

Potential site analysis for site 565, Plot at Enfield Road, Broad Haven

Associated settlement **Broad Haven**
LDP settlement tier **Rural centres**
Community Council area **The Havens**
Site area (hectares) **0.04**

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

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

General overview Infill plot of land in a row of houses along Enfield Road. The plot is flat but overgrown and bounded either side by existing detached properties, to the front by Enfield Road and to the rear by a culverted stream. This land may possibly have been previously developed.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 2

Adjoining uses and access Housing. Access would have to be from the front of the plot off Enfield Road.

Visible constraints to development Site is limited in size and could accommodate only 1 or 2 small units. Culverted stream to rear prevents rear access.

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. This is an infill plot within the built area of the village and its development would not impact on the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment A scheme consisting of a pair of 2 bed semis, one for social rent and the other for LCHO, returns a residual of £12,000 with grant based on ACG, and -£57,000 without grant. If the scheme is adjusted to 2 social rented units the residual increases to £47,000 (with grant). A scheme of 1 social rented and 1 market unit gives a residual of £89,000 with grant and £20,000 without grant. 1 market and 1 LCHO gives a residual of £53,000 without grant.

General notes Development cannot be commenced before 2010.

Development planning history

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
07/341	FULL	Demolish existing house & build new replacement house	REF	01-Oct-2007

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	0.09	Nearest doctor	0.48
Nearest pub	0.08	Nearest Dentist	8.58
Nearest primary school	0.16	Nearest secondary school	8.2
Nearest post office	0.1	Nearest petrol station	7.09
Nearest community hall	6.92	Nearest police station	8.96
Nearest letter box	0.47	Nearest library	8.53
Nearest place of worship	0.14	Nearest cash point	0.08
Nearest sports ground	0.25		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	Network - no objection. Objection to developments in this catchment as pollution being caused on beach as there are problems with capacity of treatment works. Works programmed before 2010. High on DC and EA agenda but not known when improvements will be made. Looking at phased development after 2010.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	There are historic sewer problems. Please seek Dwr Cymru advice. Possible flooding of rear part of site - suggest removal of permitted development rights to mitigate situation.
PCC Highways		No objection.

Reasons site is suitable for development This is an infill plot within settlement of Broad Haven.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This is an infill plot within an existing row of houses.
2	+	The site is within walking distance of the facilities and services in Broad Haven such as the primary school and shop. The village has a daily bus service to Haverfordwest which has a full range of services and facilities.
3	++	The site is an infill plot within an existing row of houses. The site is currently overgrown and could be enhanced by development.
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 a area liable to flood. Development should incorporate energy efficiency and sustainable design principles.
7	+	The site is within walking distance of some services and there is a bus service which may help to reduce car use. 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 small infill plot and its development will not harm the culture of 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 which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14	-	The site has become overgrown and habitats may have developed within it. It is also bounded by a culverted stream. The development should take account of the need to include habitat protection and creation.
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

The site is within a centre and residents need not be wholly dependent on a car to access services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

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? Yes
- Is the proposed use listed as appropriate for the centre? Yes
- Is the provision consistent with the scale of development proposed for Broad Haven is a Tier 4 Rural Centre. For Tier 4 Rural Centres & Tier 5 Countryside a figure of 67% of what would be anticipated if projection figures were achieved is identified (1,141 versus 763). The focus of development has been placed on the Rural Centres which are more sustainable locations for development.
- Is the provision meeting an identified need in the centre? The needs of Tier 4 Rural Centres are considered together. See comment above.
- If greenfield, are there sufficient brownfield sites to avoid choosing this one? The site is a greenfield site. There would not be sufficient brownfield sites.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside. Broad Haven has historically grown at a disproportionate rate. This level of development could be absorbed without detriment to the village.

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

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan