

Potential site analysis for site 735, East of Broad Haven School

Associated settlement	Broad Haven
LDP settlement tier	Rural centres
Community Council area	The Havens
Site area (hectares)	2.54

Site register reference(s) (if proposed as development site for LDP) 3433/SR176

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.

No 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 is agricultural land extending from the bottom of a shallow valley at the rear of the school gently upwards to the east. The land to the east of the site dips then rises more steeply to the skyline. It provides the immediate backdrop to the school.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The school is to the west of the site and there is a row of houses to the north. Glimpses of these building can be seen beyond the school. To the south and east the land is undeveloped countryside. Immediately to the east the land drops and then rises higher again beyond the ridgeline. This gives an extensive view of the countryside.		
Visible constraints to development	The land provides a rural backdrop to this part of the village. There are issues regarding access to the site. The road to the school is narrow and already congested with no visible access through. The road past Swanswell farm is also narrow. Access may be difficult to achieve.		
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. The concave landform has higher open farmland beyond and no development should breach the skyline. The upper edges of any development should be well-vegetated to provide definition of the edge and properly assimilate any development into the landscape.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	Includes area of site registration 3433/SR176.		
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	0.37	Nearest doctor	0.59
Nearest pub	0.36	Nearest Dentist	8.32
Nearest primary school	0.12	Nearest secondary school	7.93
Nearest post office	0.37	Nearest petrol station	7.07
Nearest community hall	6.99	Nearest police station	8.7
Nearest letter box	0.46	Nearest library	8.28
Nearest place of worship	0.16	Nearest cash point	0.36
Nearest sports ground	0.31		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	18/12/2007	No adverse comments
Environment Agency Wales	08/01/2008	Historical sewer problems - seek Dwr Cymru advice. FCA needed - potential problem with pump station overload due to size of site - seek Dwr Cymru advice.
PCC Highways	03/04/2008	Insufficient access. Access to this site can only be achieved through the demolition of existing property and road widening along Marine Road/Trafalgar Terrace.
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. The site is crossed by public sewer(s) which may restrict the density of the development proposed. Under the Water Industry Act 1991, DCWW has statutory rights of access to its apparatus at all times. Protective measures or a diversion of these assets may be required prior to the development proceeding.

Dyfed Archaeology	30/05/2008	No known archaeology but large-scale development may reveal potential for previously unknown archaeology. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.
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 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.

Reasons site is suitable for development

Reasons site is not suitable for development

Whilst further development would be acceptable in principle on this site, access is not possible without demolition of existing properties and road widening along Marine Road/ Trafalgar Terrace. These constraints are unlikely to be overcome.

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