

Potential site analysis for site 880, Parrog Yard, Parrog Road, Newport

Associated settlement	Newport
LDP settlement tier	Local centres
Community Council area	Newport
Site area (hectares)	0.1

Site register reference(s) (if proposed as development site for LDP) 339/SR190

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.

Partly within 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	Newport Town Council		
General overview	This is a former Council depot site located within the built area of Newport. There is a large brick shed within the site. It is currently used for storage and car parking.		
Greenfield or Brownfield/PDL	Brownfield/PDL	Estimated number of dwellings	0
Adjoining uses and access	The eastern boundary of the site abuts Parrog Road and is separated from it by a stone wall. The southern and western boundaries lie along the rear curtilages of existing dwellings. The northern boundary abuts a former pottery business which is currently closed. Access to the site is via a gated entrance from Parrog Road.		
Visible constraints to development	The site is within the Newport Conservation Area. Any development will require special attention to design, layout and scale.		
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. This site is enclosed by existing buildings and its appropriate development would not harm the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes	There was a covenant placed on the land when it was conveyed to Newport Town Council by Pembrokeshire County Council which restrict use of the land to social and recreational uses only. Officers of the Property Section of the County Council have indicated that if the land were to be re-conveyed to them that they would consider removing the covenant and selling it onto a housing association for the provision of affordable housing. The Town Council has previously indicated that they wish to use the land to provide a meeting room/Council Chamber.		

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 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	0.23	Nearest doctor	0.17
Nearest pub	0.09	Nearest Dentist	0.57
Nearest primary school	0.4	Nearest secondary school	10.67
Nearest post office	0.19	Nearest petrol station	4.39
Nearest community hall	0.26	Nearest police station	10.03
Nearest letter box	0.58	Nearest library	10.08
Nearest place of worship	0.08	Nearest cash point	0.08
Nearest sports ground	0.5		

* 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	Site of no special CA interest, lying within CA. Identified as a site worthy of enhancement, which may be achieved by sensitive development.
Dyfed Archaeology	30/05/2008	Within the core of the Medieval borough of Newport. 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.
National Park Authority's Archaeologist	23/06/2008	In the core of Newport's Medieval borough, it is likely that buried archaeology will survive. A site visit may help here, to assess previous land-use history and levels of likely disturbance, and then also to think about which actions may affect the archaeology here.
Dwr Cymru	21/07/2008	Sewerage - No problems are envisaged with the public sewerage system for foul discharge from this development.

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 No objections.

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 for social and recreational use. 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