

# PLANNING STATEMENT

---

**PROPOSED CARE HOME FOR OLDER PEOPLE**

**LAND TO THE WEST OF MENDALGIEF ROAD,  
NEWPORT  
SOUTH WALES**

**LNT Care Developments**  
Helios 47  
Leeds  
LS25 2DY  
Tel: 0113-385-3850

April 2025

---

## **CONTENTS – PLANNING STATEMENT**

- 1. Introduction**
- 2. Site and Surroundings**
  - **Planning Context**
- 3. The Proposed Development**
  - **Economic Benefits**
- 4. Planning Policy and Scheme Appraisal**
  - **National Development Framework**
  - **Planning Policy Wales**
    - Sustainable Development
    - Good Design
    - Housing
    - Transport
    - Economic Development
    - Energy Efficiency
  - **Technical Advice Notes**
  - **Local Planning Policy**
    - Newport Local Development Plan
  - **Scheme Appraisal**
    - Principle of Development
    - Design
    - Landscaping
    - Transport Considerations
    - Sustainability Considerations
- 5. Conclusion**

## **1.0 INTRODUCTION**

**1.1** This Planning Statement is submitted on behalf of LNT Care Developments (the Applicant) in support of proposals to develop land to the west of Mendalgief Road, formerly the Whiteheads Steelworks site, Newport (the Site). The site forms part of the residential led redevelopment of the former Steelworks site.

**1.2** The proposed development is for a 66 bedroom Residential Care Home for older people (Use Class C2) and associated infrastructure, including access, parking, landscaping and ancillary buildings. The site will sit on the north eastern corner of the wider development site, within the mixed use area, as shown on the approved masterplan.

**1.3** The proposed development will positively contribute towards the mix of development on this allocated site and is expected to serve the local area and will provide sufficient amenities to meet the growing population of the area. the proposed care home is expected to meet the demand for care needs created by the developments within Newport as well as the established surrounding population.

### **The Applicants**

**1.4** LNT Care Developments (Under LNT Group) are a company renowned for delivering high quality, residential care homes, creating a caring environment which is designed to promote health and well-being and independence. LNT Construction (the Agent) also under LNT Group will deliver the proposals.

**1.5** Since 1991 LNT has developed over 235 care homes specifically for the care of older people across the UK. Working with our clients and partners, LNT has designed and provided an excellent standard of residential care homes for the elderly which are rated either good or outstanding by the Care Quality Commission (CQC) (England). Many of the homes which are constructed are operated by LNT's other sister companies; Danforth Care, Oyster Care and Crystal Care.

**1.6** Having been both developers and operators within the care home industry, this has enabled LNT developments to constantly evolve in terms of design and layout through feedback from the operating care homes. This ensures the best possible care is provided for residents and ensures the operators ease of management and maintenance (allowing for a greater emphasis on resident care).

**1.7** LNT believes in constant review and strives to maintain its position as the UK's leading care home developer by ensuring its facilities are state of the art and are designed with the residents needs at its heart. It is this review and commitment to excellence that has seen LNT strive towards net zero emissions from its care homes. All LNTs homes within the past 5 years incorporate a full suite of Photovoltaic (PV) Solar Panels as well as state-of-the-art Ground Source Heat Pump System (GSHP) to fulfil the homes energy and heating needs (as discussed in the Sustainability Statement).

**1.8** The site has been identified for development of a new care home, being well located within the Whiteheads Steelworks development area, providing up to 529 new residential

dwellings. The area will benefit from existing sustainable transport networks and the urban location, close to Newport City Centre.

- 1.9 This site represents an excellent opportunity to develop in a sustainable location and as such the proposed development is fully in accordance with both local and national planning policy and guidance and the National Development Framework of Wales.

## 2.0 THE SITE AND SURROUNDINGS

- 2.1 The site is part of a large land allocation for residential development and includes two formal residential allocations under policy H1; Monmouthshire Bank (H1(14)) and Whiteheads Steelworks (H1(51)), with the application site falling in the latter. The residential development was brought forward after outline permission was granted in 2018. The site itself has remained undeveloped as the surrounding housing has been constructed, with some of the site having being used as a temporary car park for the nearby hospital and more recently as a compound and materials storage for the residential development.
- 2.2 The site, covering approximately 1.60 acres in size is located on the north eastern corner of the site, bordering with Mendalgief Road on the eastern boundary. There is a thicket of trees along the northern boundary separating the site from a railway shunting line and Cardiff Road.



