

# Delegated Decision Report

|                 |         |                           |                 |
|-----------------|---------|---------------------------|-----------------|
| Application No: | 26/0068 | Statutory Period Expires: | 26th March 2026 |
|-----------------|---------|---------------------------|-----------------|

|            |                                                                                       |       |            |
|------------|---------------------------------------------------------------------------------------|-------|------------|
| Site:      | <i>Land Adjacent To 18 Ridgeway Hill Newport NP20 5DG</i>                             |       |            |
| Proposal:  | <b>PROPOSED ERECTION OF 2NO BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS</b> |       |            |
| Applicant: | <i>D Watts</i>                                                                        |       |            |
| Type:      | Full                                                                                  | Ward: | Allt-yr-Yn |
| Decision:  | REFUSED                                                                               |       |            |

## 1. BACKGROUND

- 1.1 The proposal seeks to overcome the previous 4no. reasons for refusal relating to character and appearance, residential amenity, contrary to existing pattern of development, insufficient visibility splays and unsigned Section 106 agreement.

## 2. SITE LOCATION AND CONTEXT

- 2.1 The site is located within a residential area formed of detached bungalows. The detached bungalows are formed of brick and tile with dual pitched roofs. Neighbouring properties benefit from off street parking with open frontages bounded with low railings. The topography of the area inclines from south to north and the application site levels incline from east to west also.

## 3. DESCRIPTION OF DEVELOPMENT

- 3.1 Erection of 2no. detached bungalows with off street parking and private amenity spaces.

## 4. RELEVANT SITE HISTORY

| App Number | Proposal                                                                                                                        | Decision | Decision Date |
|------------|---------------------------------------------------------------------------------------------------------------------------------|----------|---------------|
| 25/0827    | PROPOSED ERECTION OF 2 NO. BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS (RESUBMISSION OF PLANNING APPLICATION 25/0161) | Refused  | 11.12.2025    |
| 25/0161    | PROPOSED ERECTION OF 2NO DORMER BUNGALOWS WITH ASSOCIATED ON SITE PARKING AND GARDENS                                           | Refused  | 27.06.2025    |

## 5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

- 5.2 PLANNING POLICY WALES (EDITION 12) 2024

- 5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP4 – Water Resources
- SP10 – House Building Requirement
- SP13 – Planning Obligations

- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- H2 – Housing Standards
- H4 - Affordable Housing
- H6 – Sub-division of Curtilages, Infill and Backland Development
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

#### 5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Planning Obligations
- Affordable Housing
- Wildlife and Development
- New Dwellings
- Waste Storage and Collection
- Parking Standards

### 6. CONSULTATION RESPONSES

6.1 Ecology Officer: No response.

6.2 Landscape Architect: No objection subject to condition.  
Comments: Planting areas are shown on the Proposed Site Layout by Le Trucco architects. This would provide a suitable frontage and includes pedestrian visibility splays. The planting is not detailed and a soft landscape plan will need to be conditioned. Note the planting beds are dominated by SuDS so planting should be suitable for rain gardens. The site section below within the GIS is misleading and needs revision

Recommendations: A standard soft landscape condition is required and should include an outline of soft landscape maintenance and management plan for five years to cover new planting until established. It is advised this is provided by a suitably qualified landscape specialist/professional.

Revision to correct inaccuracies in the GIS

6.3 Drainage Officer: No response.

6.4 Planning Contributions Manager: Planning contributions required,

6.5 Environmental Health Officer: No response.

6.6 Senior Scientific Officer: No response.

6.7 SAB Officer: We would encourage the applicant to visit the SAB webpage, or contact [sab@newport.gov.uk](mailto:sab@newport.gov.uk)

6.8 Waste Manager: No response.

6.9 Highways Officer: Objection.

The key issue raised by Highways was pedestrian visibility. This has not been addressed. We would therefore refer the applicant back to our previous comments.

6.10 Dwr Cymru/Welsh Water:  
07.04.2026

We note this is a reconsultation following our previous response issued under PLA0093222 dated 11.02.2026 where we requested a no surface water condition to be included in any subsequent grant of planning consent due to the following reason;

"Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. However, in this instance, we would advise that there is no agreement to communicate surface water flows into the public surface water sewer. Accordingly, as a material consideration within the planning process and notwithstanding the submitted application form, we recommend a condition that specifies no surface water flows shall communicate directly or indirectly to the public sewerage system. Please note, in the absence of an acceptable surface water strategy, we specifically request that the accompanying Proposed Drainage Strategy for Planning (CSK 14 Rev D) does not form part of any approved plans condition or otherwise we request we are re-consulted on receipt of an amended drainage report / drawing the shows the surface water hierarchy has been fully explored."

