

Potential site analysis for site 905, South of 3-6 Feidr Eglwys

Associated settlement **Newport**
LDP settlement tier **Local centres**
Community Council area **Newport**
Site area (hectares) **0.18**

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 site is situated to the south of Newport on land rising up to Carn Ingli. The site is immediately to the rear of a small estate of 7 houses completed in 1997.

The site slopes steeply to the north and is visible when viewed from the northern side of the Nevern Estuary.

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

Adjoining uses and access The southern, eastern and western boundaries of the site follow the original field boundaries, marked by hedgerows. The northern boundary abuts the curtilages of the estate. Access into the site is via the estate to the north.

Visible constraints to development This site was considered at the JUDP Inquiry and the Inspector did not consider it appropriate to develop.

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. The site is situated on steeply rising land to the rear of a small estate. The site is clearly visible as a backdrop to the estate when viewed from the north. Development here would be prominent and visually intrusive to the character of the town. It would therefore be damaging to the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to objection 11D1 during UDP 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 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	0.37	Nearest doctor	0.54
Nearest pub	0.38	Nearest Dentist	0.46
Nearest primary school	0.59	Nearest secondary school	11.09
Nearest post office	0.43	Nearest petrol station	4.86
Nearest community hall	0.48	Nearest police station	10.46
Nearest letter box	0.54	Nearest library	10.49
Nearest place of worship	0.25	Nearest cash point	0.41
Nearest sports ground	0.69		

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

Consultee responses

Consultee	Date of response	Response
Environment Agency	13/07/2009	Ordinary watercourse runs through the sites.

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

The site is clearly visible as a backdrop to the estate when viewed from the north. Development here would be prominent and visually intrusive to the character of the town. It would therefore be damaging to the special qualities of the National Park.

Does the site pass stage two tests? No

Proposed use Housing