

Potential site analysis for site 879, Site D Cotham Fields, Fishguard Road, Newport

Associated settlement	Newport
LDP settlement tier	Local centres
Community Council area	Newport
Site area (hectares)	0.26

Site register reference(s) (if proposed as development site for LDP) 3435/SR182

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: 3 (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 Mr and Mrs Harries

General overview This site is part of a field, along its frontage with the A487 to the west of Newport on land set above the road level.

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

Adjoining uses and access The northern boundary of this site abuts the A487. There is a bank rising from the road to the site which has partial tree and shrub cover. The western boundary aligns with the existing field boundary which is marked by a hedge and has the curtilage of an existing property beyond. The southern and eastern boundaries of the site are not marked by physical features on the ground but have been drawn to allow for the frontage development of the field. Access to the site is via an agricultural access sloping up to the site from the A487 and which can only be access from the west due to gradient and direction.

Visible constraints to development

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. 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. Both in views from the north, and the road alongside, the site is prominent and its development would constitute an incursion into the countryside. This would have a harmful effect on the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

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	0.6	Nearest doctor	0.54
Nearest pub	0.48	Nearest Dentist	0.95
Nearest primary school	0.76	Nearest secondary school	10.28
Nearest post office	0.57	Nearest petrol station	4.01
Nearest community hall	0.64	Nearest police station	9.65
Nearest letter box	0.21	Nearest library	9.69
Nearest place of worship	0.45	Nearest cash point	0.47
Nearest sports ground	0.84		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	No adverse comments received
PCNPA Building Conservation Officer	28/05/2008	CA boundary abuts to east, the site containing a striking belt of mature trees important to the setting of the CA.
Dwr Cymru	21/07/2008	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. 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.

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. The proposed development is crossed by a trunk/distribution watermain. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be recharged to the developer.

Pembrokeshire Highway Authority 04/08/2008 Frontage plot development of this site is not appropriate, but due to the length of the road frontage to the Trunk Road it MAY be possible, subject to detailed examination, to create a single access to provide the required visibility, together with minor road widening and footway provision.

Reasons site is suitable for development

Reasons site is not suitable for development

This is a prominent site outside the main developed area of Newport. Its development would be visually intrusive, constitute ribbon development and an incursion into the countryside and would be harmful to the special qualities of the National Park.

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