

Potential site analysis for site 232, Land adjacent to the Business Park, Feidr Pen y Bont

Associated settlement	Newport
LDP settlement tier	Local centres
Community Council area	Newport
Site area (hectares)	0.79

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.

Within 100 metres of a Scheduled Ancient Monument.

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.

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	Pembrokeshire County Council		
General overview	Improved grassland within site with permission for business use.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	6
Adjoining uses and access	Land to the south and west has already been developed as a business park. A bank has been constructed along the northern and eastern boundaries, marking the site and distinguishing it from the adjoining undeveloped, agricultural land. Immediately to the south is a bus depot which backs onto this site. Access is via a road from Feidr Pen y Bont constructed to serve the business park.		

Visible constraints to development

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. The site is at the eastern edge of Newport and careful design, layout and landscaping will assimilate any development within the landscape beyond and enhance the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes The number of units that the site can accommodate will obviously depend on the size of each unit.

Development planning history

Subject to an objection during the Local Plan process ----- Allocated as Business in Local Plan -----
Subject to objection 606D13 during UDP process ----- Partly in or adjacent to area designated as ExistingEmployment in JUDP

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

Application code	Application type	Proposal	Decision	Decision date
315/91	OL	Small Business park	REF	22-Oct-1991
260/93	OL	Small business park for uses within Classes B1 and B8	APP	14-Oct-1993
338/94	RM	Site Layout /access road	APP	31-Oct-1994

324/95	FULL	Industrial workshop units	APP	29-Nov-1995
00/427	FULL	2 storey business unit for dental surgery	APP	09-Feb-2001
05/010/s	ADV	Corporate Signage	APP	07-Feb-2006

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	0.39	Nearest doctor	0.45
Nearest pub	0.23	Nearest Dentist	0.04
Nearest primary school	0.31	Nearest secondary school	11.26
Nearest post office	0.41	Nearest petrol station	4.98
Nearest community hall	0.35	Nearest police station	10.63
Nearest letter box	0.81	Nearest library	10.67
Nearest place of worship	0.29	Nearest cash point	0.41
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 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		No objection unless there is significant intensification of unit numbers.
Dyfed Archaeology	29/05/2008	Significant Prehistoric and Medieval archaeology in close proximity including a SAM (PE056). Sites with either known or highly probable survival of archaeological remains, the extent, condition and significance of which are not known. These remains are potentially of national importance and further evaluation is therefore required. Sites falling within this category may contain features, which could prevent the development of part or all of the site. Due to this potential we would recommend such sites are not allocated.
Environment Agency	13/07/2009	No constraints.

Dyfed Archaeology	29/09/2008	supplementary response - as the site has planning permission we agree that archaeology would not be a constraint to allocating
Pembrokeshire County Council	26/01/2009	The development of this site would appear not to affect ordinary watercourses.

Reasons site is suitable for development This land has planning permission for business development. It may be acceptable to provide business units with tied accommodation in this location (ie. Live/work units).

Reasons site is not suitable for development

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

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This site is within an area given outline planning permission for employment use and which has been taken out of agricultural use since the early 1990s.
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	+	The site is at the edge of the town and is well screened by existing buildings and landscaping. Additional planting will assist in further assimilation with the landscape.
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 within walking distance of a good range of services and there is a bus service to larger centres which should reduce the need to travel by car. The site is not in an area liable to flooding.
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 development proposed here is for mixed live work units which offers opportunity to create employment and housing in the town.
9	+	The site is in an accessible location with good public transport, walking and cycling opportunities.
10	++	The development of this site would accommodate small scale

		employment and housing needs thus helping to maintain the cultural distinctiveness of this 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	+	The site is currently improved grassland. There may be opportunity for habitat creation within the site through the planning process.
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

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	Yes the site would allow for small scale housing provision and some small scale employment provision.
Is the provision meeting an identified need in the centre?	Yes there is a need for both housing and small scale employment provision in the County generally.
If greenfield, are there sufficient brownfield sites to avoid choosing this one?	Yes it is a greenfield site. There are insufficient brownfield sites. The site also has a history of employment related uses being developed on the 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. A small development of live/work units is proposed on a partially completed industrial estate.

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

This site is approximately 850m away from Felin Llwyngwair SSSI, which is a Greater Horseshoe Bat maternity and roost site which forms part of the Pembrokeshire Bat Sites and Bosherton Lakes SAC. Potential effects of this allocation on the Greater Horseshoe Bats include increased disturbance, especially during construction, which can cause an increase in noise, air and light pollution.

The Pembrokeshire Bat Sites and Bosherton Lakes SAC Management Plan² indicates that within 1km of roosts it is vital to retain wooded areas and vegetation cover (including scrub), and habitat links i.e. woodland, tree lines, hedgerows and even limited sections of walls and fences. It is unlikely that development at this site will remove any key foraging habitat; this cannot be said however, with any certainty.

Potential effects:

Increased Disturbance;

Loss of foraging habitat.

The Appropriate Assessment concludes no adverse effect on site integrity as the development proposed in the LDP is within existing settlement boundaries and the current condition status of the greater and lesser horseshoe bats is favourable: maintained.