Figure 1 – Aerial view of the site

- 2.3 The proposed development will front Mendalgief Road, with access taken from the new private estate roads on the site's southern boundary. The application seeks approval for a new access to be created from Walker Point Way and will form a simple bell mouth junction and will reflect similar access designs across the development site. There are various forms of public transport and opportunities for sustainable modes of travel in the local area (discussed further in the Transport Statement).
- 2.4 Landscaping to public areas has been established throughout the site as part of the wider residential development, with areas of public open space to break up the built form and encourage the integration with the natural environment. A soft landscaping scheme will be implemented, including tree planting and hedgerow, adding to the green setting and creating attractive surroundings for the proposed care home.
- 2.5 The site is within the settlement boundary of Newport, approximately 1km from the city centre and is within an area of both established residential properties (to the east and west) and new residential development (in the immediate surroundings). There are existing sustainable transport methods in the locality, with bus stops directly outside of the site on Mendalgief Road, providing regular services within the Newport Area and surrounding area.
- 2.6 The site characteristics and that of its surroundings are detailed in the Design and Access Statement.

#### **PLANNING CONTEXT**

- 2.7 The application site is part of a wider strategic allocation, which has outline planning permission for the redevelopment of a brownfield site for a strategic residential led mixed use development with associated access and infrastructure.
- 2.8 The wider site received outline planning permission for the redevelopment of the former Whiteheads Steelworks site for the construction of 529No. residential units, 24No. assisted living units, pub/restaurant, retail units, primary school and associated landscape and highway infrastructure (Ref. 15/0775). This application was approved in 2018.
- 2.9 A subsequent reserved matters application (access, appearance, landscaping, layout and scale) was submitted pursuant to the approved outline permission in 2018 for 471No dwellings. This application was approved in 2020.
- 2.10 Applications to discharge planning conditions have been submitted and approved in accordance with the outline and reserved matters applications.

### 3.0 THE PROPOSED DEVELOPMENT

- 3.1 It is proposed to develop the application site to provide a new purpose-built, three storey sixty six bed residential care facility for older people with associated access, car parking and landscaping.
- 3.2 The facility will be fully compliant with the National Care Standards Act 2000 and subsequent Statutory Guidance in Wales; providing single-room accommodation, with en-suite facilities and a more than suitable ratio of communal/recreational space per resident together with level/amenable access throughout; all as described in the Design and Access Statement submitted with this application.
- 3.3 The introduction of the Regulation and Inspection Social Care (Wales) Act 2016 reflected the general progressive nature of the improving standards that have been implemented in the provision of Social Care. It also led to the establishment of the Care Inspectorate Wales (CIW) the current Regulatory Authority in respect of Social Care provision.
- 3.4 The proposed care home would be of brick and render construction with a grey tile roof, as described in further detail in the associated Design and Access Statement. In total the development will provide 3083m<sup>2</sup> internal floor area over three floors and would provide an attractive and appropriate community building for this site.

### ECONOMIC BENEFITS

- 3.5 The proposed development will bring with it important economic benefits to the local economy in terms of employment opportunities and investment in construction.
- 3.6 A study undertaken on behalf of the UK Contractors Group found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy, as outlined in Fig.2 below.

