

Potential site analysis for site 570, Garage area at Atlantic Drive, Broad Haven

Associated settlement	Broad Haven
LDP settlement tier	Rural centres
Community Council area	The Havens
Site area (hectares)	0.02

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.

Not 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: 4 (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	Pembrokeshire County Council?		
General overview	A small, open area of flat, grassed land within a housing estate, abutting the garage and curtilage of a detached property. The site has unrestricted access on three sides.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The site abuts the garage and walled curtilage of a detached property to the north. The rear gardens and garages of properties to the west, separated from the site by the access road serving the garages and the aforementioned detached property. The estate road pavement marks the south and eastern boundaries of the site. Pedestrian access is from any point along the existing pavement. Vehicular access to the estate road.		
Visible constraints to development	Small site and need to maintain access to garages and adjacent house.		
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 a small area of land within a large housing estate, contained by existing development. Development of the site would only be visible from the immediate surroundings within the estate and it would not impact on the special qualities of the National Park.		

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)

Application code	Application type	Proposal	Decision	Decision date
00/047	FULL	Conservatory	REF	17-Mar-2000
00/281	FULL	Single storey conservatory	APP	16-Aug-2000
01/229	FULL	Conservatory	REF	22-Jun-2001

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	0.61	Nearest doctor	0.18
Nearest pub	0.62	Nearest Dentist	8.29
Nearest primary school	0.66	Nearest secondary school	8.04
Nearest post office	0.6	Nearest petrol station	6.47
Nearest community hall	6.31	Nearest police station	9.2
Nearest letter box	0.16	Nearest library	8.7
Nearest place of worship	0.69	Nearest cash point	0.6
Nearest sports ground	0.4		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development

Reasons site is not suitable for development This is a small grassed area within a housing estate which helps to soften the impact of the relatively densely developed area surrounding it.

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