

Potential site analysis for site 387, Dinas Cross - Opposite Bay View Terrace

Associated settlement **Dinas Cross**
LDP settlement tier **Rural centres**
Community Council area **Dinas Cross**
Site area (hectares) **0.25**

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.

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: urban (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	Joint ownership by seven parties, one of which is Miss S George.		
General overview	<p>The site comprises the southern portion of an agricultural field. The site is rectangular in shape. The field is currently in agricultural use and is practically level, sloping downwards slightly in a northerly direction. As it forms part of a larger O.S. parcel, it has no physical boundary on its northern edge.</p> <p>A partially ruined single storey agricultural outbuilding of traditional stone construction forms practically the whole western boundary to the site. Despite its semi-ruinous state, the building remains in use and is accessed through the gate in the south-west corner of the site. The remainder of this boundary consists of fencing to the north of the outbuilding and a stone wall with some planting to the south. A two storey house called 'Myrtwydd' directly overlooks the site from the west.</p> <p>There are views over agricultural land to the north, with a view of Dinas Head in the background. To the south, the site is overlooked by the houses of Bay View Terrace and Spencer Buildings.</p>		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	12
Adjoining uses and access	A low hedge separates the site from the public house car park to the east. The southern boundary consists of a low hedgerow with a gate towards its western end. It is separated from the A487 Trunk Road by a narrow grass verge and a metalled pavement. There is no physical boundary between the site and the agricultural land to the north.		
Visible constraints to development	None.		
Impact on National Park's Special Qualities	Dinas is within a settled but peaceful landscape, dominated by the prominent headland of Dinas Head. The sense of place is derived from the extensive coastal views across Newport and Fishguard Bays, Dinas Head and the steeply rising land to the south. Hedgebanks as traditional field boundaries are an important feature of this landscape. Strong, almost continuous building lines define the village character of Dinas. The site, within the built area of the village, lies parallel to the main road and development will maintain the strong building line of the village.		
Landscape impact mitigation measures			
Affordable housing capacity assessment	A mix of 2 one bed flats (1 social rent, 1 LCHO), 3 two bed semis (2 social rent, 1 LCHO) and 1 three bed semi (LCHO) gives a residual of £22,000 with grant and -£160,000 without grant. Changing the mix to 2 one bed flats (1 social rent, 1 LCHO), 3 two bed semis (1 social rent, 2 market) and 1 three bed semi (LCHO) gives £182,000 with grant and £69,000 without. A mix of 2 one bed		

flats (1 social rent, 1 market), 3 two bed semis (1 social rent, 2 market) and 1 three bed semi (LCHO) gives £220,000 with grant and £107,000 without.

General notes

The site has been allocated in the Local Plan and JUDP for a considerable number of years. A design brief has also been prepared and adopted by the National Park Authority. It is known, however that one or more of the joint landowners are opposed to the development of the site. In normal circumstances it would be reasonable to develop up to 7 properties on this site. However the demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased to up to 12 one or two-bed units.

Development planning history

Allocated as Residential in Local Plan ----- Subject to objection 55D1 during UDP process -----
Wholly within area designated as Residential Allocation in JUDP

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 B; compressible ground class A; landslide class B; 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

Nearest shop	0.15	Nearest doctor	4.3
Nearest pub	0.06	Nearest Dentist	4.72
Nearest primary school	4.48	Nearest secondary school	6.56
Nearest post office	0.26	Nearest petrol station	0.26
Nearest community hall	0.29	Nearest police station	5.94
Nearest letter box	0.17	Nearest library	6.02
Nearest place of worship	0.5	Nearest cash point	4.25
Nearest sports ground	0.33		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	29/11/2007	This site appears, according to our Phase 1 vegetation maps, to be semi-improved neutral grassland. Although not a designated site, we note that this is a LBAP and

UKBAP habitat-type, which should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006).