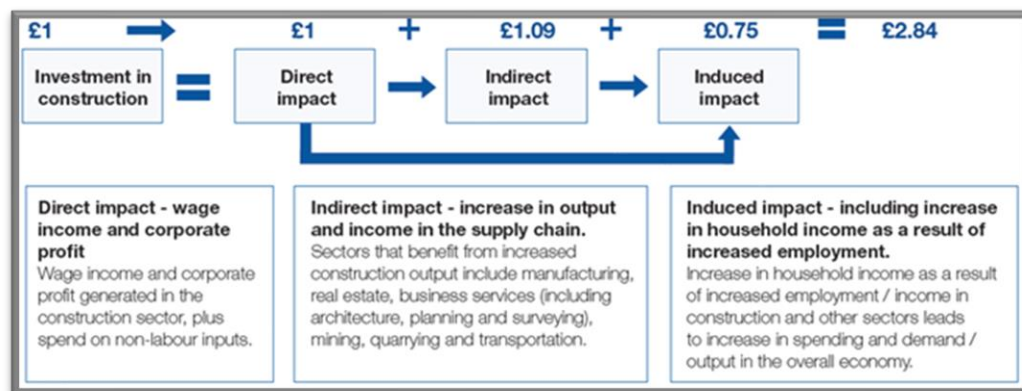


Fig 2: Image from UK Contractors Group study

- 3.7 The construction cost alone of the proposed development is substantial; bearing in mind the above table, this development should result in an extremely large contribution to the local economy.
- 3.8 Planning Inspectors have highlighted in appeal decisions the significant weight to be attributed to the need to support economic growth through the planning system and the contribution that new development can make to economic growth.
- 3.9 In terms of employment generation, between 50-60 full-time equivalent jobs are created that would be offered to suitable candidates from the local area. These jobs would range from the Home Manager; a series of Care Workers; through to Catering and Domestic Assistants.

#### 4.0 PLANNING POLICY AND SCHEME APPRAISAL

- 4.1 Planning legislation requires that planning applications are determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 4.2 The following paragraphs are an overview of the key national and local planning policies relevant to the proposals.

#### NATIONAL DEVELOPMENT FRAMEWORK

- 4.2 Future Wales: The National Plan 2040 was adopted in February 2021 and is the national development framework, setting the direction for development in Wales to 2040. The NDF addresses key national priorities including the economy, the environment, climate change and biodiversity as well as developing vibrant, sustainable communities. The provides strategic direction for all scales of planning and sets out policies and issues to be taken forward at regional scale.
- 4.3 Policy 1 (Where Wales Will Grow) *'drives the delivery of the Future Wales Outcomes and ensure Future Wales policies and the planning system in general are committed to their achievement.'* Sustainable growth is supported through this policy, in all parts of Wales, and highlights three National Growth Areas, including 'Cardiff, Newport and the Valleys' where there will be growth in employment, housing and investment in infrastructure.

#### PLANNING POLICY WALES

- 4.4 Planning Policy Wales (PPW) Edition 12 was adopted in February 2024 and provides a framework for sustainable development as its core objective. PPW together with a series of Technical Advice Notes (TANs) will provide a complete land use policy framework for Wales.

PPW provides a foundation for all National, Regional and Local planning policies and establishes key principles for the planning system. The key principles for planning as set out within PPW are as below:

- Growing our economy in a sustainable manner

- Making best use of resources
- Facilitating accessible and healthy environments
- Creating sustainable communities
- Maximising environmental protection and limiting environmental impact

The key guiding policies within PPW and their relevance to the proposed scheme are outlined below.

### **Sustainable Development**

- 4.5 Planning Policy Wales places considerable emphasis on the importance and purpose of the planning system, positioning it at the centre of achieving sustainable development in Wales. Legislation secures a ***presumption in favour of sustainable development*** in accordance with the development plan unless material considerations indicate otherwise (paragraph 1.18). Those proposing development also have a responsibility to provide sufficient information to enable the decision maker to make an informed judgement on whether the proposed development is sustainable (paragraph 1.20).
- 4.6 Paragraph 1.22 of PPW defines that up to date development plans are the basis of the planning system and that, for decision taking, means approving development proposals which accord with the adopted plan, unless material considerations indicate otherwise
- 4.7 Sustainable Places are the goal of the land use planning system in Wales and all new development decisions should *seek to contribute towards the making of sustainable places and improved well-being* (paragraph 2.2). This means that planning decisions should consider social, economic, environmental and cultural benefits in line with the Well-being of Future Generations Act (2015) (paragraph 2.8).
- 4.8 The following paragraphs aim to assess the sustainable benefits of development, in accordance with the defined key factors in achieving sustainable development.

### **Good Design**

- 4.9 Achieving high quality and sustainable developments is fundamental in the planning and development process, with achieving good design being a key aspect in the delivery of sustainable places where people want to live, work and socialise (paragraph 3.3). It is important for design to go beyond the aesthetics and all development proposals should aim to meet the 5 key aspects of good design; access, character, community safety, environmental sustainability and movement.

### **Strategic Placemaking**

- 4.10 Paragraph 3.41 of PPW reflects on the importance of location for sustainable development. Development plans will make suggestions for suitable locations, identifying appropriate areas and sites for development and consider all relevant policies and is deliverable within the plan period (paragraph 3.42).
- 4.11 It is important to ensure development makes efficient use of land, prioritising the use of *suitable and sustainable previously developed land... for all types of development*

(paragraph 3.43). Previously developed land should play an instrumental part in development plans and be used, wherever possible, in preference to greenfield sites, where it is suitable for development (paragraph 3.55).

