

Potential site analysis for site 792, Bank House, Whitchurch Lane, Solva

Associated settlement	Solva
LDP settlement tier	Rural centres
Community Council area	Solva
Site area (hectares)	0.61

Site register reference(s) (if proposed as development site for LDP) 3301/SR92

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.

Within 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	Mr S Davies		
General overview	This is a large site wholly contained by existing housing, the school and school playing field. The south-eastern corner of the site is occupied by an existing property known as Ty Gambo.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	12
Adjoining uses and access	The western boundary of the site abuts the school and is marked by a concrete wall. The northern site boundary for much of its length abuts the school playing field and is marked by a post and mesh wire fence. Towards the eastern end of the northern boundary the site abuts the rear curtilage of existing properties at Maes y Forwen. To the east the boundary abuts the rear curtilage of properties facing the lane running from Solva to Whitchurch. To the south the boundary abuts the curtilage of a chapel and existing properties. There are currently two accesses into the site, one from the road to the east and the other from the south.		
Visible constraints to development			
Impact on National Park's Special Qualities	This site is visually contained by existing development and its development would not impact on the special qualities of the National Park. Additional planting and landscaping within the site would help to enhance this area and improve privacy and amenity.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	This site has previously been suggested for housing development but has been restricted by a covenant on the land. The covenant is not absolute and allows for development with the agreement of surrounding landowners.		

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 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	0.19	Nearest doctor	0.17
Nearest pub	0.71	Nearest Dentist	4.46
Nearest primary school	0.1	Nearest secondary school	4.01
Nearest post office	0.22	Nearest petrol station	3.57
Nearest community hall	4.55	Nearest police station	4.46
Nearest letter box	0.23	Nearest library	17.62
Nearest place of worship	0.15	Nearest cash point	0.71
Nearest sports ground	0.27		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	The preferred access to this site would be to the south of Tyr Heliwr, although there is potential for a second access to the north of Ty Gambo. The site should be developed for no more than 12 units.
Countryside Council for Wales	01/04/2008	No adverse comments received
PCNPA Building Conservation Officer	28/05/2008	This is the walled garden of Bank House, a Listed Building. The wall is a cutilage feature and therefore included in the listing - the roadside wall in particular is a prominent feature. Access from Maes-y-Forwen may well allow some development without compromising the setting of the house.
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.
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.

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 The site is contained within the built area of Solva.

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 undeveloped land contained within the built area of Solva.
2	++	The site is within walking distance of the services and facilities in Solva such as the shop and primary school. The village has an hourly bus services to St Davids and Haverfordwest where a fuller ranger of services and facilities are available.
3	++	This site is well contained with the built area of Solva. Careful design and layout will ensure development harmonises with the surrounding character.
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 flood. Development should incorporate energy efficiency and principles of sustainable design.
7	+	The site is within walking distance of some services and facilities available in Solva and the village has an excellent bus service to the large settlements of St Davids and Haverfordwest. 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		A number of sites have been identified for development in Solva. Overall phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable price to those 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. No needs other than those identified by statutory consultees are currently apparent.
14	+	There is an opportunity for habitat creation within the site 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

Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. The site is within walking distance of a limited range of facilities and services within Solva but has a regular bus service to St Davids and Haverfordwest where a full range of facilities and services are available. The site is contained within the settlement which reduces the impact of development within the landscape.

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? Tier 4 needs are considered together. See previous response.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? This 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 is within 500m of St David's SAC. There is the potential for a very small increase in recreation at these sites, however, there is unlikely to be any significant effects. Dwr Cymru's response (29/11/07) to this site allocation is that "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".