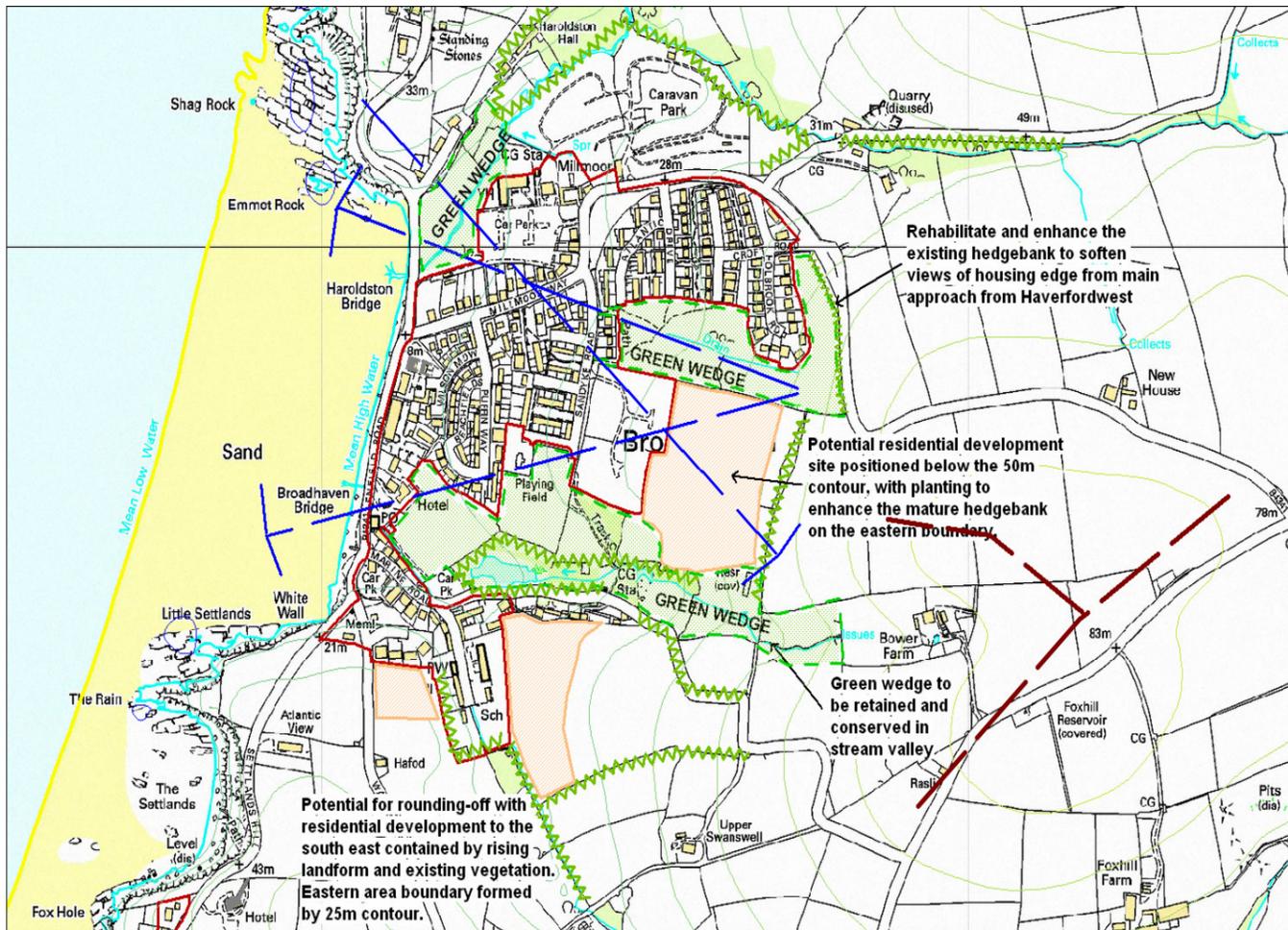


Broad Haven – a medium-sized nucleated settlement with an open coastal aspect to the west onto the broad sweep of St.Bride’s Bay. Rocky cliffs frame the views out from the broad stretch of sandy beach. Recent residential development has extended outwards from the small, mainly Victorian core up the lower slopes of the rising landform to the east. The development still lies well below the horizon and the landform provides visual containment. Important ‘green wedges break up the built form along stream valleys in the north and south. The caravan park in the north is particularly well screened from view. A seaside village very popular with visitors attracted by the beach.