### **Transport**

- 4.12 PPW aims to ensure new development is located and designed in a way which minimises the need to travel and reduces the dependency on the private car (paragraph 4.0.3). It is the responsibility of new development proposals to *seek to maximise accessibility by walking, cycling and public transport* (paragraph 4.1.11) and be considerate to the sustainable transport hierarchy (PPW, figure 9). This is important to the care home use, intends to maximise the use of sustainable modes of transport and to minimise the need to travel, by encouraging users of the care home both in terms of residents and staff to come from the local area.

### **Housing**

- 4.13 PPW aims to deliver quality and choice of homes, whilst seeking to create sustainable and cohesive communities. To achieve this, a mix of market and affordable housing types and sizes are needed to meet the different needs of the community, including housing for older people and people with disabilities (paragraph 4.2.13). The proposed development aims to address the present and future needs of an ageing population and contribute to the provision of a range, quality and choice of accommodation within the local community. The current proposal will make a positive contribution to the area in accordance with PPW requirements.

### **Economic Development**

- 4.14 Paragraph 5.4.2 states how Welsh Government seeks to '*maximise opportunities to strengthen the foundational economy.*' Reference to the care sector and how it plays a prominent role throughout Wales is made within this paragraph, and how the planning system should be supportive of this aim.

### **Energy Efficiency**

- 4.15 The Welsh Government's highest priority is to reduce energy demand wherever possible and support infrastructure which will enable low carbon electricity to become the main source of energy in Wales (paragraph 5.7.1). All new development is expected to mitigate the causes of climate change in accordance with the energy hierarchy for planning, which will assist in meeting energy demand with renewable and low carbon sources (paragraph 5.7.13). The proposed development is consistent with these aims and objectives.

### **Green Infrastructure**

- 4.16 Planning authorities are required to seek to maintain and enhance biodiversity and should ensure that new development does not cause any significant loss of habitats or populations of species. Paragraph 6.4.5 explains that a net benefit for biodiversity is the concept that development should leave biodiversity in a significantly better state than before.

- 4.17 Paragraph 6.4.8 requires a proactive and creative approach towards facilitating the delivery of biodiversity, noting the importance of ‘*small scale intervention [in contributing to] a national scale resilience.*’

### TECHNICAL ADVICE NOTES

- 4.18 Technical Advice Notes (TAN’s) support PPW by providing detailed planning guidance through a series of technical notes. There are a number of TAN’s which are relevant to this planning application. A summary of the relevant TAN is provided below and are addressed in more detail in the relevant planning and technical reports submitted in support of this planning application.

**TAN 5** – identifies that biodiversity protection and enhancement is an integral part of planning for sustainable development and that the planning system is important in nature conservation.

**TAN 12** – provides advice on how to ‘promote sustainability through good design’ and ‘planning for sustainable building’. Development proposals should focus on meeting a series of objectives of good design, as illustrated in figure 3 below.



**TAN 15** – provides technical guidance which supplements the policy set out in PPW in and seeks to ensure that flood risk is taken into account and appropriately addressed.

**TAN 18** – contains guidance on how best to integrate land use and transport planning to further support a sustainable transport system in Wales. This document provides technical information in designing transport infrastructure and focussing on sustainable forms of transport in new development.

## **LOCAL PLANNING POLICY**

- 4.19 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the development plan unless material considerations indicate otherwise. The current development plan for Newport is the Newport Local Development Plan 2011-2026.

### **Newport Local Development Plan – January 2015**

- 4.20 The Newport LDP was adopted in January 2015 and covers the period up to 2026, forming part of the statutory development plan. The LDP provides a clear land use planning framework for Newport and is the basis for making planning decisions.

- 4.21 The vision of the Plan is:

*“As a gateway to Wales, Newport will be a centre of regeneration that celebrates its culture and heritage, while being a focus for varied economic growth that will strengthen its contribution to the region...”*

The proceeding paragraphs address the proposed scheme and its compliance with the LDP.

## **Strategic Policies**

### **SP1 – Sustainability**

- 4.22 This policy considers the efficient use of land for new development by concentrating development in sustainable locations on brownfield land within the settlement boundary. There are a number of criteria within this policy which new developments should also be considerate to which benefits local areas in economic, social and environmental terms and places sustainability at the heart of development.

