

## Potential site analysis for site 715, Rhoshelyg, Dinas Cross

Associated settlement     **Dinas Cross**  
LDP settlement tier       **Rural centres**  
Community Council area   **Dinas Cross**  
Site area (hectares)       **0.41**

**Site register reference(s) (if proposed as development site for LDP)** 3239/SR45; 3120/SR172

### 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: 4 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

No 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

<b>Ownership</b>	Mr ED Davies		
<b>General overview</b>	This site is situated to the south of the A487 running through Dinas to the rear of the properties known as Rhoshelyg and Cae Bach. The area is flat and the land appears to be used as an extended curtilage.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	The northern boundary of the site abuts the curtilage of Rhoshelyg and the neighbouring property. The western and southern boundaries follow the field boundaries marked by hedgerow. The eastern boundary follows a post and wire fence separating the land from the rear garden of Cae Bach. Access to the site is from the A487 is via a track running to the west of Rhoshelyg.		
<b>Visible constraints to development</b>	The site is to the rear of a line of linear development with its strong orientation towards the A487(T). This is considered to be backland development and poorly related to the strongly linear pattern of settlement in this location. The objection site is located between the strong line of houses and the close and important backdrop of the hillside. When viewed from the road, the undeveloped land at the rear of the line of properties forms an integral part of the landscape character sweeping downwards from the mountain as far as the boundaries of this single line of dwellings. The gaps between the houses along the main road allow glimpses of the fields to the rear leading directly to the mountain backdrop. This contributes positively to the character of Dinas. To the south of the site the land rises steeply. There is a viewpoint on the ridge overlooking Dinas and the surrounding area. From the viewpoint the site is within the foreground and prominent when looking down into Dinas. The site extends southwards in line with the extended rear gardens of the properties to the west and there is also concern that a precedent will be set by the development of the objection site with pressure for similar developments within the garden areas.		
<b>Impact on National Park's Special Qualities</b>	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. It is important that the open land between the two parts of the settlement and the open views from Bwlchmawr up to the scarp face to the south are maintained. A degree of porosity along the frontage of the linear development is also important. 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 a line of buildings at the centre of the village, extending into the rising land at to the south. Development of the site would be harmful to		

the strong linear character of the settlement of Dinas and to the important view from Bwlchmawr up the scarp face and the porosity of the linear development along the road. It would thus have an adverse impact on the special qualities of the National Park.

**Landscape impact mitigation measures**

**Affordable housing capacity assessment**

**General notes**

**Development planning history**

Subject to objection 873D1 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
01/167	OL	Dwelling	WD	18-Jul-2001
01/166	FULL	Dwelling	APP	20-Jun-2002
04/129	FULL	Garage for Domestic use	APP	26-Oct-2004
05/369	OL	Part demolition of existing dwelling & erection of new dwelling	WD	23-Jun-2006
06/451	FULL	Part demolition derelict building and construction of new (4 bedroomed) house	DR	19-Feb-2007
07/440	FULL	Extension	APP	14-Dec-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	0.21	Nearest doctor	4.59
Nearest pub	0.27	Nearest Dentist	5
Nearest primary school	4.77	Nearest secondary school	6.25
Nearest post office	0.1	Nearest petrol station	0.1
Nearest community hall	0.12	Nearest police station	5.62
Nearest letter box	0.19	Nearest library	5.7
Nearest place of worship	0.58	Nearest cash point	4.53
Nearest sports ground	0.1		

\* 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
Environment Agency	13/07/2009	No constraints.

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

Dinas is described as a linear settlement. The development of this site would alter this settlement pattern which is acknowledged to form part of the landscape character in this area. Development of the site would also be highly visible from one of the most important viewpoints in north Pembrokeshire, approximately half-mile away from the site. Development of this site would also raise the issue of precedent of the development of similar sites in the vicinity.

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