2009	Minor Aquifer, no constraints.
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.
Pembrokeshire Highway Authority	04/08/2008	This is a vast site with 268 dwellings suggested. Access from Holbrook Road can be considered subject to demolition of existing property and crossing another site, but this would still only be acceptable for a proportion of the potential, between 50 and 100 dwellings. Access from Croft Road is unlikely to be suitable for any new dwellings, due to the gradient, narrow carriageway and poor alignment. Similarly Swanswell Lane (Trafalgar Terrace) is a narrow lane and not suitable for further development. Swanswell Close is a private gated estate, but subject to major demolition, and subject to levels, there may well be the potential for some dwellings in a portion of the proposed site. A further potential for access may be subject to a major realignment of the bend on the Class 2 road, at the northern corner of the site.
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

Development of this site would be contained within the existing landform and assimilated with additional planting. Access to the site may be difficult to achieve and will require further consideration with the Highway Authority.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes

Proposed use Mixed

Stage three: Sustainability Appraisal

Sustainability Objective

	Summary	Commentary
1		
2	+	The site is within walking distance of the services and facilities in Broad Haven such as the shop and primary school. The village has a daily bus service to Haverfordwest which has a full range of services and facilities.
3	+	Carefully designed and laid out development at this location which will 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 flooding. Development should incorporate energy efficiency and principles of sustainable design.
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	+	This is a large site and along with other sites suitable for development in Broad Haven offers opportunity for a considerable number of new dwellings. Development will need to be phased in order to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable price 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. No needs other than those identified by statutory consultees are

- currently apparent.
- 14 + This is a large site at the edge of the settlement and opportunities for habitat creation within the site will need to be identified as part of 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

See assessment of site 776.

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? See site 776.

Is the proposed use listed as appropriate for the centre? See site 776.

Is the provision consistent with the scale of development proposed for See site 776.

Is the provision meeting an identified need in the centre? See site 776.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? See site 776.

Overall stage 4 assessment
See assessment of site 776.

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 776