### **SP2 – Health**

- 4.23 This policy encourages development to maximise their positive contribution to health and well-being by being located in the most sustainable locations, encouraging healthy forms of travel. The proposed scheme is in a central location, close to existing public transport links and will be designed to encourage staff and visitors to choose sustainable forms of transport, such as walking, cycling and public transport as the primary modes of travel to and from the care home and thus adhering to the aims of this policy.

### **SP3 – Flood Risk**

- 4.24 This policy states that development should be *directed away from areas where flood risk is identified as a constraint and ensure that the risk of flooding is not increased elsewhere*. In accordance with the requirements of this policy, a Flood Consequence Assessment accompanies the planning application which concludes that the risk of flooding to the proposed development from all sources is low/negligible. Recommendations for mitigation measures to reduce the impact of climate change have also been included.

**SP13 – Planning Obligations**

- 4.25 This policy provides details of the type of planning obligations which will be sought from development in order to mitigate the impact and enhance the quality of the development, provide community benefits and infrastructure facilities.

**SP18 – Urban Regeneration**

- 4.26 This policy supports the regeneration of urban areas within Newport, particularly where they contribute to the *reuse of vacant, underused or derelict land* (part iii). In compliance with this policy, the proposed scheme will redevelop a vacant brownfield site for a new use as a residential care home. The proposed scheme will provide social, environmental and economic benefits and will be a positive contribution to the local area.

**GP1 – General Development Policy: Climate Change**

- 4.27 This policy focuses on sustainable development principles, ensuring proposals consider the impacts of climate change and design mitigation measures into each development to tackle climate change and deliver sustainable development. The proposed scheme includes sustainable design features including solar pv technology, ground source heat pumps which will provide most of the buildings energy requirements, as well as other sustainable features aimed at reducing the building's energy usage and taking advantage of more sustainable measures. Further information on how the proposed scheme accords with this policy is provided in the accompanying Design and Access Statement and Sustainability Statement.

**GP2 – General Development Policy: General Amenity**

- 4.28 This policy requires development proposals to be considerate to their immediate location, ensuring that the development is appropriate in its surroundings and will not have any adverse impact on the character of the site or locality. Criterion set out within this policy has been considered during the design process and compliance will be demonstrated in detail in the accompanying Design and Access Statement.

**GP4 – General Development Policy: Highways and Accessibility**

- 4.29 This policy sets out the general highway and transport considerations for new development; ensuring proposals provide appropriate access for pedestrians, cyclists and public transport; be accessible by a choice of means of transport; make adequate provision for car parking and cycle storage and would not be detrimental to highway or pedestrian safety. The impact of development of the wider site, inclusive of a C2 use, was considered during the outline application, which concluded that the proposal would not have significant adverse effects on the surrounding highways infrastructure. The nature and use of the proposed scheme also introduces relatively low levels of traffic on the local roads and therefore the proposals are in accordance with this policy.

**GP5 – General Development Policy: Natural Environment**

- 4.30 In accordance with the requirements of this policy, which aim to conserve and improve the natural environment, the proposed scheme has considered the Site's biodiversity and wildlife features, ensuring conservation for key features and the delivery of enhancements where possible. The proposed scheme has considered the landscape character of the local area and its immediate setting; proposing a landscaping scheme which promotes and enhances the site and encourages ecological connectivity.

**GP6 – General Development Policy: Quality of Design**

- 4.31 In accordance with this policy, all development proposals are expected to contribute to a safe, accessible, attractive and convenient environment through design and layout, taking into account the fundamental design principles as set out in this policy. This criterion has been considered during the design process of the proposed scheme and will be reflected in more detail in the Design and Access Statement.

**GP7 – General Development Policy: Environmental Protection and Public Health**

- 4.32 This policy states that development will not be permitted *which would cause or result in unacceptable harm to health because of land contamination*. Based on the previous use of the application site ground investigations were commissioned and gas monitoring carried out to determine the level of contamination across the site and mitigation measures required against potential harmful effects.

**H1 – Housing Sites**

- 4.33 The application site is allocated under this policy for residential development (Ref. H1 (51) which have been identified to contribute towards the housing land supply in this policy period. This allocated site benefits from outline planning permission for residential dwellings, assisted living, local centre uses and primary school and subsequent reserved matters applications to reflect the phases of development on land at Whiteheads Steelworks.

