

## Potential site analysis for site 762, Bryn-y-Wawr, Dinas Cross

Associated settlement	<b>Dinas Cross</b>
LDP settlement tier	<b>Rural centres</b>
Community Council area	<b>Dinas Cross</b>
Site area (hectares)	<b>0.05</b>

**Site register reference(s) (if proposed as development site for LDP)** 2415/SR68

### **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.

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.

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

**Ownership** Mr Keith Battrick (Private)

**General overview** This is the site of a former garden enclosed by a low wall located at the rear of number of properties in Brynhellan. The site is flat.

**Greenfield or Brownfield/PDL** Greenfield **Estimated number of dwellings** 2

**Adjoining uses and access** The site is enclosed by a hedgebank bounded to the south and east by domestic gardens and to the north by the curtilage of Bryn y Wawr and Bryn Henllan with their associated outbuildings giving the appearance that one or both properties were part of a functional farm in the past. To the west is a small agricultural enclosure. Access would be from the village road through the former farm yard area at the rear of Bryn y Wawr and Bryn Henllan.

**Visible constraints to development** The access to this site is via what appears to be an old farm access from the village road running between two houses. There is no direct access to the road. The site itself is to the rear of the line of existing properties but development would not extend into the surrounding countryside. Preservation of the access over 3rd party land would require legal consideration.

**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. The site offers an opportunity within the built area of Dinas for very limited development which will not adversely impact on the wider landscape.

**Landscape impact mitigation measures**

**Affordable housing capacity assessment** A scheme of 1 one bed flat for social rent and 1 two bed flat for LCHO gives a residual of -£22,000 with grant and -£67,000 without grant. Amending the scheme so that both units are for social rent gives a residual of £5000 with grant. A scheme for 1 social rent 1 bed flat and 1 market 2 bed flat gives a residual of £65,000 with grant and £20,000 without grant, changing the social rent unit to LCHO gives a residual of £41,000 without grant.

**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
05/044	OL	Residential development	REF	21-Mar-2005

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

Running sand class A; compressible ground class A; landslide class C; 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	0.67	Nearest doctor	4.76
Nearest pub	0.61	Nearest Dentist	5.17
Nearest primary school	4.92	Nearest secondary school	6.27
Nearest post office	0.71	Nearest petrol station	0.71
Nearest community hall	0.66	Nearest police station	5.68
Nearest letter box	0.09	Nearest library	5.8
Nearest place of worship	0.11	Nearest cash point	4.72
Nearest sports ground	0.68		

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

**Consultee responses**

Consultee	Date of response	Response
Countryside Council for Wales	18/12/2007	No adverse comments
Environment Agency Wales	08/01/2008	Major sewer problems with infiltration of works. Seek advice of Dwr Cymru. No flooding problems - balm - appears to difficulties in connection-easement issues?
PCC Highways	03/04/2008	Access to this site is feasible. Access details will need to be agreed at the time of application to develop the site to the satisfaction of Pembrokeshire County Council Highway Authority and the National Park Authority.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.

Dyfed Archaeology	30/05/2008	A short distance away from the site of a possible cist grave cemetery. Sites including either known or probable remains, which should be preserved and incorporated into, appropriate development designs. Sites within this category are unlikely to prevent development, however any impact upon archaeological remains will require appropriate mitigation. This is likely to include the retention of features where possible, and the investigation, recording and analysis of all threatened remains.
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.
Dwr Cymru	21/07/2008	Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.
Dwr Cymru	21/07/2008	Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.

**Reasons site is suitable for development**

This land well contained and would not extend the built area into the countryside.

**Reasons site is not suitable for development**

**Does the site pass stage two tests?** Yes

**Proposed use** Housing

### Stage three: Sustainability Appraisal

## Sustainability

Objective	Summary	Commentary
1		
2		
3		
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim
6		
7	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10		
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14		
15		Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.

### Overall Sustainability Appraisal

The site is within walking distance to the limited range of services in Dinas but on a regular bus route to Fishguard and Cardigan. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

**Is the site acceptable for development after Sustainability Appraisal**    Yes

### Stage four: compatibility with the Preferred Strategy

Is site within or adjacent to named centre? Yes.

Is the proposed use listed as appropriate for the centre? Yes.

Is the provision consistent with the scale of development proposed for Dinas Cross is a Tier 4 Rural Centre. For Tier 4 Rural Centres & Tier 5 Countryside a figure of 67% of what would be anticipated if projection figures were achieved is identified (1,141 versus 763). The focus of development has been placed on the Rural Centres which are more sustainable locations for development.

Is the provision meeting an identified need in the centre? The household projection needs for Tier 4 Centres are considered together. See previous comment.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? It is a greenfield site. There are insufficient brownfield site.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.

The level of provision is higher than might be expected to be achieved using Welsh Assembly Government population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

**Is the site compatible with the preferred strategy? Yes**

#### **Stage Five: Habitat Regulations Assessment**

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan