

## Potential site analysis for site 877, Site B Cotham Fields, Fishguard Road, Newport

Associated settlement     **Newport**  
LDP settlement tier       **Local centres**  
Community Council area   **Newport**  
Site area (hectares)       **0.83**

**Site register reference(s) (if proposed as development site for LDP)** 3435/SR180

### **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

<b>Ownership</b>	Mr and Mrs Harries		
<b>General overview</b>	This site is a field to the south-west of Newport extending from the A487 south up the lower slopes of Mynydd Carningli.		
<b>Greenfield or Brownfield/PDL</b>	Greenfield	<b>Estimated number of dwellings</b>	0
<b>Adjoining uses and access</b>	The northern boundary of the site is set back from the A487 by a wooded bank. The land level within the site is approximately 3m higher than the road. The eastern boundary dips into a small wooded valley and follows the field boundary which has undeveloped land beyond. The western boundary is marked by a post and wire fence separating it from a larger field to the west. The south boundary also follows the field boundary and in part is marked by the small wooded valley. Access to this site is currently from the A487 via the field to the west. The access is remote to the site.		
<b>Visible constraints to development</b>			
<b>Impact on National Park's Special Qualities</b>	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. Outside of the town of Newport the landscape is dominated by pastoral agriculture and small pockets of woodland and scrub. It is this landscape that provides the backdrop to the town. Access to the site would require significant alteration to the road on the approach to Newport from the West. Development would intrude into the landscape surrounding Newport with damaging impact on the special qualities of the National Park.		
<b>Landscape impact mitigation measures</b>			
<b>Affordable housing capacity assessment</b>			
<b>General notes</b>			
<b>Development planning history</b>			
<b>Planning application history (planning applications within, overlapping or adjacent to the potential site)</b>			

**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	0.47	Nearest doctor	0.46
Nearest pub	0.36	Nearest Dentist	0.84
Nearest primary school	0.69	Nearest secondary school	10.42
Nearest post office	0.46	Nearest petrol station	4.17
Nearest community hall	0.54	Nearest police station	9.79
Nearest letter box	0.39	Nearest library	9.83
Nearest place of worship	0.32	Nearest cash point	0.36
Nearest sports ground	0.78		

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

**Consultee responses**

<b>Consultee</b>	<b>Date of response</b>	<b>Response</b>
Countryside Council for Wales	02/05/2008	No adverse comments received
PCNPA Building Conservation Officer	28/05/2008	Abutting CA to north boundary. The road frontage south of the site is important for its mature trees which creates an important element of the main entry from the west. Strip fields to the east, of medieval date and deserving protection.

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>
Dwr Cymru	21/07/2008	<p>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.</p>
Dwr Cymru	21/07/2008	<p>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 &amp; 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.</p>
Pembrokeshire Highway Authority	04/08/2008	<p>Due to the bend and brow in the road, forward visibility is unsatisfactory and would cause a hazard for right turns into this site.</p>

**Reasons site is suitable for development**

**Reasons site is not suitable for development**

This site is outside Newport and its development would be visually prominent and constitute an incursion into the countryside. It would be harmful to the special qualities of the National Park.

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

**Proposed use** Housing