

Potential site analysis for site 580, Rear of Cae Cwsg, Dinas Cross

Associated settlement **Dinas Cross**
LDP settlement tier **Rural centres**
Community Council area **Dinas Cross**
Site area (hectares) **0.16**

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.

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.

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	Private		
General overview	This is a large rear garden of a property on the north-eastern edge of Dinas Cross. It is flat and lawned and clearly functions as a domestic garden.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	Housing to the north, south and east. The western boundary is the pedestrian lane know as Feidr Fach and it is separated from the lane by a stone wall topped by shrubs and trees. There are no clear views into the site.		
Visible constraints to development	Used as a private garden.		
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 located at the eastern edge of Brynhenllan where the linear influence of the building lines is less pronounced. The site is visually contained. It is the large garden of a detached property but development of some of this land for a small number of units would not lead to overcrowding. The development of this site would not impact on the special qualities of the National Park.		

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

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 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	0.51	Nearest doctor	4.42
Nearest pub	0.43	Nearest Dentist	4.84
Nearest primary school	4.59	Nearest secondary school	6.56
Nearest post office	0.59	Nearest petrol station	0.59
Nearest community hall	0.57	Nearest police station	5.95
Nearest letter box	0.26	Nearest library	6.07
Nearest place of worship	0.17	Nearest cash point	4.38
Nearest sports ground	0.6		

* 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 is a large garden of a property in a row of similarly sized properties and gardens. Development here would be detrimental to the character of this part of Dinas.

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