

Potential site analysis for site 749, West of Playing Field, Dinas Cross

Associated settlement	Dinas Cross
LDP settlement tier	Rural centres
Community Council area	Dinas Cross
Site area (hectares)	0.09

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.

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

Not within a quarry buffer zone.

No 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

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 6

Adjoining uses and access To the south are the rear of existing properties. To the west and north is undeveloped land which appears to be used for informal recreation. This land is wooded which screens the properties to the south and views out of the site to the west and north. To the east is a track running along the side of the playing field. At the eastern boundary of the site there is a toilet block which would require relocation for the development to go ahead. Access would be from the track to the east of the site.

Visible constraints to development At the eastern boundary of the site there is a toilet block which would require relocation for the development to go ahead. Improvements to the access would also be required.

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 area maintained. The site lies at the western edge of this open area and allows an opportunity for a row of buildings alongside the track in characteristic linear style. It is situated to the rear of existing buildings and will not intrude into it to open area between Brynhellan and the south scarp face.

Landscape impact mitigation measures

Affordable housing capacity assessment A scheme of 2 one bed and 2 two bed terraced houses (1 of each social rent and 1 of each LCHO) gives a residual of £15,000 with grant and -£96,000 without grant. Changing the two LCHO units to market gives a residual of £179,000 with grant and £68,000 without grant. Making all units social rent gives a residual of £73,000 with grant. A mix of 1 two bed market, 2 social rent (1 one bed, 1 two bed), and 1 one bed LCHO gives a residual of £122,000 with grant.

General notes Some consultation has been undertaken for this site. The Highway Authority has advised that the access lane would require widening and have an improved visibility splay. This will require land to be taken from the playing field. It would also be necessary to

introduce double yellow lines along the road in front of the properties to the south of the site. In normal circumstances it would be reasonable to develop up to 4 properties on this site. However the demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased to up to 6 one or two-bed units.

This site cannot be developed before 2010.

It has emerged through the consultation process that the adjacent playing field is the subject of a covenant restricting its use to a playing field. The Covenant is held by the Community Council who are opposed to the allocation of houses at site HA849 and the taking of any land from the playing field to achieve access to the site. It is therefore highly unlikely that this site could be implemented and for this reason the National Park Authority are proposing to the Inspector that the allocation be deleted from the Plan.

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
06/050	FULL	Formation of parking area	APP	22-Mar-2006

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	0.3	Nearest doctor	4.73
Nearest pub	0.34	Nearest Dentist	5.14
Nearest primary school	4.91	Nearest secondary school	6.11
Nearest post office	0.2	Nearest petrol station	0.2
Nearest community hall	0.16	Nearest police station	5.49
Nearest letter box	0.29	Nearest library	5.57
Nearest place of worship	0.46	Nearest cash point	4.67
Nearest sports ground	0.12		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	29/11/2007	This site appears, according to our Phase 1 vegetation maps, to be semi-improved neutral grassland with a mixture of scrub that has encroached on it over time. Although not a designated site, we note that this is a LBAP and UKBAP habitat-type that should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006).
Dwr Cymru		There are restrictions at the treatment works. Looking at investment before 2010. High priority. No development possible before 2010.
PCNPA Ecologist	10/12/2007	This site comprises semi-improved neutral grassland, surrounded by scrubby field margins. Both habitats support a variety of breeding birds and small mammals. On the seaward side of the informal path alongside the public conveniences the field is dominated by rush pasture, with scrub developing on the margins. Both of these areas are part of a suite of semi-natural and semi-improved habitats in this part of Dinas Cross which make an important contribution to biodiversity within the settlement boundaries.
PCC Highways	15/11/2007	Traffic management issues would need to be resolved at planning application stage (minor changes to junction with trunk road and double yellow lines).
PCC Highways	21/05/2006	At present the track gives access to just the parking for several houses in the adjacent terrace, including the new house on the site of the former stone outbuilding. It most likely gives access to agricultural land also, but the predominant use is probably by passing motorists visiting the toilets. If it is to be the sole access to the dwellings, with the visitor and delivery traffic included, then the access lane must be widened to take two-way traffic, have improved entry/exit radii and must include a footway. A strip of land will be needed from the playing field and someone will need to produce a detailed plan to assess how much, but I would estimate a minimum of 5m with extra space at the bellmouth. A road for adoption would generally need 8m radii, a 5.5m wide carriageway, a 1.8m wide footway with a 1m verge opposite. A parking restriction (double yellow lines) along the frontage of the first 4 houses in the Terrace should also be included as a requirement of any planning. These first few houses appear to have off-street parking and I would want to see parking for the house, Greenlea, retained. The layout of the access is mainly to achieve safe access and egress off the Trunk Road but you are welcome to consult them at the Aberaeron office.

Environment Agency Wales	08/01/2008	Major sewer problems with infiltration of works. Seek advice of Dwr Cymru. No flooding problems but at present embargo due to works infiltration.
Dyfed Archaeology	30/05/2008	Within close proximity to a nationally important scheduled ancient monument (PE199). Sites with no known surviving archaeological remains but high archaeological potential.
Environment Agency	22/04/2009	The sewage treatment works have been upgraded to allow 15 properties to connect, we are aware that 12 connections are left, however once these have been used Dwr Cymru will need to add additional improvements to the system before any more development can connect. In this respect please contact Dwr Cymru for more information.
Environment Agency	13/07/2009	No constraints.
Pembrokeshire County Council Drainage	26/01/2009	The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development

A development of a row of houses running north/south along the western edge of the playing field would respect the character of Dinas Cross. The site is well screened and development at this location would not interrupt views towards Dinas Island in the north. In normal circumstances it would be reasonable to develop up to 4 properties on this site. However the demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased to up to 6 one or two-bed units.

Reasons site is not suitable for development

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