

**Potential site analysis for site 452, Land between St Brides view and the recreation field, Solva**

Associated settlement     **Solva**  
LDP settlement tier       **Rural centres**  
Community Council area **Solva**  
Site area (hectares)       **0.39**

**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.

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: 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** Private

**General overview** This is the garden of the property known as Harbour High. It is a flat, grassed area and is within the settlement boundary for Solva in the JUDP.

**Greenfield or Brownfield/PDL** Greenfield **Estimated number of dwellings** 0

**Adjoining uses and access** The site is bounded to the south east by the rear gardens of a row of detached dwellings, to the south by Harbour High, to the west by a football ground and play area and to the north by existing housing.

**Visible constraints to development** There is no obvious means of access to this site.

**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 developed 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 extended beyond the oldest parts of Upper Solva. Carefully developed, this site could help to contribute to the local distinctiveness of the traditional areas of the village and this enhance the special qualities of the National Park.

### Landscape impact mitigation measures

### Affordable housing capacity assessment

### General notes

### Development planning history

Subject to an objection during the Local Plan process

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

Application code	Application type	Proposal	Decision	Decision date
99/206	OL	Erection of 5 bungalows	REF	24-Jun-1999
00/220	OL	Demolition of Harbour High & redevelopment of site with 7 bungalows	REF	22-Sep-2000
00/234	OL	Dwelling and garage (ROC)	APP	27-Jul-2000
03/224	FULL	Dwelling	APP	06-Jan-2004
07/117	FULL	Demolish existing and build 8 flats & 1 house	WD	20-Aug-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 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	0.26	Nearest doctor	0.16
Nearest pub	0.75	Nearest Dentist	4.5
Nearest primary school	0.37	Nearest secondary school	4.06
Nearest post office	0.17	Nearest petrol station	3.61
Nearest community hall	4.58	Nearest police station	4.5
Nearest letter box	0.27	Nearest library	17.49
Nearest place of worship	0.19	Nearest cash point	0.75
Nearest sports ground	0.05		

\* 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	Infill. Capacity of sewer system - Dwr Cymru advice needed.
PCC Highways		Land locked site. Would require demolition of existing property to access.
PCC Highways		The must be no access using St Brides View or Glanhafan. This site has been thoroughly tested at Appeal and was rejected. There is no material change that can be deemed to be enough to accept this site coming forward again.
Dyfed Archaeology	30/05/2008	Within close proximity to several findspots associated with Prehistoric and Medieval archaeology. Sites with no known surviving archaeological remains but high archaeological potential.

### Reasons site is suitable for development

**Reasons site is not suitable for development**      Site is landlocked.

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

**Proposed use**    Housing