

Statement in Support to
Welsh Government's Planning Inspector
concerning
Candidate Site (No. 105)
for
Open Market and Affordable Housing
at
Field No. 2631
Adjacent to Nyth Y Wennol
Dinas Cross
Newport
Pembrokeshire

David Haward Associates Ltd
Chartered Architects
Tyll Dwrgr
Goat Street
St David's
SA62 6UR

Telephone 01437 729 090

June 2019

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1.00 INTRODUCTION

1.01 The Local Development Plan II (end date 2031) was published on 28 March 2019.

1.02 Candidate Site (No. 105) located in Dinas Cross was not selected, so does not go forward for adoption at the present time.

1.03 It is the objector's position that the site was not properly assessed despite the need for housing in the local area. It is the objector's view that the site is suitable for development as set out in earlier Statements previously submitted.

2.00 JUSTIFICATION

- 2.01 It is generally accepted that in areas of high demand, housing prices are higher than the surrounding areas. Dinas Cross is a much sought after settlement area located conveniently on the A487 between Fishguard and Newport.
- 2.02 In addition, it is well connected to Haverfordwest and the major settlement areas along the M4 corridor, being near to the A40 which can be accessed at Fishguard.
- 2.03 There is a presumption in favour of Public Transport as well as encouragement for cycling and walking, all of which are within easy access of Dinas Cross.
- 2.04 The Housing Need and Supply (by Community) dated April 2015, identifies Dinas Cross required a total of 12 units.

3.00 DETAILED ANALYSIS

3.01 Sustainability appraisal is mandatory for the LDP under the Planning and Compulsory Purchase Act 2004. The purpose of sustainability appraisal is to promote sustainable development through the integration of social, environmental and economic consideration into the preparation of the LDP.

3.02 The objectives for the LDP are listed under 6 headings.

- Special Qualities
- Major Development, the Potential for Growth
- Climate Change, Sustainable Design, Renewable Energy, Flooding
- Visitor Economy, Employment and Rural Diversification
- Affordable Housing and Housing Growth
- Community Facilities

3.03 Turning to heading 5, Affordable Housing and Housing Growth, this is summarised in LDP II as *'to provide for housing to facilitate the delivery of Affordable Housing needs without compromising National Park policies'*.

3.04 The merits of the Candidate Site were addressed in some detail in the original submission. Please refer to our completed Candidate Site Submission form dated 25 November 2016 (Appendix I).

3.05 The site is clearly identified in Architect's drawing 884.01 Site and Location Plan (Appendix II).

3.06 An indicative site layout was also submitted, please refer to Architect's drawing 884.02 Indicative Site Plan (Appendix III).

3.07 The proposed replacement LDP utilises much of the current LDP and where necessary revises the plan to suit both new legislation as well as changes occurring in the National Park.

3.08 The current proposals map contained in the LDP includes C8 Dinas Cross / Dinas (Appendix IV). One site Ref: HA 387 (opposite Bay View Terrace) is identified for development. A further site Ref: HA 749 is also listed in Appendix 2, Allocations in the current LDP.

3.09 In line with numerous recommendations, the policy of 'carrying' sites through from one LDP to the next has been stopped. Many of the sites failed to come forward, often as the owners did not wish to see them developed. Consequently, Candidate Sites submitted, should have a realistic chance of going forward eg. being developed.

3.10 The call for Candidate Sites resulted in a total of 18 Sites being submitted. However, some were sub divided by PCNPA.

3.11 The Candidate Site Register (published in May 2017) assessed each site against the Sustainability Appraisal Objectives. They were then given a compatibility key of :-

- green compatible
- yellow more assessment / information required
- red not compatible

3.12 The breakdown of the Candidate Sites submitted where

- green 2
- yellow 8
- red 13

It should be noted that two Sites that were compatible were both considered to be 'below allocation threshold' (minimum of 5 units).

3.13 It is our view that the assessment carried out on our Site, concerned itself with issues that were a question of opinion, rather than fact. Consequently, further representations were made to PCNPA. Please refer to Statement in Support dated July 2017 (Appendix V).

3.14 The latest version of the Candidate Site Register, indicates new or amended sites. It does not list one site that is either compatible or requiring more assessment / information required.

4.00 CONCLUSION

4.01 There is an established need in Dinas Cross for both Open Market and Affordable Housing.

4.02 Well being of Future Generations (Wales) Act 2015 sets out well-being goals, including:-

- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities

The provision of a range of housing within a community is essential to achieve these goals.

4.03 The call for Candidate Sites produced a large number, some of which were promoted by PCNPA through their external Consultants.

