

Potential site analysis for site 601, Land to the fore of 14 St Brides View, Solva

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|------------------------|----------------------|
| Associated settlement | Solva |
| LDP settlement tier | Rural centres |
| Community Council area | Solva |
| Site area (hectares) | 0.04 |

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 a domestic garden.

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

Adjoining uses and access

Visible constraints to development

Impact on National Park's Special Qualities This site is situated at the point where a rolling plateau emerges from the steep Solva valley. The Site is situated to the fore of a row of modern houses in Upper Solva and its development would cause over-crowding and disharmony with the other similar buildings in the row. This would therefore be harmful to the special qualities of the National Park.

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

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|--------------|------|-----------------|------|
| Nearest shop | 0.3 | Nearest doctor | 0.16 |
| Nearest pub | 0.68 | Nearest Dentist | 4.56 |

| | | | |
|--------------------------|------|--------------------------|-------|
| Nearest primary school | 0.39 | Nearest secondary school | 4.12 |
| Nearest post office | 0.13 | Nearest petrol station | 3.67 |
| Nearest community hall | 4.64 | Nearest police station | 4.56 |
| Nearest letter box | 0.31 | Nearest library | 17.44 |
| Nearest place of worship | 0.18 | Nearest cash point | 0.68 |
| Nearest sports ground | 0.11 | | |

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

Consultee responses

| Consultee | Date of response | Response |
|-------------------------------|-------------------------|-----------------|
| 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

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| Reasons site is not suitable for development | This is a private front garden of an existing property which is characteristic of the properties in this part of Solva. Its development would create amenity and privacy issues and over-development of the land. |
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Does the site pass stage two tests? No **Proposed use**