**H3 – Housing Mix and Density**

- 4.34 This policy sets the Council's criteria new housing development of 10 or more dwellings will be expected to meet in regard to the type, tenure and density of new development. The aim of this policy is to ensure that new large scale development provides a range of accommodation types to meet the needs and communities within Newport. The proposed scheme will offer C2 Residential Institution use and by definition will contribute towards the housing mix within the development, adhering to the aims of this policy.

**SCHEME APPRAISAL**

- 4.35 A general assessment of the scheme against relevant national and local policies set out above would indicate the scheme is in general compliance.

**Principle of Development**

- 4.36 The site is situated on vacant brownfield land, which is part of a wider development scheme, of which the construction of the residential element is almost complete. The site benefits from outline approval for elderly assisted living accommodation, recognising a need for elderly care within the local area.
- 4.37 The proposed development will make effective use of a vacant site, which is in a sustainable location, close to existing and proposed local amenities and has excellent sustainable transport links. It will provide a much needed care facility for the area whilst providing employment during construction and for the lifetime of the home.

- 4.38 The development of a care home, which is commercial by definition, is very much residential in nature. It is, therefore, entirely compatible with the immediate residential surroundings. The proposals will also contribute to both the area's employment (both during construction and operation of the care home) and housing needs.
- 4.39 The site is seen as an excellent opportunity to provide a new purpose-built care facility fully compliant with the requirements of the Care Standards Act and relevant Statutory Guidance. It would not only serve an identified local need but would be highly accessible to the community, providing both service and employment.

#### Design

- 4.40 As set out in the accompanying Design and Access Statement, it is considered that the proposal would positively contribute to the built environment in this location by creating a landmark community building having regard to the principles of good urban design. It will enhance the character of the site and be respectful to the existing built form of the surrounding residential dwellings as well as providing a much needed asset within the hub of the local community.
- 4.41 The planning benefits of the scheme are considered to carry significant weight. In particular the scheme will provide a new building that will positively contribute to the character and appearance of the area, giving new use to a previously developed site in accordance with the Council's sustainable development principles. The care home has been sympathetically designed to assimilate with the surrounding character and features an attractive landscaped setting appropriate to its use and community function.
- 4.42 The proposed three storey care home would be reflective of the vision and core objectives within the Newport Local Development Plan and reflect the design features of the local built form, integrating the care home successfully within its surroundings.
- 4.43 The building arrangement and planned landscape setting of the site provides an inclusive, safe and accessible garden/amenity space that contributes to the setting of the building and character of the local area and ensure attractive and usable private amenity space for future residents of the care home.
- 4.44 The building's form and layout will enable the future care home to function efficiently and will optimise the opportunities the site offers for residents in terms of aspect, views and amenity provision. It will provide secure and comfortable environments for residents, choosing internal furnishing and decorations on their quality and familiarity, ensuring the residents feel safe and comfortable from their first day.
- 4.45 The scheme design is of a scale and intensity which would sit comfortably within the site and its surroundings without any resultant harm to the character or amenity of the area, whilst still presenting itself as an important community building. The overall design approach will establish a strong sense of place, a visually attractive and biodiverse environment and a functional building. The proposals will provide good amenity to existing and future residents and overall will promote socialisation and diversity within the community.

### **Ecology and Biodiversity**

- 4.46 The Preliminary Ecological Appraisal submitted in support of this application has assessed the Site's ecological quality and suitability for habitats. It concludes that there will be no direct impacts on statutory or locally designated sites or other priority areas. General management and mitigation measures will be incorporated into the proposals to maximise ecological enhancements.
- 4.47 There are no impacts to notable habitats due to the small scale and distance of the proposed development from any such habitats as well as the urban location of the site with surrounding physical barriers. To compensate for the loss of habitats (i.e. those immediately on site) the proposed scheme will include the planting of native trees and shrubs and creation of species rich grassland as part of the landscaping scheme.
- 4.48 A detailed landscaping scheme has been provided to support this application. The scheme has been designed with both the residents needs in mind as well as improving the local natural environment. The scheme will be attractive and create a less institutionalised feel to the development and with well-thought out planting, will achieve a biodiversity net benefit to the existing on site biodiversity.