4.04 Under the current LDP there is some provision for future housing.

4.05 The draft LDP has no sites identified for housing in Dinas Cross, which will result in higher prices forcing the breakdown of family generations and pricing out local residents.

5.00 APPENDICIES

Appendix I	Candidate Submission Form dated 25 November 2016
Appendix II	Architect's drawing 884.01 Site and Location Plan
Appendix III	Architect's drawing 884.02 Indicative Site Plan
Appendix IV	PCNPA Proposals Map C8 Dinas Cross / Dinas
Appendix V	Statement in Support dated July 2017

David Haward Associates
Chartered Architects
Tŵll Dwrji
Goat Street
St David's
SA62 6RQ

Telephone 01437 729090

DDH/ajb/884/SoSWG.01 (June 2019)

Appendix 3 - Pembrokeshire Coast National Park Authority

Local Development Plan Replacement Plan **Candidate Site Submission Form**

Please use this form to provide details of the **Candidate Site** you are proposing for inclusion within the replacement Pembrokeshire Coast National Park Local Development Plan.

You may download and photocopy this form or obtain copies from the National Park Authority Offices at Llanion Park. Please complete the form in black text or ink and clear writing. Any continuation sheets or additional documentation should be securely attached and referenced.

The submission period commences 26 August 2016 and representation must be received by the deadline of 4.30pm on 25 November 2016. Submissions received after this date will not be considered. Submissions may be forwarded by post, fax or electronically, as detailed below.

By providing as much information as possible it will help the Authority in processing and assessing your Candidate Site. **The submission of a site does not imply that it will be accepted and allocated for development by the Authority.**

If you have any queries relating to the submission form or consultation arrangements, please contact devplans@pembrokeshirecoast.org.uk or call the Authority on 01646 624800 and ask to speak to the Development Plan staff.

Please note – **ALL** candidate site submissions will be available for public inspection in the form of a Candidate Site Register and cannot therefore be treated as confidential.

Please read the accompanying [Guidance Notes](#) to assist with completing your form(s).

Please return this form by 4.30 pm on 25 November 2016 to:

Park Direction Service
Pembrokeshire Coast National Park
Authority
Llanion Park
Pembroke Dock
Pembrokeshire
SA72 6DY

devplans@pembrokeshirecoast.org.uk
Fax: 01646 689 076

For office use only:	
Date of receipt:	Date acknowledged:
Community:	Centre:
Site ref:	Officer:

Personal Details	
Contact Details – Proposer	Agent Details (if applicable)
Mr and Mrs Cliff and Sue	Mr David
Sharp	Haward
Organisation (if applicable) none	Company/Organisation (if applicable) David Haward Associates Ltd Chartered Architects
Address:	Address: Twill Dwrgi Goat Street St David's SA62 6RQ
Telephone:	Postcode: Telephone:
Fax:	Fax:
Email:	Email:
Send correspondence to: <i>(Please circle one or both)</i>	Agent
Preferred means of contact: <i>(Please circle preference)</i>	Post and Email

Site Details (See Section 1 of the Guidance Notes)
<p>Site Address/Location/Postcode:</p> <p>Field No. 2631, Adjacent to Nyth y Wennol, Dinas Cross, Newport, SA42 0XN</p> <p>Grid reference (if known): SN 0027 3830</p>
<p>Proposed use of site eg Housing, exception site for affordable housing – number of units, Employment/Commercial – floorspace area, community or mixed use. If other please state:</p> <p>Residential Development</p> <p>14 Units (7 open market and 7 affordable housing)</p> <p>Site area 0.463 ha</p>

<p>12. Are there any restrictive covenants on the site? No</p>
<p>13. If yes, please give brief details or attach any support documentation: Not Applicable</p>
<p>14. Please provide any additional comments relating to site ownership/interest:</p>

Accessibility (See section 3 of the Guidance Notes)

<p>15. Is the site accessible from the existing public (adopted) highway? Yes</p> <p style="text-align: center;"><i>IF A NEW ACCESS IS PROPOSED, PLEASE INDICATE CLEARLY ON A PLAN.</i></p>
--

<p>16. Where is the nearest commercial facility (shop, post office etc) and how far is it from the site? Garage with Shop and Post Office is approximately 700 m from the site</p>

<p>17. Where is the nearest public transport stop, and how far is it from the site? Keil House bus stop is approximately 800 m from the site</p>

<p>18. Where is the nearest useable open space and how far is it from the site? Within approximately 200m there is a "green verge" and public Tennis Courts. Additional public play space is at Yr Hen Ysgol approximately 700 m away</p>
--

