

Potential site analysis for site 896, Banc-y-Ffynon, Dinas Cross

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Dinas Cross
Site area (hectares)	0.2

Site register reference(s) (if proposed as development site for LDP) 3446/SR203

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.

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.

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 Simon, Sarah, Lance and Neil Robinson

General overview This is a flat, roughly rectangular site screened by trees, situated to the south of the A487 to the west of Dinas Cross.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 3

Adjoining uses and access The boundaries of this site are well defined by mature trees. The north-western boundary abuts the A487 trunk road running between Fishguard and Dinas Cross. The north eastern boundary abuts a further undeveloped, wooded enclosure. The south-western boundary abuts an unclassified and no-through road leading to sporadic dwellings to the south and the south-eastern boundary abuts an area which appears to be used for parking of lorries. Access into the site is currently via the unclassified lane to the south-west of the site.

Visible constraints to development This site is well outside the main settlement of Dinas Cross.

Impact on National Park's Special Qualities There is a distinctive sense of place in this area with extensive coastal views, the high prominent headland of Dinas Head and the high ground of Mynydd Carningli. Although it is a settled landscape, it is relatively peaceful - except for the effects of the busy main A487 road running along its main axis. This site is situated alongside the busy A487 and is well screened by mature trees. Provided the same level of screening is maintained, development of this site for a small number of units would not be harmful to 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)

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

Running sand class B; compressible ground class E; 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

Distance from potential sites to selected services in kilometres

Nearest shop	1.86	Nearest doctor	4.24
Nearest pub	1.9	Nearest Dentist	4.18
Nearest primary school	4.17	Nearest secondary school	4.82
Nearest post office	1.74	Nearest petrol station	1.74
Nearest community hall	1.73	Nearest police station	4.17
Nearest letter box	0.11	Nearest library	4.19
Nearest place of worship	1.12	Nearest cash point	4.04
Nearest sports ground	1.69		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	No adverse comments received.
Environment Agency	13/07/2009	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 Environment Agency Wales	13/07/2009	Ordinary watercourse runs through the edge of the site. Some works have been undertaken at the sewage treatment works. Dwr Cymru awaiting funding to complete works. No development can be permitted until works are complete. Consult Dwr Cymru for timescales.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.
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.
Pembrokeshire Highway Authority	04/08/2008	It is appropriate to use the existing access for 1 or 2 dwellings, subject to the widening of the access lane.

Reasons site is suitable for development

Reasons site is not suitable for development This site is well-defined and screened and its development for a small number of units would not impact on the special qualities of the National Park.

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	+	This site is not in agricultural use.
2	--	The site is located outside Dinas Cross and journeys would have to be made to reach any services and facilities. There is a bus service which runs to Dinas Cross and Fishguard, but with no facilities and services in the locality, it is likely that a significant proportion of journeys will be made by car.
3	-	The site is screened from the road by trees and with careful siting and design would not impact on the special qualities of the National Park. Development at this location though would alter the character of this isolated unit.
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	--	The development will not achieve this aim.
6	+	The site is not within a flood plain. Development should incorporate energy efficiency and sustainable design principles.

- | | | |
|----|----|---|
| 7 | - | Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. The site is not located within walking distance of any facilities or services and therefore it is highly likely to increase car journeys. |
| 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 development will not achieve this aim. |
| 10 | -- | The introduction of additional dwellings at this location would alter the character of the locality. |
| 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 | - | 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 | + | This is a greenfield site, although there may be opportunities for habitat creation within the site. |
| 15 | 0 | 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

Whilst this is a secluded site, well screened from the road it is located between Dinas Cross and Fishguard and not within comfortable walking distance of the services and facilities. It therefore fails the sustainability appraisal stage.

Is the site acceptable for development after Sustainability Appraisal No