

Potential site analysis for site 404, Garden belonging to Anchor House Dinas Cross

Associated settlement **Dinas Cross**
LDP settlement tier **Rural centres**
Community Council area **Dinas Cross**
Site area (hectares) **0.22**

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.

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: 4 (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 and Mrs Cowper

General overview This site is located to the rear of existing properties, all of which have a strong orientation towards the road. Going along the narrow road to the west of the properties which would serve as the access to this land gives the distinct impression of leaving the settlement. Development on the site would not relate well to this existing settlement pattern and would be considered to be backland development.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 0

Adjoining uses and access The rear gardens of the road frontage properties form the south eastern and western boundaries of this site. To the north east and north west is the countryside surrounding Dinas. Access would be via a narrow track leading to Llys y Coed Farm.

Visible constraints to development The land forms part of the countryside surrounding this part of Dinas Cross.

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 situated to the rear of one such line of buildings extending into the countryside at the rear of the building line. Development of the site would be harmful to the strong linear character of the settlement of Dinas and thus to the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Following an objection from the landowner, the JUDP Inspector recommended that the land be included within the settlement boundary for Dinas Cross. The Inspector described the site thus: the area excluded extends back beyond the line of neighbouring rear gardens but, even so, is not especially large. And importantly, it has the appearance and character of a domestic garden and is actively used for those purposes, logically making it part of the built-up settlement. Furthermore it is bordered by mature trees/hedges which create a clear sense of containment and separate it from the open countryside beyond. The Plan's RDL in relation to this property appears completely arbitrary and is without merit. Consistent with my general conclusions under Policy 42 about the

definition of settlement boundaries, the whole rear garden of Anchor House should be included and I shall recommend accordingly. It will be for the Authorities to judge in due course, should any such application be made, whether the development of this garden space by the erection of a single dwelling as referred to by the Objector would satisfy the criteria-based provisions of Policy 42 and any other relevant policies.

Development planning history

Subject to objection 2D1 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
99/068	FULL	Garage	APP	24-Mar-1999
06/117	OL	Dwelling	REF	18-May-2006
07/268	OL	Residential development (3 units, 1 as affordable)	REF	18-Sep-2007

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	1.02	Nearest doctor	4.92
Nearest pub	1.06	Nearest Dentist	4.85
Nearest primary school	4.86	Nearest secondary school	5.46
Nearest post office	0.91	Nearest petrol station	0.91
Nearest community hall	0.89	Nearest police station	4.83
Nearest letter box	0.95	Nearest library	4.89
Nearest place of worship	0.27	Nearest cash point	4.73
Nearest sports ground	0.84		

* 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**

When viewed from the road, the site is to the rear of the properties along Morawel and beyond the building line of the large, detached properties to the east. The site links more strongly with the undeveloped landscape beyond. Its development, therefore would constitute an incursion into the countryside.

Does the site pass stage two tests? No

Proposed use