

## Potential site analysis for site 545, Allotments r/o Tangnefedd, Dinas Cross

Associated settlement     **Dinas Cross**  
LDP settlement tier       **Rural centres**  
Community Council area **Dinas Cross**  
Site area (hectares)       **0.21**

**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.

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.

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.

Site includes 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** Pembrokeshire County Council?

**General overview** This is a strip of land surrounded by housing divided into a row of allotments.

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

### Adjoining uses and access

### Visible constraints to development

**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. It is important that the open views from Brynhenllan to the scarp face to the south is maintained. This is a visually contained area within Brynhenllan screened by existing development and trees. Development of this land would not have an adverse impact on the special qualities of the National Park. It has a long-standing value to the community, however as allotments.

### Landscape impact mitigation measures

### Affordable housing capacity assessment

### General notes

### Development planning history

Subject to objection 773D1 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
99/357	FULL	1 dwelling house (Full)	REF	22-Oct-1999
00/248	FULL	9 houses & 1 bungalow	APP	13-Nov-2000

### 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	0.49	Nearest doctor	4.46
Nearest pub	0.42	Nearest Dentist	4.87
Nearest primary school	4.63	Nearest secondary school	6.52
Nearest post office	0.57	Nearest petrol station	0.57
Nearest community hall	0.54	Nearest police station	5.91
Nearest letter box	0.23	Nearest library	6.02
Nearest place of worship	0.13	Nearest cash point	4.42
Nearest sports ground	0.57		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
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 is in use for allotments and needs to be protected for this use.

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