

Potential site analysis for site 891, Fernlea, Swanswell, Broad Haven

Associated settlement	Broad Haven
LDP settlement tier	Rural centres
Community Council area	The Havens
Site area (hectares)	0.01

Site register reference(s) (if proposed as development site for LDP) 3428/SR168

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 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 Geraint James (and family)

General overview This site has been created by cutting into a steep bank and building a retaining wall. It shows signs that until recently it was occupied by a static caravan. The base is earth with a concrete path around the edges and evidence of connection to utilities remains on the site. There is a small zinc shed at the western end of the site.

Greenfield or Brownfield/PDL Brownfield/PDL **Estimated number of dwellings** 0

Adjoining uses and access The northern boundary of this site opens directly onto the unclassified road running from Broad Haven towards Walton West. The eastern boundary abuts the curtilage of an existing dwelling. The western boundary of the site abuts an undeveloped steep and wooded bank of land. The southern boundary which is some 3m higher than the ground level abuts an unmetalled access road to properties at the rear of the site. Access to the site is directly from the unclassified road.

Visible constraints to development This is a restricted site which has been created for the specific purpose of accommodating a caravan.

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 eastern area of Broad Haven is contained by landform rising to the east and by scrub to the north and by hedgebanks and a wooded valley to the south. This site is situated in the wooded valley. It is a brownfield site, having an untidy appearance since the removal of the static caravan. Development of the site as a dwelling would not harm the special qualities of the National Park. Enhancement of the area would be better achieved by restoring the land with landscaping, reshaping and planting.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Not all sites occupied by static caravans can be classified as brownfield land as once removed there is often little evidence of them having being in situ. In this case the site has been engineered to provide curtilage within a confined space by creating various platforms within the retaining structure. It has the appearance and characteristics of a previously developed site. The site is small and highly unlikely to be of a sufficient size to accommodate a dwelling to modern standards with sufficient curtilage and off-road parking.

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 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	0.34	Nearest doctor	0.45
Nearest pub	0.33	Nearest Dentist	8.42
Nearest primary school	0.18	Nearest secondary school	8.01
Nearest post office	0.34	Nearest petrol station	6.93
Nearest community hall	6.84	Nearest police station	8.8
Nearest letter box	0.42	Nearest library	8.39
Nearest place of worship	0.22	Nearest cash point	0.33
Nearest sports ground	0.18		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	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 specific access and visibility problems for the site in question.

Reasons site is suitable for development

Reasons site is not suitable for development The site is too small to reasonably accommodate a dwelling.

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