

## Potential site analysis for site 776, Land at Broad Haven north east of Marine Road

Associated settlement      **Broad Haven**  
LDP settlement tier        **Rural centres**  
Community Council area   **The Havens**  
Site area (hectares)        **1.82**

**Site register reference(s) (if proposed as development site for LDP)** 3256/SR75

### **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.

Partly 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.

Site includes 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

<b>Ownership</b>	Pembrokeshire County Council and Mssrs Raymond		
<b>General overview</b>	This is an extensive site occupying land on rising ground to the east of Broad Haven and extending into the wooded Swanswell Valley to the south. This representation is also considered under site reference 836.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	20
<b>Adjoining uses and access</b>	The northern boundary of the site abuts land used within the community as recreational open space and which is subject of consideration under site references 757. the north-eastern corner of the site abuts the road leading into the village from Haverfordwest at the point where it turns 90 degrees to travel northwards. The remainder and majority of the eastern boundary is marked by a scrubby hedgebank which is an existing field boundary with undeveloped land beyond. The southern boundary is marked by existing field boundaries and towards the western corner by the curtilages of a row of existing properties. The western boundary follows existing field boundaries with undeveloped land beyond leading onto a recent estate development. There is only pedestrian access into the site at present from various points around the boundary.		
<b>Visible constraints to development</b>	Development should not breach the skyline. The wooded area within the southern portion of the site should not be developed. Access into the site may be difficult to achieve.		
<b>Impact on National Park's Special Qualities</b>	Development sited below the 50m contour with irregular upper edges and significant landscaping would aid assimilation of this and existing development within the landscape. Development would be contained within the concave landform of the village and would not be harmful to the special qualities of the National Park.		
<b>Landscape impact mitigation measures</b>	Significant additional planting will be required within the site to aid assimilation within the landscape. Enhancement and rehabilitation of the eastern edge of existing housing is also required to soften views from the main approach into the village.		
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>	Access to this site needs further consideration with the Highway Authority, but in the interim it is possible that up to 100 units may be accommodated here.		
<b>Development planning history</b>			

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

Application code	Application type	Proposal	Decision	Decision date
03/176	FULL	Residential development (36 dwellings) design amendments	APP	20-Nov-2003
04/335	VD	Amendment to condition 18 on NP/03/176 to allow development to be phased - Phase 1, 27 units, Phase 2, 9 units, prior to the Footpath diversion being confirmed	APP	19-Aug-2004
06/171	FULL	Retrospective planning approval for external boilers	APP	20-Jul-2006

**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	0.56	Nearest doctor	0.43
Nearest pub	0.56	Nearest Dentist	8.24
Nearest primary school	0.44	Nearest secondary school	7.96
Nearest post office	0.56	Nearest petrol station	6.68
Nearest community hall	6.64	Nearest police station	8.78
Nearest letter box	0.39	Nearest library	8.41
Nearest place of worship	0.49	Nearest cash point	0.56
Nearest sports ground	0.31		

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

**Consultee responses**

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	No adverse comments.
Environment Agency Wales	22/04/2009	We are aware of problems with the public foul sewer, in this respect you are advised to contact Dwr Cymru to confirm that there is sufficient capacity.

PCC Highways	03/04/2008	This is a vast site with 268 dwellings suggested. Access from Holbrook Road can be considered subject to demolition of existing property and crossing another site, but this would still only be acceptable for a proportion of the potential, between 50 and 100 dwellings. Access from Croft Road is unlikely to be suitable for any new dwellings, due to the gradient, narrow carriageway and poor alignment. Similarly Swanswell Lane (Trafalgar Terrace) is a narrow lane and not suitable for further development. Swanswell Close is a private gated estate, but subject to major demolition, and subject to levels, there may well be the potential for some dwellings in a portion of the proposed site. A further potential for access may be subject to a major realignment of the bend on the Class 2 road, at the northern corner of the site.
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.
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.
Pembrokeshire County Council Property Department	04/02/2009	for a 6 metre road the cost would be a minimum Of £1,300 per metre totalling about £750,000. To this figure must be added allowances for changes in levels, poor ground conditions, (the road would run near the river and an area of known previous mining activity) as well as the usual contingencies. The road is going to cost in excess of £1 million.
Environment Agency	13/07/2009	Minor Aquifer, no constraints.
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 County Council drainage	26/01/2009	There would appear to be ordinary watercourses and pond within the proposed development site. The layout of any development would need to take account of these watercourses in order that access can be maintained for maintenance purposes. We do not have any information as to whether the proposed site suffers flooding from these watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.
<b>Reasons site is suitable for development</b>		Development of this site would be contained within the existing landform and assimilated with additional planting. Access to the site may be difficult to achieve and requires further consideration with the Highways Authority.
<b>Reasons site is not suitable for development</b>		
<b>Does the site pass stage two tests?</b>	Yes	<b>Proposed use</b> Mixed

### Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
--------------------------	---------	------------

1		
2	+	The site is within walking distance of the services and facilities in Broad Haven such as the shop and primary school. The village has a daily bus service to Haverfordwest which has a full range of services and facilities.
3	+	Carefully designed and laid out development at this location which will provide an opportunity to assimilate the edge of the settlement into the landscape.
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 an area liable to flooding. Development should incorporate energy efficiency and principles of sustainable design.
7	+	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 large site and along with other sites suitable for development in Broad Haven offers opportunity for a considerable number of new dwellings. Development will need to be phased in order to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable price to people from within 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. No needs other than those identified by statutory consultees are currently apparent.
14	+	This is a large site at the edge of the settlement and opportunities for habitat creation within the site will need to be identified as part of the planning process.
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 would be well contained at the edge of Broad Haven and is within walking distance of the

range of services and facilities the village has to offer. The scale of development that could be accommodated on this site will help to maintain and even improve services. There is a regular bus service to Haverfordwest which will help to reduce the need to use the car. 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?    Tier 4 Centres projections are considered together. See response above.

If greenfield, are there sufficient brownfield sites to avoid choosing this one?    The site is a greenfield site. There are insufficient 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 housing 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. A phasing constraint has been introduced.  
Here the need for community facilities (village hall) and the need for employment land (Pembrokeshire County Council request) has resulted in an extension to the area of housing land proposed. The total area allocated is 1.82 hectares. Under a hectare of the site is proposed for employment purposes and to also accommodate a village hall. This would result in a small scheme of workshops similar in size to live/work unit scheme proposed at Newport.

**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 is within 500m of Pembrokeshire Marine SAC, however, given the size of the allocation and location of the site - to the east of Broad Haven away from the shore - it is unlikely that this allocation alone will have significant effects on European sites.