<p>19. Are there any other community facilities in the area? Yes</p>

<p>20. If yes, please provide details: Yr Hen Community Centre is approximately 700 m from the site</p>
--

<p>21. Do any public rights of way cross or adjoin the site? Yes, adjoining public footpath</p>
--

<p>22. If yes, please provide details: Please refer to Drawings No. 884.01 Site and Location Plan and 884.02 Indicative Site Plan.</p>

<p>23. Would development of the site encourage walking and cycling? Yes</p>
--

<p>24. If yes, please explain how: The site is located within 200 m of the Newport / Fishguard Road giving a direct cycle route to both towns and Goodwick where there are a British Rail Station and Ferry Terminal for Ireland. This road is used by buses serving Cardigan / Fishguard. Buses to St. David's and Haverfordwest are available at Fishguard. Train services are available serving South West Wales as well as South Wales and the M4 corridor to London.</p> <p>It is possible to connect to the National Cycle Network (NCN) Route 4 from the site. NCN 4 is a long distance route between London and Fishguard via St David's, Haverfordwest, Tenby, Carmarthen, Swansea, Newport, Bristol, Bath and Reading.</p>

The site can also access NCN Route No 82, serving Mid and North Wales.

It is possible to walk to the local shop, the local Post Office, the local petrol station, 2 local restaurants and a public house.

25. Please provide any additional comments relating to the accessibility of the site:

The site is located adjacent to the main bus route between Cardigan and Fishguard, both being only some 5km away.

Environment (See section 4 of the Guidance Notes)

26. Is the site previously developed (brownfield) or is it a greenfield site?

Greenfield

27. If brownfield, please state the current/previous use:

Not Applicable

28. Does the site contain or is it close to a watercourse or pond?

Site adjacent to unnamed stream. A tributary leading to Aber Bach

29. If yes, please give details and/or distance from the site.

Adjacent to site

30. Is the site located in an area of flood risk?

No

31. If yes, what category of flood risk (as defined in TAN)?

Not Applicable

32. Has the site ever flooded?

No

33. If yes, please give details of frequency and extent:

Not Applicable

34. Are there any landscape, wildlife, historic or archaeological features or designations affecting the site?

No

35. If yes, please give details and explain how features within the site could be retained or enhanced:

Not Applicable

36. Are there any views into, out of, or through the site that should be retained?

No

37. If yes, please provide details:

Not Applicable

38. Is there a possibility that the site could be contaminated?

Not Applicable

39. If yes, please give details:

Not Applicable

40. Would the development of the site result in the loss of Grades 1, 2 or 3a agricultural land?

No

41. If yes, please give the Agricultural Land Classification of the site:

Not Applicable

42. Would development of the site lead to the loss of any trees or hedgerows?

No

43. If yes, please give details: Not Applicable
44. Is there any history of subsidence on the site or in the locality? No
45. If yes, please give details: Not Applicable

Infrastructure, Utilities and Deliverability (See section 5 of the Guidance Notes)
46. Is the site within 100m of existing services ie. water supply, sewerage, electricity, gas and telecommunications? Yes
47. If no, describe how access or these facilities will be obtained: Not Applicable
48. Are you aware of any abnormal costs that would affect the deliverability or viability of the site? No
49. If yes, please give details: Not Applicable
50. How and when do you intend to bring the site forward for development? As soon as possible
51. Any additional comments relating to infrastructure, utilities and deliverability?

Site Sustainability (See section 6 of the Guidance Notes)
52. How would the proposed use result in a sustainable form of development and logical extension to a defined Centre? Please refer to 53.
53. Any additional comments relating to site sustainability? The site immediately abuts the settlement area boundary of the Rural Centre of Dinas. The additional housing units will help protect the local bus service, serving the employment centres of Cardigan, Newport and Fishguard.

Community Issues (See section 7 of the Guidance Notes)
54. Has the development of the site been discussed with the Town/Community Council? No
55. If yes, please give details: Not Applicable
56. Would development of the site result in the loss of any community facilities? No
57. If yes, please give details: Not Applicable
58. How will the development of the site benefit the community? (eg. provision of affordable housing, providing a facility or service etc.)

Provision of 7 Units of Affordable Housing

59. Any additional comments relating to community issues:

Other comments

60. If you have any further comments to make in support of the proposed site, please set them out here and/or securely append additional sheets or other evidence:

At present the site is used as an agricultural field with no better than grade 3b grazing as defined by the Department for Environment and Rural Affairs

The natural topography of the site, which includes a slope, as defined by the Department for Environment and Rural Affairs, will screen the development from distant views.