### **Transport**

- 4.49 The site is easily accessible by walking, cycling and public transport as set out in the accompanying Transport Statement and Travel Plan. The sustainable location will greatly benefit the majority of the site's users, who are expected to emanate from the local area (approx.. 3 mile radius of the site).
- 4.50 Given the nature of the development and location of the site, the level of car parking demand and anticipated traffic generation are unlikely to be significant. Based on the experience of the applicants in their operation of other similar types and sizes of facility, it is considered that no parking or adverse highway or pedestrian safety issues would arise from the day to day working of the care home.
- 4.51 The proposed access arrangements and availability of alternative modes of travel to the site and submitted Travel Plan, should significantly demonstrate that the potential level of vehicular activity and impact on the local highway network is acceptable.
- 4.52 The proposed layout and design is intended to create a safe and secure environment for its residents. The building layout ensures natural surveillance and defensible space to the single entrance, which is able to be monitored from the constantly manned main office.
- 4.53 The accompanying Travel Plan will provide guidance to the care home operators in maximising the Site's access and existing infrastructure, to promote a meaningful shift towards alternative, more sustainable modes of travel. The application proposal will not unduly impact on the surrounding highway network and hence the proposal accords with both local and national planning and highway policies and objectives.

### **Sustainability Considerations**

- 4.54 The building would have 'active' elevations and frontages occupied at all times of the day. There would be a clear distinction between public and private space through the use of appropriate boundary treatments.
- 4.55 In terms of building design, steps have been taken to reduce energy demand having regard to the operational requirements of the home. Externally the building has been designed with glazed areas to maximise access to natural light and to minimise energy requirements for lighting and heating in communal areas, in particular in the main day lounge/dining areas and the quiet lounges. All glazing would be specified to minimise heat loss and excessive solar gain. Other glazing in the corridors and stairwells will provide natural light into circulation areas, reducing the level of artificial lighting required.
- 4.56 Low energy luminaires and occupancy sensors would be used throughout the home in the communal areas, corridors, bathrooms, toilets and en-suites to minimise energy used. There would also be a control centre which will enable areas within the building to be isolated at night to further minimise energy use.
- 4.57 High levels of insulation will be provided to reduce the consumption of energy required for heating. The Building Regulations submission provides the Simplified Building Energy Model (SBEM) calculations relating to the energy efficiency of the building including the heating, lighting and orientation of the building. This requires a 10% increase in efficiency of the target provided for the building.
- 4.58 A ground source heat pump system is proposed to provide heating to the building and solar panel technology to support the buildings electricity needs. Together these technologies would generate in excess of 90% of the facilities energy requirements from renewable sources, with a commensurate reduction in carbon emissions.

## 5.0 CONCLUSIONS

- 5.1 The proposed development for a care home on this site is in accordance with the aims and objectives set within Future Wales and echoed in the policies within Planning Policy Wales and the Local Development Plan. The site clearly lies within a sustainable location in close proximity to facilities, local population and existing public transport services and is consistent with the objectives of PPW.
- 5.2 Policies within the Local Plan and the approved outline scheme which includes elderly housing highlights the need for additional elderly care provision, such as residential care homes.
- 5.3 The development of the site will contribute towards a mix of uses in the local area, providing significant employment, social and economic benefits, which will have a positive and lasting impact on community cohesion and diversity.
- 5.4 The need to provide care accommodation for various groups, including the elderly is important during the plan period, to meet the needs the ageing population. It is considered that the proposed care home would be fully compliant with PPW and Local Plan Policies.
- 5.5 This development will be delivered quickly and will provide a much needed quality care accommodation. This will meet existing needs, relieve pressures on housing land supply generally and increase Newport's resilience to future change.
- 5.6 The proposed development will bring significant economic benefits, through the provision of a range of jobs and employment opportunities during construction and the operation of the care home. Indirectly, the local economy will benefit from increased movement and activity, positively affecting the local supply chain/servicing and associated businesses.
- 5.7 The proposals will significantly improve the built and natural environment in this location by providing a high-quality, sustainably built community building that is surrounded by enhanced landscaping. This approach appropriately addresses key design principles and ensures that the proposed care home will positively enhance the character and amenity of the site and surrounding area.
- 5.8 The proposals demonstrably accord with adopted Development Plan policies and relevant material considerations. All key technical and environmental considerations have also been appropriately assessed and there are no matters that would prevent development from taking place.
- 5.9 In summary, the planning benefits that would be generated from the proposed development would be significant and far outweigh any adverse effects that might be attributable to it. On balance, the proposal should be considered to represent a wholly acceptable and positive proposal for which planning permission should be granted.