

Potential site analysis for site 537, Parc Y Plant, Feidr Pen-y-bont, Newport

Associated settlement **Newport**
LDP settlement tier **Local centres**
Community Council area **Newport**
Site area (hectares) **0.34**

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.

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	Newport Town Council		
General overview	This is a playing field in the town of Newport. Also raised above road level it is flat and screened from surrounding properties by a hedgerow and fencing.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	7
Adjoining uses and access	The site fronts the road known as Feidr Pen y Bont to the east and abuts the gardens of properties to the north, south and west. Access is available from Feidr Pen Y Bont.		
Visible constraints to development	Site is used as a playing field. An alternative site for the playing field would need to be required.		
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 within the built area of the town and screened by existing buildings. Development of this site would not have a detrimental impact on the special qualities of the National Park.		

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to objection 559D1 during UDP process

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 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	0.27	Nearest doctor	0.31
Nearest pub	0.11	Nearest Dentist	0.11
Nearest primary school	0.18	Nearest secondary school	11.12
Nearest post office	0.28	Nearest petrol station	4.84
Nearest community hall	0.21	Nearest police station	10.49
Nearest letter box	0.83	Nearest library	10.54
Nearest place of worship	0.15	Nearest cash point	0.29
Nearest sports ground	0.25		

* 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	08/04/2008	Visibility at junction of Feidr Pen y Bont and East Street will need further investigation.
PCC Highways	23/04/2008	Visibility at the junction with the Trunk Road should not be an issue after all. Access onto Feidr Pen-y-Bont will need to be carefully located for exit visibility and forward visibility for right turns. This is likely to be at the southern corner. Some road widening would be an ideal achievement, but any need to save the trees that would otherwise be safe could prohibit this.
Dyfed Archaeology	30/05/2008	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.

Reasons site is suitable for development

Reasons site is not suitable for development

Whilst the site is suitable for development in principle there is a covenant on the land restricting its use as a playing field. Action to remove the restrictive covenant would be a matter for the Town Council.

Does the site pass stage two tests? No

Proposed use Housing