

## Potential site analysis for site 598, Land south west of Bro Dawel, Solva

Associated settlement     **Solva**  
LDP settlement tier       **Rural centres**  
Community Council area **Solva**  
Site area (hectares)       **0.05**

**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

<b>Ownership</b>	Pembrokeshire County Council?		
<b>General overview</b>	This is a narrow, flat strip of grassed land at the rear of houses within an estate.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	To the south is undeveloped countryside leading to the coast, separated from the site by a high bank. To the north is the rear access road for a row of houses within an estate. To the west is an area of grassed land being considered for development under site reference 597 and to the east is an area used for parking. Access would be directly from the lane along the northern boundary of the site.		
<b>Visible constraints to development</b>	The strip of land is too narrow to realistically accommodate development.		
<b>Impact on National Park's Special Qualities</b>	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.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>			
<b>Development planning history</b>			
<b>Planning application history (planning applications within, overlapping or adjacent to the potential site)</b>			
<b>Summary of geological risk (class A is lowest risk, class E is highest risk)</b>	Running sand class A; compressible ground class A; landslide class C; no soluble rocks; shrink swell class B		
<b>Summary of flood risk (from TAN 15)</b>	Not within a TAN 15 zone		
<b>Public transport service</b>	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	0.28	Nearest doctor	0.46
Nearest pub	1.14	Nearest Dentist	4.05
Nearest primary school	0.4	Nearest secondary school	3.61
Nearest post office	0.53	Nearest petrol station	3.16
Nearest community hall	4.13	Nearest police station	4.05
Nearest letter box	0.25	Nearest library	17.95
Nearest place of worship	0.45	Nearest cash point	1.14
Nearest sports ground	0.25		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

**Reasons site is suitable for development**

**Reasons site is not suitable for development** This is a narrow strip of land at the rear of houses within an estate and is too narrow to realistically accommodate development.

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