



Design Statement

10 Japonica Close,

Newport,

NP20 6 JQ

**CHANGE OF USE TO RESIDENTIAL, ERECTION OF FENCING AND OTHER
ASSOCIATED WORKS**

(RETROSPECTIVE)

Introduction

This Design Statement supports the retrospective application for the change of use from to residential, erection of fencing and other associated works.

It is to be read alongside the GIS and drawings submitted for the same application.

The below reason is the refusal for the application when it was submitted by the client. The client phoned the council for information on the site, which he was told there was no objection to his proposal, verbally.

Enforcement was then served.

The application was made by the client, and the reasons of refusal are shown below:

Site and submission history

The client submitted the first application on 27th June 2025, and was refused on grounds of:

1. By reason of its location, scale and poor design, the development has a significant adverse impact upon interests of acknowledged importance, namely the Pilton Vale Green Corridor environmental space, **community amenity and wellbeing**, existing landscape features, visual amenity and the appearance of the host property and streetscene. No information has been provided to mitigate these objections. This is contrary to Policies CE3, GP2 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
2. The development will have a significant adverse impact upon interests of acknowledged importance, namely existing tree and landscape features and no Green Infrastructure Statement or ecological information has been submitted to mitigate this objection to the detriment of biodiversity and ecosystem resilience. This is contrary to Policy SP1, SP9 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 (Resilient Ecological Networks and Green Infrastructure) of Future Wales and Paragraph 7.2 of the Trees, Woodlands, Hedgerows and Development Sites Supplementary Planning Guidance

The design statement is a direct answer to the highlighted section in point 1 of the refusal reasons. The other part of point 1 and all of point 2 is covered in the GIS.

Areas effected

We are confident that the work does not go against policy or impact the environment in all ecological terms, it is actually a positive net gain on ecological features.

However, there is no getting away from the loss of community amenity and well being.

Community Amenity loss - less than 1% of useable Pilton Vale Corridor

Below shows the areas surrounding the site within a realistic 1.5km walk (average dog walk per day is 4.1km split over 2 walks. Assuming one longer walk ~3km and the worst case for distance covered would be 1.5km in a given direction. Assumption larger roads will not be crossed), I have shown the usable space in light green that could be used for community amenity is - **33224sqm**.



We would be changing 150sqm, of which 25sqm floods. Therefore 125sqm.

Therefore a 0.37% loss of useable community amenity.

We feel this is a loss that can be sustained and create no net effect to the user.

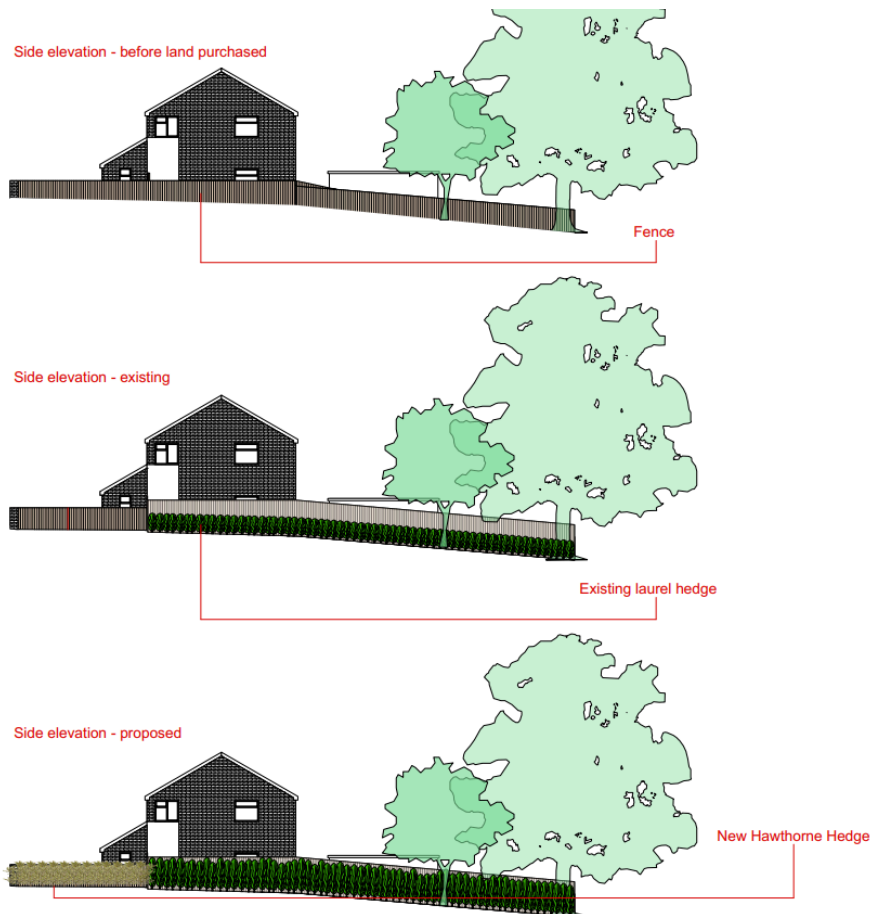
Location & layout of are effected

The site needs to be understood in terms of usability. It is cut off from the main section of grass by a tarmac path. Therefore it is not fully integrated with the larger space.

There are also no activities that rely on the space staying as a community amenity.

Increase of community wellbeing

Visual aesthetic has been increased as shown below:



In terms of wellbeing through environment and ecology we have made significant enhancements to the area, therefore community wellbeing is not being negatively impacted.

Summary

The development has no significant effect on community amenity and has a positive effect on the wellbeing due to the environmental and ecological enhancements, which create a healthier environment alongside a more natural visual aesthetic to the area.