

Potential site analysis for site 775, Field and former market garden at Newport

Associated settlement **Newport**
LDP settlement tier **Local centres**
Community Council area **Newport**
Site area (hectares) **1.42**

Site register reference(s) (if proposed as development site for LDP) 3267/SR72; 3267/SR73;
3267/SR74

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 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.

Site includes 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

Ms J Bowman

General overview

The land owner has asked that this site be considered both as a whole and divided into separate parts - these being the former market garden and secondly the field.

The site is located between the older town of Newport to the east and more recent development at Cnwce to the west. The whole site is roughly rectangular in shape and slopes downwards towards the coast in the north. The southern third of the site contains the remains of a walled garden and other structures and has considerable tree cover. The more northern two thirds of the site is open and grassed.

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

Adjoining uses and access

The northern boundary of the site abuts the A487 trunk road. This boundary of the site is marked by a stone wall and topped by shrubbery. The western boundary of the is marked by a hedgerow/hedgebank. Towards the southern end this boundary separates the site from the adjacent property which is contiguous with the walled or market garden extent of the site. The remainder of the boundary abuts undeveloped land, part or all of which may be an extended curtilage to the neighbouring property. The eastern boundary of the site again marked by hedgebank or hedgerow abuts the curtilages of adjacent properties. The southern boundary abuts a sunken lane, known as Feidr Ganol. Access to the site is currently via a farm gate in the wall abutting the A487.

Visible constraints to development

The site is within the Conservation and has been specifically identified as an area of important open space. The trees within the site are also highlighted as being important to the character and setting of the conservation area and are protected by a tree preservation order. The visual importance of the site was identified by the Local Plan Inspector in 1997.

Impact on National Park's Special Qualities

When viewing the town of Newport from the northern side of the Nyfer estuary the site is easily identifiable as open land between the older and more recent development in the town allowing the open slopes to the south of the town to flow through to the flatter open land along the estuary. The land is identified as being an important area of open space which contributes to the Conservation Area. The older part of the town of Newport is seen from the northern bank of the Nyfer Estuary within its green setting which would be lost if the site were to be developed as it would link with the more recent development to the west, resulting in a ribbon of modern development running westward along the north side of the A487. Some of the trees within the site have been protected by Tree Protection Orders highlighting the contribution they make to the area and to the setting of the Conservation Area.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to an objection during the Local Plan 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 A; compressible ground class A; landslide class C; 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	0.45	Nearest doctor	0.37
Nearest pub	0.32	Nearest Dentist	0.78
Nearest primary school	0.59	Nearest secondary school	10.45
Nearest post office	0.41	Nearest petrol station	4.17
Nearest community hall	0.47	Nearest police station	9.81
Nearest letter box	0.37	Nearest library	9.86
Nearest place of worship	0.3	Nearest cash point	0.31
Nearest sports ground	0.67		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	This site appears to support a mixture of woodland and scrub either across the entire site, or in places within the site. Although not a designated site, we advise that it should be considered under your Authority's general duty to have regard to conserving biodiversity, as set out in Section 40 of the National Environment and Rural Communities (NERC) Act (2006). We believe you can do this by ensuring that existing ecological connectivity is retained and opportunities for creating links are taken where appropriate.
Environment Agency Wales		Not consulted

PCC Highways	03/04/2008	Access to any part of the site is not feasible off the A487 Trunk Road, other than a pedestrian link to the existing footway. Vehicle access to these sites must be via Maes Y Cnwce and along Feidr Ganol from the junction with Maes y Cnwce. Feidr Ganol will require some minor widening with a new footway provision. So as not to widen too much of Feidr Ganol or damage too much hedgebank, and so as not to inadvertently encourage traffic to drive onto Parrog Road, the vehicle access must be through land to the west of the proposed site. The access, road improvements and visibility will require third party land.
Dwr Cymru	21/07/2008	<p>Sewerage – Within this catchment the public sewerage system is performing satisfactorily in accordance with its designed parameters and can accommodate the potential domestic foul flows from the UDP allocations already identified. To ensure the integrity of this system, we would expect the domestic surface water to be discharged to a separate system and controlled planning.</p> <p>Where new additional allocations are promoted through the Local Development Plan, Dwr Cymru Welsh Water will assess the impact of these demands to establish if available capacity exists. Should all the proposed developments proceed at the same time then the available 'headroom' would be eroded and improvements to our systems would be required. This being the case, certain developments may need to be phased for release in the latter part of the LDP to allow us the time to deliver these essential improvements.</p>
Dyfed Archaeology	30/05/2008	Within immediate proximity to a nationally important scheduled ancient monumnet (PE437). 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. Possible setting issue - Consult Cadw.
PCNPA Building Conservation Officer	28/05/2008	Within CA, defined as important open space containing trees and hedgerows also separately identified as being of importance. Historically and aesthetically important to the setting of Cotham Lodge, a listed building and one of Newport's most important town houses.(ref: Local Plan Inquiry File)
Dwr Cymru	21/07/2008	Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.

Dwr Cymru

21/07/2008 Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.

Reasons site is suitable for development

Reasons site is not suitable for development

The whole of this site is considered to be a visually important part of the setting of the Conservation Area and is prominent in views of the town from the north. Development would be visually intrusive and be harmful to the setting of the Conservation Area.

Does the site pass stage two tests? No

Proposed use Housing