Dinas is a rural centre and the site is located on the edge of the settlement area, adjacent to a protected open space which includes Tennis Courts on the opposite side of the road to the site.

The development would not affect the green wedges characteristics of Dinas.

The existing boundary hedgerows will be retained, so will the trees facing the site to the South-East.

--

Future Stages

61. Do you wish to be kept informed regarding future stages of the Plan's preparation?
--

Yes

62. Do you wish to correspond in English or Welsh?
--

English

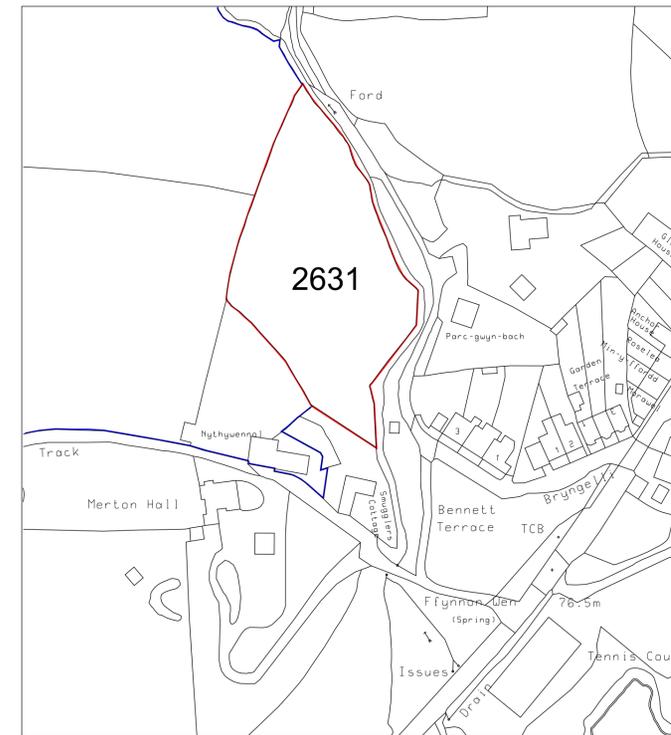
Signed:

David D Haward

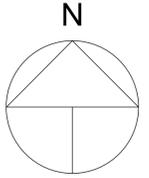
Date: 25 November 2016



Site Plan 1:500



Location Plan 1:1250



David Haward Associates
Chartered Architects
Tŵll Dwrŷi
Goat Street
St Davids
Pembrokeshire
SA62 6RQ

David Haward Associates
Chartered Architects
Wern Farm
Rhosfach
Clynderwen
Pembrokeshire
SA66 7SJ

Tel/Fax: 01437 729090
Email: mail@dhaarchitects.co.uk

Tel/Fax 01437 532293
www.dhaarchitects.co.uk

PROJECT
**Candidate Site for
Residential Development at
Field No. 2631
Dinas, Newport
Pembrokeshire**

DRAWING

Site & Location Plans

DATE **Nov. 2016** DRAWN **ACN/DDH**

SCALES **1:1250, 1:500 @ A1**

DRAWING NO.

884 - 01

DO NOT SCALE. USE ONLY FIGURED DIMENSIONS. CONTRACTORS/SUPPLIERS TO CHECK ALL DETAILS, DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING SITE OPERATIONS OR MANUFACTURING OF COMPONENTS. THIS DRAWING IS INTELLECTUAL PROPERTY AND IS COPYRIGHTED

DAVIDHAWARDASSOCIATES

Key

Plot No.	House Type	Open / Affordable
1	2 bedroom	A
2	2 bedroom	A
3	2 bedroom	O
4	2 bedroom	O
5	3 bedroom	O
6	2 bedroom	A
7	2 bedroom	A
8	3 bedrooms	A
9	3 bedrooms	O
10	4 bedrooms	O
11	4 bedrooms	O
12	4 bedrooms	O
13	3 bedrooms	A
14	3 bedrooms	A



House mix and size: indicative details to be agreed with Pembrokeshire Housing Association and Pembrokeshire Coast National Park Authority

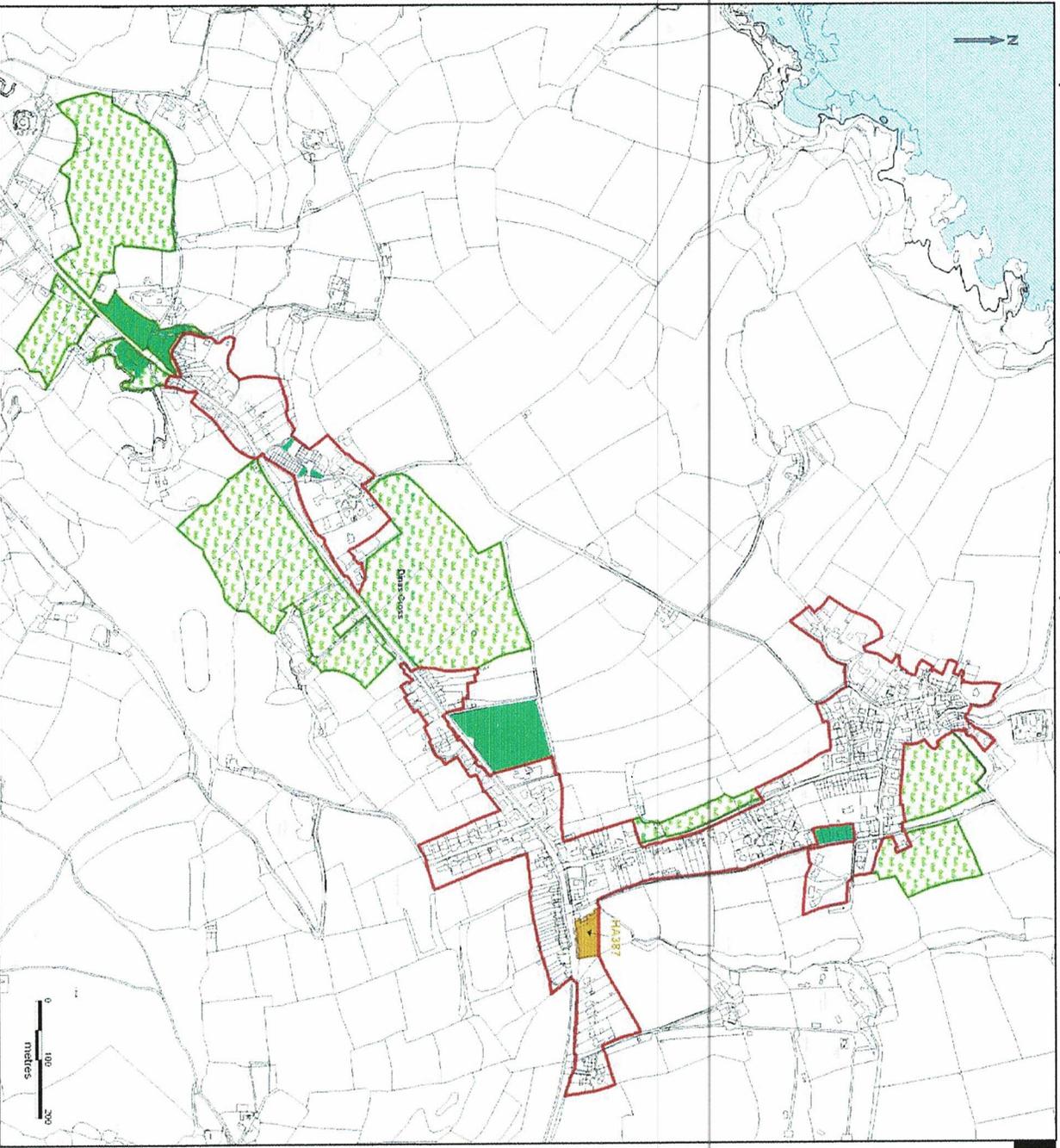


David Haward Associates
 Chartered Architects
 www.dhaarchitects.co.uk
 01437 729 090

Candidate Site for
 Residential Development At
 Field No. 2631
 Dinas, Newport
 Pembrokeshire

Drawing No. 884.02 Indicative Site Plan

C8 Dinas Cross / Dinas



Statement in Support for

Candidate Site (No. 105)

for

Open Market and Affordable Housing

at

Field No. 2631

Adjacent to Nyth Y Wennol

Dinas Cross

Newport

Pembrokeshire

David Haward Associates Ltd
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Twill Dwrgi
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St David's
SA62 6UR

Telephone 01437 729 090

July 2017

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APPENDIX II - CANDIDATE SITE - SUSTAINABILITY APPRAISAL by PCNPA

INTRODUCTION

Following Pembrokeshire Coast National Park Authority (PCNPA) publication of Candidate Sites and the public meeting held at Yr Hen Ysgol, Dinas Cross, on Tuesday 27 June 2017, we believe the initial assessments contained a number of errors.

At the public meeting, PCNPA officer advised that it was not possible to carry out site inspections for all the Candidate Sites, consequently some assessments were only carried out as a desk top survey.

This statement sets out the Practice's response to the PCNPA assessments. This is based on a site inspection and viewing the site from a number of different locations.

For ease of identification, this statement generally addresses the red assessment criteria as set out on PCNPA Candidate Site Assessment (Appendix I) and Candidate Site - Sustainability (Appendix II). Other criteria, contained in both documents, is not commented upon unless it is considered relevant.

SECTION 1 - KEY QUESTIONS

- A. *Is the site compatible with the National Park Purposes and Duty?*

DHA response - The key questions are in effect a summary of the report, following detailed consideration. This is confirmed in the commentary and refers to Section 27, which gives a detailed appraisal which we disagree with. Our response concludes the site does meet the criteria and we have provided evidence to support this.

- B. *Is there evidence to question the viability or deliverability of the site?*

DHA response - We agree with the assessment criteria.

- C. *Does the site have a planning history?*

DHA response - We agree with the assessment criteria.

- D. *Is the site compatible with the preferred strategy of the Replacement Local Development Plan?*

DHA response - Please refer to our response in Key Question 'A' above.

SECTION 2 - DETAILED SITE APPRAISAL

- 4 *Is the site accessible from a public highway?*

DHA response - Any site, unless previously developed will require an access being formed. However, the public highway is immediately outside the site and only a small section of the stream needs to be culverted. A small section of the hedgerow will also require removal. At this point the trees are sparsely distributed in the hedgerow and being of modest sizes, can be replaced in any tree planting scheme.

Assessment Criteria - Yes, with improvements

- 9 *Is there a possible infrastructure capacity issue that could act as a constraint to development?*

DHA response - There is limited sewage capacity within Dinas Cross which applies to all sites. However, the recent upgrade work carried out by Welsh Water has taken into account previous planning permissions, some of which have not yet been implemented and in some cases are unlikely to be implemented.

Assessment Criteria - In summary, yes, but Welsh Water are aware of inadequate capacity.

- 17 *Is there are (sic) threat to mature trees of hedgerows within or adjacent to the site?*

DHA response - The edge of the site is defined by a Pembrokeshire Hedgebank interspersed with mature trees. These trees are mainly along the south-east boundary. The proposed entrance to the east-north-east will

result in the removal of approximately 8.000 m of hedgebank. In summary minor removal of hedgebank at site entrance.

Assessment Criteria - Should state adjoining, the site is a clear 3b agricultural field.

24 *Is the site located within or adjacent to an area prone to flood risk?*

DHA response - The stream is located outside the site and is generally well defined. The owners are not aware of any flooding.

Assessment Criteria - Should be revised to adjacent / close.

27 *Would development of the site have a detrimental impact on the character of the Centre or locally?*

leading vehicular DHA response - The site is located on the edge of a group of dwellings which form Bennett Terrace. Further dwellings are located to the north and east of the site and individually to the south-west. The Green and lane to the site comprise of designated open space, a green wedge and a public right of way (PROW) that runs along a single lane access road which is an extension of Bennett Terrace, an adopted highway. The lane is tarmacadam and runs between Bennett Terrace and the newly built house known as Hesgtan, thereafter the lane becomes a track. The alterations to the lane would be limited to widening the tarmacadam section to gain suitable access.



Photograph 884.IMG.0801 view of site boundary from entrance road

The site currently comprises of an agricultural field with sloping ground well screened from the Centre Boundary and A487.



Photograph 884.IMG.0794 view of site boundary from the A487

The combination of the sloping ground, mature hedgerows and trees screen the site well from the Open Space and A487 as a consequence, the open countryside backdrop cannot be viewed.

PCNPA Landscape Character Assessment LCA 24 - Dinas Head, states the special qualities of the landscape are the hedgebanks used as traditional field boundaries. When viewed from the south, the natural slope of the ground combined with the field boundaries, obscure the development from distance views. Thus, the proposed development will have minimal impact on Dinas Head landscape character.



of Photograph 884.IMG.0783 view from the south. Proposed site is small area exposed field. Just above and to the left of the chimney stack in the central foreground.

Assessment Criteria - Should be revised to yellow, yes but can be mitigated.

OVERALL ASSESSMENT

at
field
which

DHA response - The site has been identified as having potential for development. The site location contains the small cluster of dwellings found the edge of Dinas Cross. Views of the site, from the Green Wedge, A481, Centre boundary and Mynydd Dinas are almost impossible and the natural boundaries will be retained, thus having minimal impact on the landscape. The site is considered capable of assimilating 14 - 18 residential units of 50% would be Affordable Housing Units.

The landowner has indicated an interest in developing the land. Further information is required on the following costs:-

- culverting stream
- utility services infrastructure
- upgrading access road

Recommendation - Compliant with the draft Preferred Strategy, should be changed to yellow, further information required.

3. CANDIDATE SITE - SUSTAINABILITY APPRAISAL

special

Conserve and enhance landscapes, townscapes, and all their components (including the built environment and archaeology) with reference to the qualities of the National Park.

slightly
Dinas.
the

DHA response - Development of the site is a natural progression of the fragmented development found on the edge of the Centre in this part of Dinas. The development will retain the natural site boundaries including semi-mature trees which combined with the site's topography will be well screened from Green Wedge, Open Space, public road and centre boundary.

Due to the above, the site has minimal impact on any views into the open countryside as the development is in a natural valley.

OVERALL SUSTAINABILITY APPRAISAL

Site is located next to the existing Centre boundary and results in a mixture of negative, neutral and positive impacts. The negative impacts are considered to be outweighed by the positive in this instance, so the statutory duty of the Authority to conserve and enhance landscape character is maintained.

Acceptability of Site - Yes

David Haward Associates
Chartered Architects
Twill Dwrgi
Goat Street
St Davids
SA62 6RQ

Telephone 01437 729090

DDH/ajb/893/PS.01 (July 2017)

APPENDIX I

Site Location	Land adjacent to Nyth y Wennol, Dinas Cross
Community	Dinas Cross
Site Number	105
Representor Number	3739
Proposed Use	Housing/Affordable Housing

Candidate Site Assessment

Section 1 – Key Questions

	Criterion	Commentary	Assessment Criteria
A	Is the site compatible with the National Park Purposes and Duty?	Concerns exist on landscape impact grounds (see question 27 of the Detailed Appraisal below)	No
B	Is there evidence to question the viability or deliverability of the site?		Possibly
C	Does the site have a planning history?		No history
D	Is the site compatible with the Preferred Strategy of the Replacement Local Development Plan?	Concerns exist on landscape impact grounds (see question 27 of the Detailed Appraisal below)	No

Section 2 – Detailed Site Appraisal

	Criterion	Commentary	Assessment Criteria
1	Is the site within or adjoining an existing Centre?		Adjoining edge of Centre

	Criterion	Commentary	Assessment Criteria
2	Is the site located on previously developed (brownfield) land, as defined by Planning Policy Wales (figure 4.1)		Greenfield
3	Would the development of the site result in the loss of the best and most versatile agricultural land?	Form states 3b land.	No loss
4	Is the site accessible from a public highway?	A stream will need culverting and hedgerow removed to gain vehicular access.	No
5	Is the nearby highway network capable of accommodating the resulting traffic movements?	Single lane track leading to site likely to require alteration to accommodate.	Yes – with improvements
6	Is public transport available?		Yes – more than 5 buses/trains per day
7	Would the development of the site result in the loss of publicly accessible open space?		Would not result in a loss
8	Is the site within 100m of existing water, sewerage, electrical, gas and telecommunications systems?		Yes
9	Is there a possible infrastructure capacity issue that could act as a constraint to development?	There is limited sewage capacity within Dinas Cross and upgrade works may be required should this capacity be occupied by other development in the area.	Yes
10	If the site is proposed for residential development, how does it relate to any employment uses adjacent to the site?		Close to 'good neighbour' employment uses

	Criterion	Commentary	Assessment Criteria
11	If the site is proposed for 'bad neighbour' development – ie employment are there any residential properties within 400m of the site?		N/A
12	Does the site include or is it close to any areas designated for biodiversity importance at an international level?		No
13	Does the site include or is it close to any areas designated for biodiversity importance at a national level?		No
14	Does the site include or is it close to any areas designated for biodiversity importance at a local level?		No
15	Is the site within or adjacent to a Regionally Important Geodiversity Site?		No
16	What is the outcome of the biodiversity assessment (if applicable)?		Positive Neutral Negative
17	Is there are threat to mature trees or hedgerows within or adjacent to the site?	Removal required to gain access.	Within
18	Is the development of the site likely to affect the habitat, breeding site or resting place of a protected species?	Further survey work required.	No Potentially Yes

¹ This appraisal will be undertaken for sites which are considered suitable for inclusion in the Plan only.