Dwr Cymru	29/11/2007	Restrictions at treatment works. Looking at investment before 2010. High priority. No development possible before 2010.
PCNPA Ecologist	10/12/2007	This sites comprises semi-improved neutral grassland. It lies adjacent to other areas of semi-improved neutral grassland, scrub and mature trees. As such, it is part of a suite of semi-natural and semi-improved habitats, and although there is evidence of nutrient enrichment as a result of past management, this areas supports small mammals and birds, hence it makes a contribution to biodiversity within the settlement boundaries.
Environment Agency Wales	08/01/2008	Major sewer problems with infiltration of works. Seek advice of Dwr Cymru. No flooding problems but at present embargo due to works infiltration.
PCC Highways	13/03/1998	The County Highways Authority (Pembrokeshire County Council) advise that they will require the construction of two footways of 1.2 metres width, with a visibility splay of 90 metres from 2.4 metres back from the edge of the highway: this may well be available within the highway verge. The County Highways Authority further advise that they would not wish to adopt the access road, as it would only service the rear of the proposed development.
Carmarthenshire County Council (Trunk Road Agency)	18/03/1998	Carmarthenshire County Council, the Trunk Road Agency further advise that the access road should be a minimum width of 5.5 metres at the point it meets the Trunk Road, for a distance of 15 to 20 metres back. The County Highways Authority (Pembrokeshire County Council) advise that they will require the construction of two footways of 1.2 metres width, with a visibility splay of 90 metres from 2.4 metres back from the edge of the highway: this may well be available within the highway verge. The County Highways Authority further advise that they would not wish to adopt the access road, as it would only service the rear of the proposed development.

With regard to pedestrian access, the Trunk Road Agency advise that direct pedestrian access along the frontage of the development is likely to lead to casual on-road parking, which in itself obstructs the free flow of traffic and visibility. It is therefore advised that any layout proposed should draw cars off the Trunk Road by way of more accessible and visible parking, and/or restrictions to pedestrian access.

Environment Agency	22/04/2009	The sewage treatment works have been upgraded to allow 15 properties to connect, we are aware that 12 connections are left, however once these have been used Dwr Cymru will need to add additional improvements to the system before any more development can connect. In this respect please contact Dwr Cymru for more information.
Environment Agency	13/07/2009	We would request that a topographical survey, to show existing and proposed ground levels be undertaken.
Environment Agency	13/07/2009	Ordinary watercourse through the plot.
Pembrokeshire County Council Drainage	26/01/2009	There would appear to be ordinary watercourses in the north west and north east corners of the proposed development site. The layout of any development may need to take account of these watercourses in order that access can be maintained for maintenance purposes. We do not have any information as to whether the proposed site suffers flooding from these 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 within Dinas Cross and has excellent potential for residential development that would harmonise with the surrounding buildings in this part of the village.

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 site occupies a portion of a large field in agricultural use but which makes up part of the road frontage. The land is not a high grade of agricultural land.
2	+	The site is within walking distance of the services available in Dinas

		Cross. The village has a frequent bus service to Fishguard and Cardigan which have a full range of services available.
3	+	The site is within the settlement of Dinas Cross with a roadside frontage along the main road. Development here would maintain the linear character of the settlement.
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 in 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 small site which would not threaten the cultural distinctiveness of the community. Other sites are also available within Dinas however and overall phasing may be required. 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	-	The site has been identified as being part of a suite of semi-natural and semi-improved habitats, which makes a contribution to biodiversity within the settlement boundaries. Further exploration of the site is required in the summer months to determine the importance of the contribution of this site.
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 to the limited range of services in Dinas but on a regular bus route to Fishguard and Cardigan. 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. The site has been identified as being part of a suite of semi-natural and semi-improved habitats, which makes a contribution to biodiversity within the settlement boundaries. The site was assessed during the summer of 2008 to examine its contribution to biodiversity. The assessment concluded that there would be some loss of habitat, but on balance it was considered that the site remains suitable for development.

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 Dinas Cross 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 household projection figures for Tier 4 Centres are considered together. 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

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.

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

Given the size of the allocation and location of Dinas Cross it is unlikely that there will be any significant effects arising as a result of this allocation. Dwr Cymru's response (29/11/2007) to the site allocations consultation state that there are restrictions at treatment works. They are looking at investment before 2010. "No development possible before 2010".