

Potential site analysis for site 860, Site B Lower Swanswell field, Broad Haven

Associated settlement **Broad Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0.11**

Site register reference(s) (if proposed as development site for LDP) 3433/SR177

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 and Mrs Clark		
General overview	This site is located within the corner of a field in the Swanswell Valley in Broad Haven. It is on high ground set above the road level on a site sloping upwards to the south.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	This site has been drawn to include land within the corner of a large field. The northern and eastern boundaries curve around to follow the field boundary which follows the line of a minor road leading out of Broad Haven towards Walton West. The land is considerably higher than the level of the road at this point. The boundary is marked by a hedgerow. There is no physical feature on the ground to delineate the southern and western boundaries of the site which are open onto the rest of the field. Access into the site is via an agricultural gated entry into the field to the south-east of the site.		
Visible constraints to development			
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.		
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 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	0.47	Nearest doctor	0.53
Nearest pub	0.47	Nearest Dentist	8.32
Nearest primary school	0.28	Nearest secondary school	7.9
Nearest post office	0.47	Nearest petrol station	6.88
Nearest community hall	6.85	Nearest police station	8.69
Nearest letter box	0.49	Nearest library	8.3
Nearest place of worship	0.33	Nearest cash point	0.47
Nearest sports ground	0.29		

* 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.
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	Swanswell Road is unsuitable for further residential development; and there will be particular problems in achieving suitable visibility for any access due to the bend.

Reasons site is suitable for development

Reasons site is not suitable for development	This site is located beyond the reasonable edge of Broad Haven and would constitute an isolated development in the countryside.
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Does the site pass stage two tests? No **Proposed use** Housing