Broad Haven

Concave landform visually contains the village



Southern edge

Development here would need to be sited on the middle slopes below the 50-metre contour and have well-vegetated and irregular upper edges, so as to aid assimilation into the local landscape. Boundary hedgebanks should be rehabilitated and enhanced with planting.

Recent housing development south east of the village centre



View south over Broad Haven from the Coast Path

Any in-fill development here would need to be sited well below the skyline



Rounding-off potential to rear and above existing housing area but below skyline



Recent development on the eastern edges of the village

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY - FIELD SURVEY SHEET**

Settlement Name: Broad Haven							
Date:	10/8/07	Surveyors:	JC/RM				
LCA's in Local Context	LCA 12 – St Bride's Bay					Insert details from LCA Study	
Settlement Type:	Urban	<i>Notes:</i> Strongly concave landform forms the setting for the village. Scrub along the boundary to the south and woodland to the north help to define the settlement. Important 'green wedges' in stream valleys break up built form					
	Village						•
	Harbour						
	Hamlet						
Settlement Attributes:							
Settlement Form:	<i>General:</i>	Linear	Nucleated	Dispersed	Planned	Organic	
	<i>Scale:</i>	Large	Medium	Small			
	<i>Density:</i>	High	Medium	Low			
	<i>Pattern:</i>	Linear	Grid	Organic			
Settlement Landmark or Focal Point	Church	Castle	Monument	Cross	Earthwork	Standing Stone	
	Large House	High Walls	River	Stream	Pond	Lake/Pool	
	Bridge	Ford	Mill	Pound	Green	Hill	
	Wood	Sand Shore	Cliff	Rock Shore	Shingle Shore	Estuary	
	Bay	Cove	<i>Note Skyline features and direction of view</i>				
	<i>Conservation Area?</i>		Yes/No	<i>Insert Name(s)</i>			
	<i>Listed Buildings?</i>		Yes/No	<i>Insert Number of buildings outside Conservation Area(s) 2</i>			
Settlement Edge Condition:	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Insert refinements, e.g. NE, SW as appropriate</i>		
	Hard			•	Abrupt transition to surrounding landscape with little or no cover		
	Muted		•	•	Smoother transition to surrounding landscape with some vegetation cover		
	Soft	•			Edge well integrated into surrounding landscape by vegetation cover		
	Woodland	•D	•DE		<i>Note Deciduous or Evergreen</i>		
	Hedgebank				<i>Note Managed or Unmanaged</i>		
	Wall				<i>Note height and materials</i>		

Settlement Edge:	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Insert refinements, e.g. NE, SW as appropriate</i>	
<i>Views out from within settlement</i>				•	Note photograph location and OS Grid Ref and plot direction and angle of view on plan Westwards over St Bride's Bay	
<i>Views in from surrounding land</i>	•	•			Note photograph location and OS Grid Ref and plot direction and angle of view on plan Views southwards and south eastwards from the coastal path	
Settlement Landform:	Flat	Rolling/Undulating	Hill & Scarp	Rocky	Convex	Concave
Surrounding Landform	Flat	Rolling/Undulating	Hill & Scarp	Rocky	Convex	Concave
Development Opportunities	There is a potential residential site on the middle slopes to the east. To the south, there is also some potential for residential infill below the skyline, between the edge of the existing development and occasional buildings on higher ground beyond. The eastern area is contained by landform rising to the east and by scrub to the north, and by hedgebanks and a wooded valley to the south. The upper edges of any proposed development should be well-vegetated to provide definition of the edge and properly assimilate any development into the landscape. The area of public open space should be retained and enhanced, with more scrub and tree planting, and footpath links to the potential residential site. The eastern site could accommodate up to 35 units. The southern sites could accommodate up to 25 units.					
Development Constraints	The concave landform to the east and south has higher open farmland beyond. No development should breach the skyline, the 50 metre AOD contour forming the upper limit of housing development in the eastern area shown					
<i>Other Notes:</i>						
This village has expanded greatly in recent times to the east, up the slopes. The lack of vegetation within and at the edge of these housing areas has led to a rather hard edge prevailing in many places. Opportunities therefore exist through carefully sited and planned new residential developments to ameliorate the hard edges and assimilate further development more effectively into the surrounding landscape. It is recommended that the density of possible housing developments decreases up the slope and that vegetation content is proportionately increased up the slope to facilitate this.						