

Potential site analysis for site 881, Land adj Cotham Cottage, Newport

Associated settlement **Newport**
LDP settlement tier **Local centres**
Community Council area **Newport**
Site area (hectares) **0.63**

Site register reference(s) (if proposed as development site for LDP) 3441/SR188;
3445/SR197

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 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.

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

Ownership Mr K Griffiths

General overview This is an undulating site situated to the south of the A487 at the eastern edge of Newport.

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

Adjoining uses and access The northern boundary of the site abuts the A487 and is marked by a hedgerow. The eastern boundary abuts the curtilage of an existing dwelling. The western boundary aligns with the existing field boundary and is marked by a hedgerow. The southern boundary of the site is not delineated by a physical feature on the ground. The majority of the site is used for grazing, although it also includes the access just inside the northern boundary to the adjoining property known as Cotham Lodge and a garage/shed/parking/storage area. Access into the site is via a track from the A487.

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. This site has a distinctly different character to the areas to the north and east, in an area typical of the pastoral agriculture and woodland scrub. Development of this area for housing would be damaging and harmful to the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes Part of site proposed as car park under site reg 3445/SR197. This site has been considered for residential development and rejected by Inspector's as part of the Local Plan and JUDP process. Part of the site is allocated in the JUDP for an overspill car park for the Memorial Hall.

Development planning history

Subject to an objection during the Local Plan process ----- Subject to objection 409D1 during UDP

process ----- Partly in or adjacent to area designated as Community Facility in JUDP

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	0.4	Nearest doctor	0.38
Nearest pub	0.29	Nearest Dentist	0.76
Nearest primary school	0.61	Nearest secondary school	10.49
Nearest post office	0.38	Nearest petrol station	4.22
Nearest community hall	0.47	Nearest police station	9.85
Nearest letter box	0.43	Nearest library	9.89
Nearest place of worship	0.25	Nearest cash point	0.29
Nearest sports ground	0.7		

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

Consultee responses

Consultee	Date of response	Response
PCNPA Building Conservation Officer	28/05/2008	Site frontage has good hedgerow forming CA boundary. Site appears to be part of medieval strip field system; part of important outlying area.

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 & 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>
Environment Agency	13/07/2009	<p>Ordinary watercourse runs through the sites.</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 has a distinctly different character to the areas to the north and east, in a area typical of the pastoral agriculture and woodland scrub. Development of this area for housing would be damaging and harmful to the special qualities of the National Park. The Highway Authority has advised that access into the site is unsatisfactory and it cannot therefore

be used for car parking.

Does the site pass stage two tests? No

Proposed use Car park