

## Potential site analysis for site 904, East of Business Park, Newport

Associated settlement	<b>Newport</b>
LDP settlement tier	<b>Local centres</b>
Community Council area	<b>Newport</b>
Site area (hectares)	<b>3.01</b>

**Site register reference(s) (if proposed as development site for LDP)** No LDP site registration

### 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.

Not 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.

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

Does the site pass stage one site criteria tests? **No**

## Stage two evaluation

**Ownership** Unknown

**General overview** This is an extensive site of over 3 hectares to the east of Newport. It slopes gently towards the coastal slopes along the Nyfer Estuary towards the north and is currently used for agricultural purposes. The site comprises two large fields separated by a hedge.

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

**Adjoining uses and access** The southern boundary of the site abuts the A487 trunk road and is separate from it by a hedgerow. The western boundary of the sites abuts the undeveloped area within the Business Park. The boundary is marked by a bank. Towards the northern end of this boundary it abuts Feidr Eglwys and is raised above the level of the road. The northern boundary are the field boundaries where they meet the coastal slopes along the Nyfer Estuary, again marked by hedgerows. The eastern boundary abuts another large field also marked by a hedgerow. Access to the site is via a gated access from Feidr Eglwys and a second gated access directly from the A487.

**Visible constraints to development** This is an extensive site at the edge of the settlement of Newport. Development of this site would significantly increase the size of the town and due to the local topography and open character of the fields create considerable visual intrusion at this location as well as extending the developed area significantly into the countryside.

**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 currently provides part of the setting at the eastern boundary of the town. Development of this area would be prominent when approaching from the east and in views of the town from the north. This would detract from the setting and character of Newport nestling in a wooded hillside and would be damaging to the special qualities of the National Park.

**Landscape impact mitigation measures**

**Affordable housing capacity assessment**

**General notes**

**Development planning history**

Partly in or adjacent to area designated as Existing Employment 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 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	0.47	Nearest doctor	0.54
Nearest pub	0.31	Nearest Dentist	0.13
Nearest primary school	0.39	Nearest secondary school	11.35
Nearest post office	0.49	Nearest petrol station	5.07
Nearest community hall	0.44	Nearest police station	10.71
Nearest letter box	0.77	Nearest library	10.76
Nearest place of worship	0.37	Nearest cash point	0.5
Nearest sports ground	0.41		

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

**Consultee responses****Reasons site is suitable for development****Reasons site is not suitable for development**

This site currently provides part of the setting at the eastern boundary of the town. Development of this area would be prominent when approaching from the east and in views of the town from the north. This would detract from the setting and character of Newport nestling in a wooded hillside and would be damaging to the special qualities of the National Park.

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

**Proposed use** Housing