

Potential site analysis for site 416, r/o Beehive, Newport

Associated settlement	Newport
LDP settlement tier	Local centres
Community Council area	Newport
Site area (hectares)	0.06

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.

Within 50 metres of a Listed Building.

Within 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.

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 Private

General overview This site has been developed.

Greenfield or Brownfield/PDL **Estimated number of dwellings** 0

Adjoining uses and access This site is a small site surrounded by existing development at the rear of the main street in Newport. It has already been developed.

Visible constraints to development

Impact on National Park's Special Qualities This site has been developed.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Allocated as LocalShop in Local Plan ----- Subject to objection 561D1 during UDP process

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

Application code	Application type	Proposal	Decision	Decision date
02/408	FULL	Conservatory to seat 10 plus extra toilet	APP	21-Jan-2003
04/292	CA	Partial demolition of London House	APP	03-Dec-2004
04/291	FULL	Change of use from restaurant/dwelling to 2 no dwellings with engineering works to form access	APP	03-Dec-2004
04/290	FULL	Dwelling with engineering works for access	WD	14-Sep-2004
04/529	FULL	Dwelling including engineering works to form access	APP	03-Dec-2004

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	0.11	Nearest doctor	0.15
Nearest pub	0.04	Nearest Dentist	0.47
Nearest primary school	0.35	Nearest secondary school	10.78
Nearest post office	0.1	Nearest petrol station	4.51
Nearest community hall	0.19	Nearest police station	10.14
Nearest letter box	0.68	Nearest library	10.18
Nearest place of worship	0.04	Nearest cash point	0.06
Nearest sports ground	0.46		

* 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

Reasons site is suitable for development

Reasons site is not suitable for development The site has been developed.

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