

Potential site analysis for site 766, Spring Hill, Dinas Cross

Associated settlement **Dinas Cross**
LDP settlement tier **Rural centres**
Community Council area **Dinas Cross**
Site area (hectares) **1**

Site register reference(s) (if proposed as development site for LDP) 835/SR69; 3429/SR169;
3120/SR171

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.

Partly 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.

Not within 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	Mrs Marion Harries		
General overview	This is an L-shaped agricultural enclosure located to the rear of the line of dwellings fronting the A487 and the row of houses along Spring Hill. There is a pond within the northern portion of the site.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The eastern boundary abuts the rear curtilages of a row of detached bungalows extending southwards from the A487. The northern-most boundary abuts the curtilage of a petrol station facing onto the A487. The western boundaries follow the field boundaries and are marked by hedgerows and the south boundary follows the unclassified road leading from the A487 to the mountain. Access to this site is from the unclassified road to the south.		
Visible constraints to development	The land within the site rises gently to the south. The southern boundary of the site marks a distinct change in the terrain, the land rising steeply to the south from this point. From a viewpoint on the ridgeline to the south the site is seen in the foreground and its development would be highly visible. The development would also extend the built area of the village along the attractive rural lane to the south into the countryside.		
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. 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	Area of site registration 3429/SR169 is included in this site.		

Development planning history

Subject to objection 27D1 during UDP process

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	0.2	Nearest doctor	4.53
Nearest pub	0.27	Nearest Dentist	4.95
Nearest primary school	4.72	Nearest secondary school	6.3
Nearest post office	0.1	Nearest petrol station	0.1
Nearest community hall	0.15	Nearest police station	5.67
Nearest letter box	0.19	Nearest library	5.75
Nearest place of worship	0.63	Nearest cash point	4.48
Nearest sports ground	0.14		

* 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
Environment Agency	13/07/2009	No constraints.

Reasons site is suitable for development

Reasons site is not suitable for development The site is highly visible in the landscape and would extend the built area into the countryside.

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