

## Potential site analysis for site 906, Feidr Bentick, Newport

Associated settlement	<b>Newport</b>
LDP settlement tier	<b>Local centres</b>
Community Council area	<b>Newport</b>
Site area (hectares)	<b>1.67</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.

Not 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 on high ground to the south of the A487 at the eastern edge of Newport. The highway verge between the field and the road slopes steeply upwards. The site itself also slopes upwards to the north and is raised above the road abutting its western boundary.

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

**Adjoining uses and access** The site is currently in agricultural use and is comprised of two fields separated by a hedgerow. The northern boundary abuts the A487 and is separated from it by a hedgerow perched atop a steep highway verge. The western boundary abuts Feidr Bentick. The height levels between the road and the site increase along this boundary towards the northern end. The site boundary is marked by a hedgerow. The southern boundary abuts the curtilage of two existing dwellings and then towards the east abuts another undeveloped field, as it does to the east.

**Visible constraints to development** This site was considered by at the JUDP Inquiry. Further to an objection submitted by the Town Council the National Park Authority suggested the inclusion of this site for the development of affordable housing. The Authority acknowledged that the development of this site would have an impact on the landscape, particularly in views of the town when approaching from the east and would not be ideal. The Inspector, found that This site comprises an open field conspicuously located at the main entrance to Newport from the east; while bounded by roads on 2 sides with housing and other built development beyond, this land is best related to the stretch of generally open countryside which extends around this part of the settlement. The development of this site would represent the spread of the builtup area into these predominantly rural surroundings with consequent serious environmental impact.

**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 been identified by the Inspector as being part of the rural surroundings of Newport. Development would be prominent, particularly entering the town from the east and it is considered that it would be damaging to 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 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	0.34	Nearest doctor	0.46
Nearest pub	0.23	Nearest Dentist	0.19
Nearest primary school	0.4	Nearest secondary school	11.22
Nearest post office	0.38	Nearest petrol station	4.96
Nearest community hall	0.37	Nearest police station	10.58
Nearest letter box	0.66	Nearest library	10.62
Nearest place of worship	0.29	Nearest cash point	0.38
Nearest sports ground	0.47		

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

**Consultee responses**

**Reasons site is suitable for development**

**Reasons site is not suitable for development** Development would be prominent, particularly entering the town from the east and it is considered that it would be damaging to the special qualities of the National Park.

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