

Potential site analysis for site 824, South of Drwsynant, Feidr Eglwys, Newport

Associated settlement **Newport**
LDP settlement tier **Local centres**
Community Council area **Newport**
Site area (hectares) **0.3**

Site register reference(s) (if proposed as development site for LDP) 3204/SR126

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

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 Not known

General overview This land is to the south and rear of a detached property fronting Church Street. Direct access from the road is available but it is constrained by the shape of the garden of the detached property. To the rear of the property the land opens to a rectangular field which rises fairly steeply to the south.

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 4

Adjoining uses and access The northern boundary of the site is abuts the rear curtilage of a dwelling which is marked by a hedgerow and trees. The eastern boundary of the site follows the original field boundary and is marked by the hedgerow. Beyond this hedgerow in the north half of the site is a recent small estate development of some 8 or so dwellings. To the south the land is undeveloped, the southern boundary again following the original field boundary and marked by a hedgerow. There is extensive tree cover immediately to the south of the site. To the west the boundary abuts the rear curtilage of a number of properties and marked by a hedgerow and trees.

Visible constraints to development The site rises steeply to the south and development of the southern-most portion of this site would be likely to create a visual intrusion of the sensitive slopes of Mynydd Carningli. Access is dependent on visibility splays being created across 3rd party land to the west. The site is outside but close to the Conservation Area.

Impact on National Park's Special Qualities This site is situated close to the Church in Newport which is important not only in its own right but as one of the structures that dominates views of the town from the northern side of the estuary, thus forming a prominent landmark. There is extensive tree cover in the vicinity of the site which gives the appearance of the town set within a woodland. Development of this site will need to respect the character and setting of the Conservation Area and church and additional and significant planting within the site area will enhance this characteristic attribute which contributes strongly to the setting of the town.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes The number of units on this site will need to respect the existing character of the area. Landscaping will be needed within the site to help assimilate it and so no more than 4 units would be acceptable here.

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 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	0.32	Nearest doctor	0.49
Nearest pub	0.35	Nearest Dentist	0.45
Nearest primary school	0.56	Nearest secondary school	11.05
Nearest post office	0.39	Nearest petrol station	4.81
Nearest community hall	0.44	Nearest police station	10.41
Nearest letter box	0.58	Nearest library	10.45
Nearest place of worship	0.21	Nearest cash point	0.36
Nearest sports ground	0.66		

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

Consultee responses

Consultee	Date of response	Response
Pembrokeshire County Council Highways	03/04/2008	Satisfactory access will require acquisition of third party land to the west to provide adequate visibility splays. A maximum of 20 dwellings should be developed on this site and the site opposite (ref 825).
Countryside Council for Wales	01/04/2008	No adverse comments received.
PCNPA Building Conservation Officer	28/05/2008	See comments on 825, but development here, amid recent development may be less conspicuous.
Environment Agency	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.

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	No constraints.

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

This site is at the edge of the town, but is well-screened and with additional planting it can help to enhance the setting of the town.

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	+	The site may be used for grazing, but is poor quality agricultural land.
2	+	The site is within walking distance of the good range of services and facilities available in Newport. The town has a regular bus service to Fishguard and Cardigan with a wider range of services and facilities.
3	+	The site is well screened and careful design and siting will ensure that development respects the sensitive character of this settlement in its surroundings.
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 design.
7	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to

		sustain services locally.
9	+	The site can be used to accommodate identified need for affordable housing.
10	+	A number of sites have been identified for development in Newport. Overall phasing will be required to protect the culture of the community. A positive outcome is dependent on a large proportion of the housing being available at an affordable price 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	+	There may be opportunity 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 facilities and services within Newport. The town is on a bus route with regular services to Fishguard and Cardigan which reduces the need to use the car. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. 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