

Potential site analysis for site 771, Enclosure 105, 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) 2344/SR70

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.

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 Mr Byron Lloyd Lewis

General overview This is a rectangular area of land which has been separated from the fields to the north since the beginning of the 20th century. It is a flat site, currently used for grazing and storage at the end of a row of houses facing the Parrog Road.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 3

Adjoining uses and access The site is enclosed from the land to the north by a bank/low stone wall and fencing. To the east the site is separated from the adjoining field by a more established hedgerow and trees. The land to the south is occupied by a block of dwellings, facing westwards onto Parrog Road. The western boundary has a gated access to the highway with stone walls constructed either side. Access is via a field gate directly onto Parrog Road.

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 is a small paddock situated at the end of a terrace of dwellings. Development here can assist in enhancing the appearance of this area and thereby improving the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to an objection during the Local Plan process ----- Subject to objection 887D1 during UDP process

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
00/1001	Full	Full	Refused	06/11/2009

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	0.62	Nearest doctor	0.46
Nearest pub	0.52	Nearest Dentist	0.8
Nearest primary school	0.54	Nearest secondary school	10.53
Nearest post office	0.56	Nearest petrol station	4.23
Nearest community hall	0.54	Nearest police station	9.91
Nearest letter box	0.12	Nearest library	9.97
Nearest place of worship	0.54	Nearest cash point	0.5
Nearest sports ground	0.54		

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

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	01/04/2008	No adverse comments received.
Environment Agency Wales	22/04/2009	We have concerns over foul drainage disposal, you are advised to discuss this centre in more detail with Dwr Cymru. There are a number of existing stone culverts in the area, which are in need of repair, unfortunately they are under riparian ownership.
PCC Highways	03/04/2008	Access into the site will require removal of the stone wall along the Parrog Road frontage beyond the site boundary to improve visibility to the right. The footpath will also have to be widened.

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>
PCNPA Building Conservation Officer	28/05/2008	<p>Within CA and although included within an important open space, this small enclosure is not of high significance or special interest unlike the adjacent field which abuts the foreshore and coastal path. Development here may form a better ‘bookend’ to the residential frontage of this part of Parrog Road.</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>Edge of site Zone C2, therefore a level survey will be required.</p>

Pembrokeshire County Council Drainage

26/01/2009 The development of this site would appear not to affect ordinary watercourses. It would be preferable if surface water was disposed to soakaways/SUDS in order not to increase the risk of flooding or exacerbate existing flooding in downstream catchments. If, however, ground conditions are not suitable for the use of soakaways/SUDS or positive drainage systems are required for adoption purposes, then any conventional drainage system discharging to watercourse either directly or indirectly, should include measures to improve the status quo.
It should be noted that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of the Environment Agency under Section 23 Land drainage Act 1991. Approval of Pembrokeshire County Council is also required to culvert a watercourse under Section 265(1) Public Health Act 1936.

Reasons site is suitable for development

The land is visually separate from the adjoining coastal slopes to the north by virtue of it being enclosed and due to its use for grazing and storage. There is potential to enhance the coastal character of the town with appropriately sited and designed development of up to 3 dwellings with additional landscaping to help to assimilate the development into its surroundings.

Reasons site is not suitable for development

Does the site pass stage two tests? Yes **Proposed use** Housing

Stage three: Sustainability Appraisal

Sustainability Objective	Summary	Commentary
1	++	This is a small paddock used for grazing and storage adjacent to existing houses in Newport on Grade 4 agricultural land.
2	++	The site is within or adjacent to the settlement of Newport and within walking distance of a good range of services and facilities within the town. The town has a regular bus service connecting to Fishguard, Haverfordwest and Cardigan, all of which have a full range of services and facilities.
3	++	Careful design and layout of this site will enhance the appearance of this site.
4	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5	0	The development will not achieve this aim.
6	+	The site is not within an area liable to flood. Development should

		incorporate energy efficiency and principles of sustainable development.
7	++	Housing will be build according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. The site is within or adjacent to Newport and minimises the need to travel by car
8	++	The site can be used to accommodate a range of housing, including, when needed, as much affordadale housing that can be achieved. Development will also help to sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing. The site is in an accessible location with good public transport, walking and cycling opportunities.
10	+	A number of sites have been identified for development in Newport and overall phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14	+	This is a well-grazed paddock. There may be opportunities for habitat creation within the site as part of the planning process.
15		Policy 17, Sustainable Design aims to make efficient use of water resources. Issues relating to water quality are addressed at Stage 2 and through the Habitats Regulation Screening and Assessment at Stage 5.

Overall Sustainability Appraisal

The site is within walking distance of the range of facilities and services within Newport. The town is on a bus route with regular services to Fishguard and Cardigan which will provide a realistic alternative to the car. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Is the site acceptable for development after Sustainability Appraisal Yes

Stage four: compatibility with the Preferred Strategy

Is site within or adjacent to named centre? Yes.

Is the proposed use listed as appropriate for the centre? Yes.

Is the provision consistent with the scale of development proposed for Crymych, St Davids, Newport and Saundersfoot are Tier 3 Local Centres. The provision amounts to 60% of what would be anticipated if projection figures were achieved (590 versus 356). The level of provision is curtailed to take account of the conclusions reached in the previous stages of the assessment.

Is the provision meeting an identified need in the centre? Yes it is helping to meet projected growth figures.

If greenfield, are there sufficient brownfield sites to avoid choosing this one? It is greenfield and there would not be sufficient brownfield sites if this site was excluded.

Overall stage 4 assessment

The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
Newport's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years.
The sites proposed are small in scale and will be easily absorbed.

Is the site compatible with the preferred strategy? Yes

Stage Five: Habitat Regulations Assessment

For more information see the Habitats Regulations Screening and Appropriate Assessment reports

The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan