



# Planning Statement

Summerleaze Cottage, Green Street, Redwick

# Planning Statement

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<b>Site</b>	<b>Summerleaze Cottage, Green Street, Redwick</b>
<b>Client</b>	Mr Williams
<b>Report</b>	Planning Statement
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<b>Approved by:</b>	DG
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# Introduction

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*David Glasson Planning Limited (DGP)*, have been instructed by Messrs Williams (“the Applicant”) to prepare a planning statement for a proposed replacement dwelling at Summerlease Cottage, Green Street, Redwick

DGP have prepared a planning/design and access statement to accompany the planning application.

This statement sets out the background and justification for the proposed development and should be read in conjunction with the accompanying plans (prepared by *Griffiths Design*), Flood Consequences Assessment (prepared by *PHG*) and Preliminary Ecological Assessment and Green Infrastructure Statement (prepared by *EcoVigour*).

DGP extends its gratitude to Mr J Williams for his kind assistance in the preparation of this statement.



# Site context

Redwick is a small village approximately 7kms to the south-east of Newport on the Gwent Levels.

Summerleaze Cottage is a detached cottage occupying a long strip of land between Green Street and farmland to the rear just to the north-east of the village (arrowed opposite).

Access is gained directly off Green Street.

The surrounding area is characterised by extensive open arable and pastoral fields divided by reens or historic watercourses, scattered development and to the south the inter-tidal zone of saltmarshes, mudflats.

The site is within Flood Zone C1 and Special Landscape Area but is not covered by any ecological or heritage designations.





## Background to the planning application

The Applicant and his family are local and in need of a larger dwelling and are proposing to replace Summerleaze Cottage with a traditionally themed replacement.

The existing cottage is exceptionally small dating from a bygone era and not suited to enlargement and family living hence a new dwelling is unavoidable and **essential** for modern living standards.

In a pre-application enquiry response (Ref No: PRELET/P/23/0107) proposing two possible sitings, the officers remarked: - *Option 2 is a genuine replacement of the existing dwelling and is supported in principle. However, there are concerns regarding the proposed volume increase and scale of the development which at present would have an adverse impact on the wider countryside and character of the Special Landscape Area, which could not be supported.* [NB. The volume has subsequently been reduced.]

# Planning history

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There are no on-line planning records relating to the property. It is believed to be of pre-war origin possibly much earlier. The construction and materials are consistent with this era.

It is understood the property was occupied until the decease of the previous owner.

The property is evidently ageing and dated by today's living standards but has not fallen into such disrepair that it lacks essential facilities for habitation.



# Planning policy

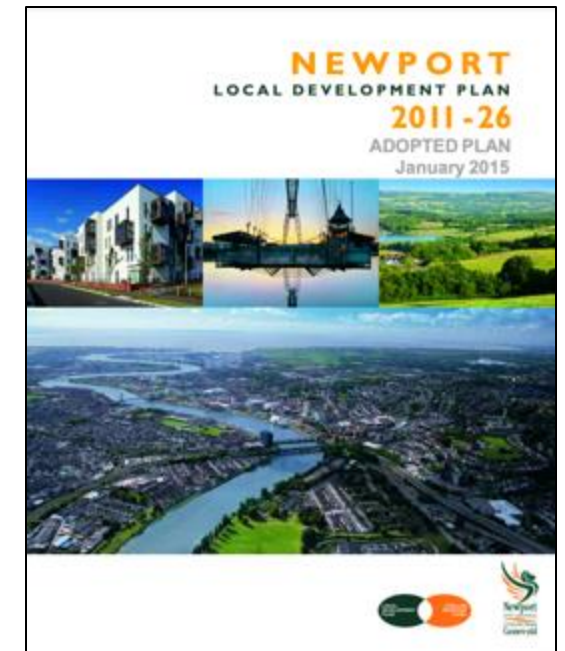
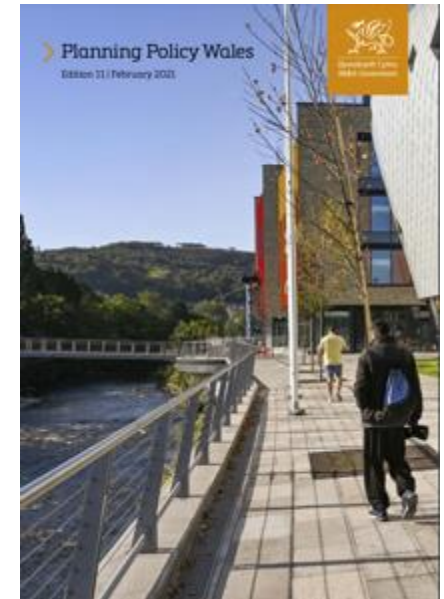
## Planning Policy Wales (Edition 12 | February 2024) ("PPW")

4.2.18 Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites.

## Newport City Council Adopted Local Development Plan (2014) ("LDP")

The following policies were considered relevant in the pre-application enquiry response:

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|---|--|
| SP1 – Sustainability                                      | CE6 – Archaeology  |
| SP3 – Flood Risk  | H2 – Housing Standards   |
| SP5 - Countryside   | H3 – Housing Mix and Density                                   |
| SP8 – Special Landscape Areas                             | H4 – Affordable Housing  |
| SP9 – Conservation of the Built and Natural Environment   | H6 – Infill and Backland Development                           |
| SP21 – Minerals   | <b>H12 – Replacement Dwellings in the Countryside</b>          |
| GP1 – Climate Change                                      | T4 - Parking   |
| GP2 – General Amenity                                     | T5 – Walking and Cycling                                       |
| GP4 – Highways and Accessibility                          | W3 – Provision for Waste Management facilities in developments |
| GP5 – Natural Environment                                 |  |
| GP6 – Quality of Design                                   |  |
| GP7 – Environmental Protection and Public Health          |  |
| CE4 – Historic Landscape, Parks, Gardens and Battlefields |  |





TREES, WOOLAND, HEDGEROWS AND DEVELOPMENT SITES  
SUPPLEMENTARY PLANNING  
GUIDANCE  
JANUARY 2017

### Supplementary Planning Guidance

## NEW DWELLINGS



January 2020



### WASTE STORAGE AND COLLECTION SUPPLEMENTARY PLANNING GUIDANCE

JANUARY 2020

Regeneration Investment and Housing



# Adopted Supplementary planning guidance

Parking Standards SPG

Wildlife and Development SPG

Mineral Safeguarding SPG

Tree, hedgerows, woodlands and development SPG

New dwellings SPG

Sustainable Travel SPG

Waste Storage and Collection SPG

Air Quality SPG



## Material considerations

As recognised in Policy H12 of the LDP there is an over-riding need to update residential accommodation which is substandard. The exceptionally small size of the existing dwelling and its poor amenities, including shared living and bedroom space, are patently not appropriate for modern living standards. A larger replacement dwelling offers the opportunity to create a future-proof home which is a sustainable design, flexible space for changing needs, high performing in energy efficiency and which integrates smart technology for heating, intelligent lighting, connectivity, security, etc. as well as offering resilience for long-term maintenance which stands the test of time. The sensitivity of the vernacular design and materials palette is in keeping with the character and appearance of the surrounding area and should not have a detrimental impact on its setting such that an increase beyond the usual volume limit is acceptable and accords with the memorandum text to Policy H12 (paragraph 5.26).

# Design concept and principles

The design rationale for the development is to achieve a harmonious relationship between the development and its rural environs while maximising view to the south.

The design rationale is based on two main drivers – the need for a re-siting off-set from the existing cottage, and, the opportunity to create an enhanced design which is a synergy of contemporary style and vernacular principles and a locally derived materials palette.

The proposed scheme has been guided by the immediate and wider context and is a meaningful and sustainable design response.



# Scale, layout, context and appearance

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A larger dwelling can be accommodated within the physical constraints of the site.

The simple form, massing and proportions of the building presents an unassuming and uncomplicated rural character.

The close relationship of the proposed dwelling to the existing cottage means it will have a close relationship with the existing development pattern.

The external materials palette utilises stone and natural slate to blend into its rural environs.

# Environmental sustainability

TAN12 sets out three objectives:

**Achieving efficient use and protection of natural resources**

**Enhancing biodiversity**

**Designing for change**

The new dwelling will comply with current Building Regulations.

Building materials will be responsibly sourced.

The existing garden has no obvious ecological value but the retention of the existing hedgerows will maintain wildlife habitats and avoid disturbing the rean to the rear.

The scheme will maximise the use of renewable energy where possible as well as rainwater harvesting.

There is scope for non-car modes including walking and cycling to Redwick.





## Access

The existing dwelling already benefits from a vehicular entrance on to Green Street.

A new access will be formed along the road frontage allowing good visibility for a considerable distance in either direction.



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# Landscape

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The site is located just outside the development boundary of Redwick amongst a scatter of development, in the main farmsteads and post-war bungalows.

The key characteristics are the flat landscape, hedgerows and reans.

There are no remarkable features on the site although scope exists to enhance the current vegetation and biodiversity such as bat boxes, bird boxes and a wildflower meadow (to be created in the strip of garden extending along Green Street).

# Community safety

TAN 12 (Design) sets out two objectives:

**Ensuring attractive, safe public spaces**

**Security through natural surveillance**

The proposed dwelling will strengthen general security around the property, along the lane and the wider community through greater activity and increased passive surveillance.

No floodlights are proposed or harsh lighting is intended to avoid unwanted light spill and any lighting will be confined to low-key exterior lighting to deter any vandalism and criminal intentions.



# Conclusion

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This site represents an opportunity to utilise an existing residential site for a modern family home so is in line with PPW and the LDP.

A small re-siting is appropriate here and does not raise any issues for the wider landscape .

An increase in volume is unavoidable on account of the extremely limited size of the existing cottage and the memorandum to Policy H12 recognises an increase above 30% where it does not have a detrimental impact upon the character and appearance of the surrounding area.

There is already a built form at the site and the new dwelling can similarly be accommodated in this site context without resulting in any adverse impact on the surrounding area.

The replacement design is an appropriate scale, form and high design quality for these rural environs in the vein of vernacular style and will represent an attractive new architecture which does not result in any detrimental impact to the character and appearance of the area.

The proposed development is in conformity with national policy and adopted policies in the LDP and SPG.

