

Potential site analysis for site 597, Land to the rear of Bro Dawel Estate, Solva

Associated settlement	Solva
LDP settlement tier	Rural centres
Community Council area	Solva
Site area (hectares)	0.07

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

Relationship to designated areas

Not 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.

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 rectangular parcel of flat grassed land at the edge of a local authority housing estate.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	2
Adjoining uses and access	The land is bounded to the north east by the gardens of adjacent properties, to the north west by the grounds of the mansion house at Llanunwas, to the south west by a hedge bank leading to open land in agricultural use leading to the coast and to the south east by a rear access road for garages.		
Visible constraints to development	None.		
Impact on National Park's Special Qualities	This site is within the boundary of an existing ex-local Authority housing estate with a standardised layout and design. The development of a couple of houses at the rear of this site and in this location will not alter the non-traditional character.		
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)			
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	0.32	Nearest doctor	0.5
Nearest pub	1.18	Nearest Dentist	4.01
Nearest primary school	0.42	Nearest secondary school	3.56
Nearest post office	0.57	Nearest petrol station	3.11
Nearest community hall	4.09	Nearest police station	4.01
Nearest letter box	0.28	Nearest library	18
Nearest place of worship	0.49	Nearest cash point	1.18
Nearest sports ground	0.3		

* 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.
PCC Highways	15/11/2007	No objection.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	Infill. Capacity of sewer system - Dwr Cymru advice needed.
PCC Highways	23/04/2008	Access would have to be through a garden from Bro Dawel or through the car park/scrub land. This site may prove difficult to get to. Access to and through the car park has a capacity issue that will need examining if a planning application comes in.
Dyfed Archaeology	30/05/2008	Within close proximity to the site of a possible Medieval Chapel. 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.

Reasons site is suitable for development

This site is at the edge of the settlement of Solva but has well-defined limits. Development here would be screened by existing housing and the well wooded grounds of Llanunwas. From the west it would be seen against the background of the housing estate at Bro Dawel. Any development should be limited to single or one and half storey in order to minimise its visual impact.

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 within an existing housing estate. It is well screened and occupies land maintained as a lawned area.
2	++	The site is within walking distance of the good range of services available in Solva. The village has a regular bus service to Haverfordwest and St Davids providing good public transport access to the wider range of services available in these locations.
3	++	The site is within an existing housing estate. The site is well screened and with careful design will have a minimal impact on the surrounding 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 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. 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 small development which alone would not harm the culture of this village. Other larger sites have also been identified, however and overall phasing of development will be required. 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 within a housing estate and is maintained as a grassed area. There may be opportunities 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? The needs of Tier 4 Centres 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 has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan