

Potential site analysis for site 220, Caravan Park off Parrog Road, Newport

Associated settlement **Newport**
LDP settlement tier **Local centres**
Community Council area **Newport**
Site area (hectares) **0.57**

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

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.

Within 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: 4 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within 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	Matthew Baker		
General overview	The site comprises a caravan site with areas of land separated by landscaping in the form of hedgerows and trees. Some parts of the site are occupied by static caravans but an area is retained as a central car park. Part of the site is also unused, although it may be used for touring caravans.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	10
Adjoining uses and access	There is housing to the south, east and west of this site. As only the southern-most areas of this site would be appropriate for development the remaining caravan site would define the northern limit. Access would be via the caravan park entrance on Parrog Road.		
Visible constraints to development	The site is used as a caravan park. The northern areas of the site extend towards the coastal slopes and there would be issues of visual intrusion.		
Impact on National Park's Special Qualities	The town of Newport has a strong sense of place based on its long history of settlement with its planned Medieval layout, church and castle at the head of the town. It has an attractive coastal character with maritime industrial and commercial references and attractive views along the coast. Viewed from the north, the town is set within woodland and trees with the church and castle as prominent landmarks. Given the location of this site and its landscape attributes a careful and sympathetic layout which retains all possible boundary and intervening hedgerow vegetation provides an opportunity for development without detriment to the setting of the town and the Conservation Areas and the special qualities of the National Park.		
Landscape impact mitigation measures	Landscaping along the northern boundary of any development would assist with integrating it within the landscape.		
Affordable housing capacity assessment			
General notes	The number of units on this site is restricted by Highway constraints. For this reason the site area has been reduced.		
Development planning history			

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
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98/375	FULL	Pony shelter	APP	14-Apr-1999
99/247	FULL	Garage/store	APP	30-Jun-1999
04/611	FULL	Amendment to previous approval for dwelling & garage	APP	23-Dec-2004
07/511	FULL	Solar panel	APP	21-Nov-2007

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	0.35	Nearest doctor	0.19
Nearest pub	0.27	Nearest Dentist	0.55
Nearest primary school	0.29	Nearest secondary school	10.72
Nearest post office	0.29	Nearest petrol station	4.42
Nearest community hall	0.26	Nearest police station	10.09
Nearest letter box	0.4	Nearest library	10.14
Nearest place of worship	0.26	Nearest cash point	0.25
Nearest sports ground	0.34		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No adverse objections.
Countryside Council for Wales		No response received
Environment Agency Wales	08/01/2008	Major sewer system problems need addressing. Concerns about foul system - problems relates to incorrect discharge point and broken pipe.
PCC Highways	20/11/2007	The access onto Parrog Road is poor, but could be improved to allow a small development of say 6-10 houses. However Parrog Road itself is narrow and the access onto the A487 trunk road is very poor and as such is not suitable for the sort of intensification being considered on this site of 30 - 44. In line with this I feel any development off this road should be very minimal i.e. 6-10 houses, as I cannot see a way to improve the access onto the trunk road.

Dyfed Archaeology	29/05/2008	Adj to the Medieval borough of Newport. Potential extra mural archaeology. Sites located in areas of known historic settlement believed to contain archaeological remains. 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.
PCNPA Building Conservation Officer	28/05/2008	Its present use and proximity to modern housing developments make this a site of low value in terms of the setting of the CA. Careful development/landscaping here may actually improve the distant views from the north.
Pembrokeshire County Council Highways Authority	02/09/2009	The access to the northern site appears satisfactory however existing on street parking and lack of turning head are an issue but these could be addressed as part of any development.
Environment Agency	22/04/2009	We have concerns over foul drainage disposal, you are advised to discuss this centre in more detail with Dwr Cymru. There are a number of existing stone culverts in the area, which are in need of repair, unfortunately they are under riparian ownership.
Environment Agency	13/07/2009	No constraints.
Pembrokeshire County Council Drainage	26/01/2009	There would appear to be an ordinary watercourse at the eastern end of the proposed development site. The layout of any development would need to take account of this watercourse in order that access can be maintained for maintenance purposes. We do not have any information as to whether the proposed site suffers flooding from this watercourse. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo. It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development

A portion of this site would be suitable for development as it would be immediately adjacent to existing housing. The strong network of mature hedgebanks and trees provides visual containment and a well-integrated setting.

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	-	This development would use previously undeveloped land, although it is within a caravan site and so not in agricultural use. It is also well screened.
2	++	The site is within or adjacent to the settlement of Newport and within walking distance of a good range of services and facilities within the town. The town has a regular bus service connecting to Fishguard, Haverfordwest and Cardigan, all of which have a full range of services and facilities.
3	++	This site is well screened and with careful design and siting will not impact on the landscape or townscape. The scale of the development would be well within an appropriate scale for the town and it would be well-related.
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	+	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 within or adjacent to Newport and minimises the need to travel by car
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. The site is in an accessible location with good public transport, walking and cycling opportunities.
10	+	The scale of this development is appropriate for the town and will not individually threaten the culture of this community, but other sites have also been identified in Newport and overall phasing will be required. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
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	+	Although this is a greenfield site the land is intensively used as a caravan park. There may be opportunities for habitat creation with this development.
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

Provides housing in a settlement which reduces the need to travel by car. It uses land already in use as a caravan park. 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	Crymych, St Davids, Newport and Saundersfoot are Tier 3 Local Centres. The provision amounts to 60% of what would be anticipated if projection figures were achieved (590 versus 356). The level of provision is curtailed to take account of the conclusions reached in the previous stages of the assessment.
Is the provision meeting an identified need in the centre?	Yes it is helping to meet projected growth figures.
If greenfield, are there sufficient brownfield sites to avoid choosing this one?	It is greenfield and there would not be sufficient brownfield sites if this site was excluded.

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. Newport's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years. The sites proposed are small in scale and will be easily absorbed.

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

Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.