

Potential site analysis for site 609, East of Maes Curig, Newport

Associated settlement	Newport
LDP settlement tier	Local centres
Community Council area	Newport
Site area (hectares)	0.12

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.

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	Matthew Baker?		
General overview	This site is contained by housing and is situated at the entrance to a caravan park to the east. It is flat and grassed and surrounded by hedgerows and trees screening it from the surrounding properties. It does not appear to be used, although it is well maintained.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	5
Adjoining uses and access	The site directly abuts gardens of existing properties to the north, east and west. The boundary to the south is the narrow, metalled road leading to the caravan park situated to the east. Access would be from the caravan park road which runs off Parrog Road.		
Visible constraints to development	None.		
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 surrounded by mature hedgerows and trees and is also visually contained by existing development to the west. Development of the site will not impact on the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	In normal circumstances it would be reasonable to develop up to 3 properties on this site. However the demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased to up to 5 one or two-bed units.		

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
98/375	FULL	Pony shelter	APP	14-Apr-1999

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	0.48	Nearest doctor	0.32
Nearest pub	0.38	Nearest Dentist	0.67
Nearest primary school	0.42	Nearest secondary school	10.61
Nearest post office	0.42	Nearest petrol station	4.31
Nearest community hall	0.4	Nearest police station	9.98
Nearest letter box	0.27	Nearest library	10.04
Nearest place of worship	0.4	Nearest cash point	0.36
Nearest sports ground	0.44		

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

Consultee responses

Consultee	Date of response	Response
Dwr Cymru	29/11/2007	No objections.
PCC Highways		Access can be taken from existing access to caravan park.
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.
Dyfed Archaeology	30/05/2008	Place-name evidence suggests possible presence of a Medieval Holy Well. Sites with no known surviving archaeological remains but high archaeological potential.
PCNPA Building Conservation Officer	28/05/2008	Site note of significant to setting of CA.
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 The development of this site would appear not to affect ordinary watercourses. 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

This site is situated in the centre of Newport. It is well screened from the surrounding residential development and its development would not be harmful to the special qualities of the National Park.

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	+	The site is a lawned area at the entrance to a caravan park. It is well screened and minimises impact on the landscape.
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 contained within the settlement of Newport and the scale of development proposed here is appropriate for the town. The development would be well-related to its immediate surroundings and wider environment.
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	+	There may be opportunities for habitat creation within the site as part of 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

The site is within a settlement which reduces the need to travel by car. 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 the household projection figures for the Centres.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? The site is a greenfield site. There are not sufficient brownfield sites to meet the need.

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.