	Criterion	Commentary	Assessment Criteria
19	Is the site located within or close to a designated open space?		Adjacent/close
20	Is the site located within or close to an area designated for cultural heritage importance?		No
21	Is the site within or adjacent to a Conservation Area?		No
22	Are there any Listed Buildings within or adjacent to the site?		No
23	Are there any Scheduled Ancient Monuments within or adjacent to the site?		No
24	Is the site located within or adjacent to an area prone to flood risk?	Surface water flooding along eastern boundary.	Within
25	If the site is within or adjacent to an area prone to flooding is the risk acceptable, having regards to vulnerability of the development proposed.	Dependant on the acceptability of the proposed culverting and suitable surface water disposal can be achieved.	Yes
26	Do the topographical characteristics of the site present an obstacle to development?	Land slopes down to the south and east towards the watercourse which will require levelling works as part of development.	Yes but can be mitigated

	Criterion	Commentary	Assessment Criteria
27	Would development of the site have a detrimental impact on the character of the Centre or locality?	<p>The site is located on the edge of a small group of dwellings on the western periphery of Dinas Cross. The green and lane leading to the site comprise designated Open Space, a Green Wedge and a public right of way (PROW) runs along the single lane access. The lane is quiet in nature, leading away from the busy A487 into the wooded valley; significant alteration would be required to gain suitable vehicular access.</p> <p>The site currently comprises an agricultural field with sloping ground visible from within the Centre boundary and A487. It currently provides a view into an open countryside backdrop, which contributes to the landscape setting of the area and amenity of the PROW, Open Space and Green Wedge.</p> <p>Development of this site is considered to cause an unacceptable impact in landscape terms by altering the relatively tranquil nature of the site despite its proximity to the A487 and other residential development.</p>	Yes significant enough to prevent development
28	Is there evidence that the site could consist of potentially contaminated land?		No
29	Is the site within a minerals safeguarding zone?	Igneous Rock and slate. Land is already sterilised by neighbouring development. Would not cause additional sterilisation.	Yes but can be mitigated
30	Is the land likely to be adversely affected by stability issues?		No

Overall Assessment:

The site is not considered to be acceptable on landscape impact and amenity grounds as it would occupy land that currently provides an open countryside backdrop to the Centre and would be likely to

cause a detrimental impact upon the amenity value of the designated Open Space, Green Wedge and PROW when combined with the impact of alterations required to gain suitable vehicular access.

Information on the viability of providing on site affordable housing has been provided, it lists the following abnormal costs:

- Culverting Stream
- Utility Services Infrastructure
- Upgrading Access Road

This information will require further consideration should the above circumstances change in the future.

Recommendation

Compliant with the draft Preferred Strategy

Yes

More
Information
Required

No

Candidate Site – Sustainability Appraisal

Site no.	105
Address:	Land adjacent to Nyth y Wennol, Dinas Cross
Community Council Area:	Dinas Cross
Proposed use:	Housing

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objectives.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objectives.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.
?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion

SA Objective	Sum - mary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+/-	Not agricultural or forestry related development, could lead to short term gain from more lucrative land use but long term loss of agricultural land.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site located adjacent to the Centre boundary of Dinas Cross and close to associated services and amenities.

<p>3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park</p>	-	<p>Development of this site is considered to cause an unacceptable impact in landscape terms by altering the relatively tranquil nature of the site despite its proximity to the A487 and other residential development. It would intersect views out into open countryside from the Centre and impact upon the adjoining Open Space, Green Wedge and PROW.</p>
<p>4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.</p>	+	<p>Site is located next to facilities that promote physical recreation such as the coast and coastal path.</p>
<p>5. Increase the number of visitors using the National Park outside the peak visitor season.</p>	0	<p>Development proposes housing with an element of affordable housing which will provide permanent residences in the community.</p>
<p>6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.</p>	-	<p>Surface water run off may increase although can be mitigated through the use of permeable surfaces, rainwater harvesting and other Sustainable Urban Drainage Systems into the design.</p>
<p>7. Reduce factors contributing to climate change.</p>	-	<p>Conventional housing development is likely to contribute to factors to an extent.</p>
<p>8. Maximise the contribution of the limited opportunities for development to sustaining local communities.</p>	+	<p>Development proposes housing with an element of affordable housing which will provide permanent residences in the community.</p>
<p>9. Encourage access for all to the National Park, reflecting the social mix of society.</p>	+	<p>Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.</p>
<p>10. Maintain the cultural distinctiveness of communities.</p>	+	<p>Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those in need in the area.</p>

11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	0	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Housing development would help to support existing community facilities in the area.
14. Maintain and enhance biodiversity both within and outside designated sites	-/+	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	-	Site is located next to the existing Centre boundary and results in a mixture of negative, neutral and positive impacts. The negative impacts are not considered to be outweighed by the positive in this instance given the statutory duty of the Authority to conserve and enhance landscape character.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	No.	