We acknowledge that an updated SAB report and drawing have been submitted that show surface water to discharge to the public sewerage network. However, the submitted SAB report states that infiltration is yet to be carried out. Therefore, our previous comments remain and we request that submitted drawing CSK 14 Rev E) does not form part of any approved plans condition.

11.02.2026

### **FOUL WATER**

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

### **SURFACE WATER**

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. However, in this instance, we would advise that there is no agreement to communicate surface water flows into the public surface water sewer. Accordingly, as a material consideration within the planning process and notwithstanding the submitted application form, we recommend a condition that specifies no surface water flows shall communicate directly or indirectly to the public sewerage system. Please note, in the absence of an acceptable surface water strategy, we specifically request that the accompanying Proposed Drainage Strategy for Planning (CSK 14 Rev D) does not form part of any approved plans condition or otherwise we request we are re-consulted on receipt of an amended drainage report / drawing the shows the surface water hierarchy has been fully explored.

### **Conclusion**

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following Condition(s) and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

### **Condition**

No surface water and/or land drainage from the development hereby approved shall drain directly or indirectly to the public sewerage system.

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

## **Advisory Notes**

*The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)*

*The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.*

*In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.*

## **7. PUBLIC REPRESENTATIONS**

Neighbour notification letters were sent on the 3<sup>rd</sup> February 2026.

### **7.1 NEIGHBOURS: 3no. objections received (summarised):**

- Design of dwellings out of character
- Overdevelopment
- Not following the building line
- Overshadowing of neighbouring gardens
- Limiting visibility splays on driveways
- Overlooking private amenity spaces
- Previous reasons for refusal not addressed

### **7.2 COUNCILLORS:**

#### **7.2.1 Councillor Fouweather: The two new properties are dormer which have windows in this roof. No other bungalows in this area have this. It would detract from the current Streetscene**

I only saw the front elevation which had roof windows. However, I would not like to see windows in the rear as there would be an overlooking issue. This is my main concern.

However, I am happy to take guidance from you on this.

## **8. ASSESSMENT**

### **8.1 Principle of Development:**

#### **8.1.1 The application site is located within an urban boundary of an established residential area. Therefore, the site benefits from being located within a sustainable location in accordance with Policy SP1.**

### **8.2 Water Resources:**

#### **8.2.1 The development site is over 100sqm and would therefore require separate approval for sustainable drainage to be incorporated into the site.**

- 8.2.2 The submitted details include a drainage strategy which includes methods of sustainable drainage which connect into an existing Welsh Water surface water sewer. The points of connection would also be fitted with flow controllers.
- 8.2.3 Welsh Water have confirmed that sufficient capacity exists in the public sewage network to receive domestic foul flows.
- 8.2.4 With regard to surface water drainage, Dwr Cymru/Welsh Water set out in their comments that a SAB scheme has not yet been approved, and therefore the Local Planning Authority are requested to not attach the proposed surface water drainage scheme.
- 8.2.5 As the details of the surface water drainage scheme are not essential for the consideration of this application in so far as they relate to any impact upon other site features, and that surface water is controlled through the approving SAB body via the Flood and Water Management Act 2010, it is considered that the absence of the surface water drainage scheme would not affect the consideration of the scheme as a whole and are therefore not included within the approved plans list.
- 8.3 House Building Requirement**
- 8.3.1 The scheme would contribute toward the overall house building objectives of the adopted local plan in accordance with Policy SP10.
- 8.4 Impact on Amenity**
- 8.4.1 The rear garden depths measure approximately 8.6m for both plots to the rear common boundary. The New Dwellings SPG sets out that rear gardens on new dwellings should extend at least 10m from the rear elevation. Neighbouring dwellings generally have garden depths of around 5-6m as they were designed for occupants requiring low maintenance properties. Given the specific site context, it is considered that the depth of the rear gardens is acceptable in this instance in terms of the amount of amenity space provided.
- 8.4.2 The cill height of the rooflights is 1.7m above the finished internal floor level. Typically, windows are considered *high level* if cills are 1.7m above internal finished floor levels. It is considered that there would be no demonstrable overlooking in this instance.
- 8.4.3 The proposed rear rooflights would be within 8.6m of the common boundary with 12 Ridgeway Gardens. The ground floor finished floor level would be 83m AOD which is approximately 1.5m lower than the existing ground level. The ground finished floor levels would be sited at a lower level than that of 12 Ridgeway Gardens. When considering the height of the rooflight cills above internal finished floor levels, and the separation distance from the common boundary of 8.6m, it is considered that the rear rooflights would not result unacceptable overlooking or perceived overlooking.
- 8.4.4 The proposed side elevations do not have any windows, therefore the previous concern relating to intervisibility between the proposed dwellings has been suitably addressed.
- 8.4.5 The first floor bedrooms would be served by rooflights only, this is considered to not provide future occupants with sufficient outlook thereby resulting in an adverse impact on the living conditions for any future occupant.
- 8.4.6 The fenestration located to the principle elevations are considered to not result in any adverse impacts regarding overlooking as the views gained would be of the public highway and adjacent residential properties.
- 8.5 Impact on the Character and Appearance of the Area**
- 8.5.1 The area has a uniform character formed of bungalows with set backs from the edge of the footway which provides open frontages and a sense of place and space. The topography declines from north to south resulting in the properties along Ridgeway Park Road having a higher slab level than those of Ridgeway Hill.
- 8.5.2 It is noted that the scheme aligns with the side elevation of 46 Ridgeway Park Road which retains a set back from the edge of the footway. However, the proposed dwellings would be seen in the context of existing properties on Ridgeway Hill due to the orientation of the

