

Potential site analysis for site 399, Carreg Pen Las, Brynhenllan, Dinas Cross

Associated settlement	Dinas Cross
LDP settlement tier	Rural centres
Community Council area	Dinas Cross
Site area (hectares)	0.42

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.

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	Prof and Dr Ratcliffe (Private)		
General overview	The site incorporates a detached properties and its extensive curtilage.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	Housing to the south and north east, countryside to the west and south east. Access is via the driveway serving the property. The house is set back beyond the wooded front garden area. The land immediately surrounding the house is more formally maintained with lawns and planted borders. The boundaries to the rear are marked by a hedgerow with extensive views beyond of the surrounding countryside towards the coast.		
Visible constraints to development	This is an existing private residence within a large curtilage at the north-western edge of Dinas Cross. The immediate area is characterised by low density development. The land at the front of the property is heavily wooded which contributes to the character of the locality.		
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. This site is within Brynhenllan in an area characterised by low-density dwellings and significant tree cover. Additional development to the south of the existing property would necessitate the removal of trees which make up part of the character of this part of the village and to the north-west of the house would extend development beyond the existing building lines into the countryside. This would have a harmful effect on the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	This site was initially excluded from the residential development limit in the JUDP, but the Inspector recommended that this site and a wider area to the south be included in the settlement boundary in the adopted plan. He advised that it would be a matter for the local planning authority to determine the appropriateness of any application for residential development in this area.		

Development planning history

Subject to objection 214D1 during UDP process

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
01/115	FULL	Change of use of garage and stables to annexe to main dwelling	APP	06-Aug-2001
04/098	FULL	Alterations to remove flat roof & replace with pitched roof	APP	24-May-2004

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

Nearest shop	0.64	Nearest doctor	4.78
Nearest pub	0.58	Nearest Dentist	5.19
Nearest primary school	4.95	Nearest secondary school	6.23
Nearest post office	0.67	Nearest petrol station	0.67
Nearest community hall	0.62	Nearest police station	5.64
Nearest letter box	0.13	Nearest library	5.76
Nearest place of worship	0.16	Nearest cash point	4.74
Nearest sports ground	0.64		

* 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

Reasons site is not suitable for development The land comprises a large dwelling in extensive grounds in an area of low-density development. Part of the site is also heavily wooded which contributes to the character of this locality.

Does the site pass stage two tests? No

Proposed use