

Potential site analysis for site 759, Plot at Cwarel Bach, Dinas

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) 3243/SR59

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.

Partly within 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: 5 (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	Ian Harries		
General overview	This site is located within a group of houses alongside the A487 to the south of the main settlement of Dinas Cross. It is flat for a few metres back from the road and then rises steeply from the road frontage to a rocky outcrop to the west.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The south-eastern boundary of the site abuts the A487. There is no footway along the road here, but there is a green verge within the highway. The boundary is marked by a scrubby hedgerow. The north-eastern boundary runs along a bridle path and has a hedgebank interspersed with small trees running along it. The north western boundary opens directly onto the rocky outcrop beyond and the south western boundary abuts the curtilage of the adjacent detached property which is set in extensive grounds. There is currently no vehicular access into the site, but this would need to be taken directly from the A487.		
Visible constraints to development	The site is outside the main settlement of Dinas Cross and its development would contribute to the ribbon of development along the A487.		
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. 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. It abuts the main road and development would continue the strong linear pattern of buildings. It would, however have the effect of extending a ribbon of development along the road and impact on the porosity of development which is greater outside of the main settlement area. This would have a negative 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)

Application code	Application type	Proposal	Decision	Decision date
07/004		Dwelling	WD	21-Feb-2007

Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class A; compressible ground class A; landslide class B; no soluble rocks; shrink swell class A

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	1.5	Nearest doctor	4.52
Nearest pub	1.54	Nearest Dentist	4.46
Nearest primary school	4.46	Nearest secondary school	5.09
Nearest post office	1.38	Nearest petrol station	1.38
Nearest community hall	1.37	Nearest police station	4.45
Nearest letter box	0.46	Nearest library	4.49
Nearest place of worship	0.76	Nearest cash point	4.32
Nearest sports ground	1.32		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales	13/07/2009	We would request that a topographical survey, to show existing and proposed ground levels be undertaken. Woodland
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development

Reasons site is not suitable for development This site is outside the main settlement of Dinas and its development would contribute to ribboning of development along the main road.

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

