

## Potential site analysis for site 787, Field behind Anchor Down, (Quarry Field) Solva

Associated settlement     **Solva**  
LDP settlement tier       **Rural centres**  
Community Council area **Solva**  
Site area (hectares)      **1.11**

**Site register reference(s) (if proposed as development site for LDP)** 2397/SR84

### **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.

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

<b>Ownership</b>	Mr Charles William Key Davies		
<b>General overview</b>	This is a large site contained within existing field boundaries on rising land to the north of existing development in Upper Solva.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	All boundaries of this site are marked by hedgerow/hedgebank. The northern and western boundaries of the site abut a lane running to a farm located to the north east of the site. The southern boundary abuts the rear curtilages of a row of properties in Anchor Down. The eastern boundaries have undeveloped, agricultural land beyond. There is a farm complex located at the north-eastern corner of the site.		
<b>Visible constraints to development</b>	Access to this site is currently via a narrow lane. Access from the west, as suggested by the landowner is contrived and visually intrusive.		
<b>Impact on National Park's Special Qualities</b>	Upper Solva is situated on rising ground with a traditional core and more modern housing to the western and northern edges with incongruous form, layout and styles which detract from the sense of place evident in older parts of the village. Development is already too close to the northern skyline and development of this site would compound this detrimental impact on the special qualities of the National Park.		
<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 B; no soluble rocks; shrink swell class A		
<b>Summary of flood risk (from TAN 15)</b>	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	0.51	Nearest doctor	0.35
Nearest pub	0.35	Nearest Dentist	4.81
Nearest primary school	0.45	Nearest secondary school	4.37
Nearest post office	0.3	Nearest petrol station	3.92
Nearest community hall	4.91	Nearest police station	4.82
Nearest letter box	0.35	Nearest library	17.29
Nearest place of worship	0.19	Nearest cash point	0.35
Nearest sports ground	0.46		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Pembrokeshire County Council Highways	03/04/2008	Appropriate access to this site cannot be achieved.
Countryside Council for Wales	01/04/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	Within close proximity to several 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.
Dwr Cymru	21/07/2008	Sewerage – Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water’s current 5 year Capital Investment Programme. Should this site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements.
Dwr Cymru	21/07/2008	Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.

Dwr Cymru

21/07/2008 Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

Development of this site would compound that already too close to the northern skyline. Access from the west, as suggested by the landowner is contrived and would cause visual intrusion and be harmful to the special qualities of the National Park.

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

**Proposed use** Housing