

Potential site analysis for site 736, North of Bro Dawel, Solva

Associated settlement	Solva
LDP settlement tier	Rural centres
Community Council area	Solva
Site area (hectares)	4.31

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.

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.

No 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 agricultural land at the western edge of Solva. It is a large site running uphill from the A487 road leading to St Davids to an existing estate on the skyline.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	25
Adjoining uses and access	There are existing housing estates to the north east and east. The A487 abuts the southern boundary of the site, with a housing estate beyond. To the north west the land opens onto undeveloped countryside.		
Visible constraints to development	When viewing Solva from the A487 to the west, this site is seen just below the skyline development of Ynys Dawel. At present this is the only part of the village visible from this location as the estate of Bro Dawel benefits from considerable screening by the trees at Llanunwas. Development of this potential site is possible and in doing so a less stark edge to this side of Solva would have to be achieved. This will involve careful consideration of the layout coupled with significant strengthening of existing boundary treatments and integrated new landscaping. Closer to the village the views of Ynys Dawel due to the strong hedge bank along the road. This hedge bank will have to be breached to create an access into the site, and this should be as small as possible.		
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 continued beyond the oldest parts of Upper Solva. The 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	Development to include new hedge bank to form heavily vegetated boundary to better assimilate the prominent existing housing on skyline when viewed from the west on the A487.		
Affordable housing capacity assessment			
General notes	This site cannot be developed before 2010. Phasing will be required after 2010 to meet Dwr Cymru requirements.		
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
01/361	FULL	Dwelling	WD	14-Dec-2001
03/279	FULL	Porch	APP	16-Jul-2003
05/638	FULL	Conservatory	APP	24-Mar-2006
06/010	OL	New house	REF	23-Feb-2006
07/534	FULL	Remove existing rear & side extensions & replace with 2-storey extension & front porch	APP	14-Nov-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 B; no soluble rocks; shrink swell class A

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	0.21	Nearest doctor	0.39
Nearest pub	1.02	Nearest Dentist	4.14
Nearest primary school	0.22	Nearest secondary school	3.69
Nearest post office	0.47	Nearest petrol station	3.25
Nearest community hall	4.23	Nearest police station	4.15
Nearest letter box	0.2	Nearest library	17.92
Nearest place of worship	0.38	Nearest cash point	1.02
Nearest sports ground	0.26		

* 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	Large site - FCA needed. Capacity of sewer system - Dwr Cymru advice needed.

PCC Highways	03/04/2008	This site has the potential for development subject to visibility splays and footway links. Even if Transportation Contributions are made it needs to be recognised that Solva is not a very sustainable location for this level of housing development to come forward.
Dyfed Archaeology	30/05/2008	Close proximity to the site of a possible Medieval Chapel and other sites of archaeological and historical interest. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.
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

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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 is a greenfield site. It is not the highest grades of agricultural land.
2	++	The site is within walking distance of the good range of services available in Solva. The village is on a regular bus route to Haverfordwest and St Davids where a full range of services are available.
3	+	This site is visually contained by existing development to the east and south and by woodland to the west. Carefully planned and sited development here could soften the existing hard edge of the village.
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 large development for the village of Solva. Other sites have also been identified for development in the village and phasing will be required to protect the culture of the 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	+	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.

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

Current need for housing growth indicates that the development of this site is not necessary.

Is the site compatible with the preferred strategy? No