

Potential site analysis for site 384, Solva - Adjacent to Bro Dawel

Associated settlement **Solva**
LDP settlement tier **Rural centres**
Community Council area **Solva**
Site area (hectares) **1.65**

Site register reference(s) (if proposed as development site for LDP) 3247/SR60

Relationship to designated areas

Within 500 metres of a SAC.

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.

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: 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 Pembrokeshire County Council

General overview This is a field of flat, grassed land adjacent to the A487 in Upper Solva which is currently used as a football pitch.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 18

Adjoining uses and access There is housing to the east and west, the A487 to the north beyond which there is also housing and open land leading towards the coast in the south. Access to the site would be in the north eastern corner of the site from the A487 where there is currently a gated entrance.

Visible constraints to development

Impact on National Park's Special Qualities This site is situated on the rolling coastal plateau surrounding the Solva Valley. The upper parts of the more recently settled western fringe areas of Solva have lost their traditional built form and character and the strong sense of place evident in Lower Solva has not been continued beyond the oldest parts of Upper Solva. Careful design of any development on this site can help to restore the character of this part of the village and the link with the more traditional core.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Phasing of development will be required to overcome Dwr Cymru objections.

Development planning history

Subject to an objection during the Local Plan process ----- Allocated as Residential in Local Plan ----- Subject to objection 926D194 during UDP process ----- Wholly within area designated as Residential Allocation in JUDP

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	0.09	Nearest doctor	0.22
Nearest pub	0.9	Nearest Dentist	4.29
Nearest primary school	0.25	Nearest secondary school	3.84
Nearest post office	0.29	Nearest petrol station	3.39
Nearest community hall	4.37	Nearest police station	4.29
Nearest letter box	0.06	Nearest library	17.72
Nearest place of worship	0.22	Nearest cash point	0.9
Nearest sports ground	0.02		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	Network objections relating to the pumping station. No improvements are planned in next investment programme. Availability of funding will not be known until late 2009. Study needed to look at feasibility of treatment works to understand impact. This would have to be developer funded.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	Already allocated for residential development. Capacity of sewer system - Dwr Cymru advice needed.
PCC Highways		Nothing further to add to previous advice.
Dyfed Archaeology	30/05/2008	Within close proximity to several findspots associated with Medieval and Prehistoric archaeology. Sites with no known surviving archaeological remains but high archaeological potential.
Environment Agency	22/04/2009	We are currently undertaking flood model through Solva so we will have a clearer picture of flood risk. We have no evidence of foul drainage issues, however please discuss with Dwr Cymru.
Environment Agency	13/07/2009	No constraints.

Pembrokeshire County Council Drainage

26/01/2009 The development of this site would appear not to affect ordinary 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.

Reasons site is suitable for development

This site has been allocated for residential development in the Local Plan and Joint Unitary Development Plan and continues to be considered acceptable for development. The County Council committed to Solva Community Council in January 2000 that it would not allow the site to be developed without arrangements being in place for the provision of recreational facilities referred to in adopted Design Brief at the time. The County Council also committed to the relocation of the existing football pitch. The County Council could not give an undertaking that the County Council would provide the facilities or the relocation itself.

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 site is currently used as a football pitch and is not in agricultural use.
2	++	The site is within walking distance of the good range of facilities and services in Solva. The village has a regular bus service to Haverfordwest and St Davids offering access to a full range of services.
3	+	The site is within the village of Solva. High standards of design and layout will be needed at this site.
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 sustainable design principles.
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 that can be achieved. 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 moderate size development within Solva. Other sites have also been identified for development in the village. Phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate 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 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 is currently used as a football field. There may be opportunity for habitat creation through 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 is within walking distance of a good range of facilities in Solva and on a regular bus route to St Davids and Haverfordwest. 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 Solva 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.

Although the overall increase in development is not a high percentage Upper Solva has grown significantly in terms of estate development in the past. To aid absorption phasing should be considered on both the site north of Bro Dawel and adjacent to Bro Dawel.

Is the provision meeting an identified need in the centre? Tier 4 needs are considered together. Please see previous response.

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 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.
The overall increase in development is not a high percentage.

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 St David's SAC and Ramsey and St David's Peninsula Coast SPA. There is the potential for a very small increase in recreation at these sites, however, there is unlikely to be any significant effects.
Dwr Cymru's response (29/11/07) to this site allocation is that they have "network objections relating to the pumping station. No improvements are planned in next investment programme. Availability of funding will not be known until late 2009. Study needed to look at feasibility of treatment works to understand impact".