principle elevations. The siting of the dwellings contradicts the existing pattern of development, specifically in reference to the dwellings facing Ridgeway Hill. This issue was raised on the previously refused scheme and remains to not be sufficiently addressed.

8.5.3 The submitted street scene drawing shows the two dwellings having a tiered relationship with neighbouring properties, and the ridge heights do not exceed 46 Ridgeway Park Road.

8.5.6 Assessment of dwelling density in the area identifies approximately 32 dwellings per hectare; the dwelling density proposed for the application site equates to approximately 42 dwellings per hectare. This aspect coupled with the lack of integration with the existing pattern of development compounds the overdevelopment of the site and adverse impact upon the character of the area. The proposal remains contrary to Policy GP6.

#### 8.6 **Impact on Highway Safety and Parking Provision**

8.6.1 The Local Highways Authority has consistently raised concerns regarding the vehicular access and their visibility splays citing that these shall need to be constructed as 2 x 2 metres within the site boundaries. The plans as submitted do not show that the required visibility splays can be constructed within the site, it is the view of the LPA that it would not be suitable to rely upon land outside of the application site where the applicant/landowner would have no control over the future use or development of this land as to do so could result in an adverse impact upon highway/pedestrian safety. As such, the scheme would result in an adverse impact on the safe and efficient use of the highway network and pedestrian safety contrary to Policy GP4.

8.6.2 The proposal would be served by 2no. off street parking spaces per dwelling however, the length of the driveways do not accord with the adopted standards within the Parking SPG which requires 5.5m in length where parking abuts a wall or fence. The application site is not served by a wide range of amenities or a local centre that would be easily accessible via modes of sustainable transport and therefore would not benefit from a reduction in parking standards, no evidence to support a reduction of parking on site has been submitted in support of this application. As such, each dwelling will require the full parking requirement of 2no. spaces which accord with the parking space size standards. The proposal does not accord with the Policy T4.

#### 8.6 **Impact on Biodiversity**

8.6.1 The proposal is supported with an ecological appraisal and Green Infrastructure Statement. The appraisal concludes the site has low ecological value and sets out recommendations during and post construction. No comments have been received from the Councils Ecologist and a condition would be attached to ensure the recommendations are implemented on site.

#### 8.7 **Waste**

8.7.1 The proposed site plan includes dedicated areas for the storage of waste and recycling which accords with the Waste SPG document. No objection received from the Waste Manager. Proposal accords with Policy W3.

#### 8.8 **Section 106 Planning Obligation matters**

In 2010 the Community Infrastructure Levy Regulations (2010) came into effect. Reg 122 of these regulations sets out limitations on the use of planning obligations. It sets out three tests that planning obligations need to meet. It states that planning obligations may only constitute a reason for granting planning permission if the obligation is:

a) Necessary to make the development acceptable in planning terms; (the obligations of the Section 106 Agreement are necessary to ensure adequate education provision, secure affordable housing on site, provide sufficient open space and ensure its continued maintenance, monitor air quality, promote local employment benefits, secure appropriate long-term marketing of the retail/ commercial units and to improve accessibility for vehicles and pedestrians to/ from the development to ensure policy compliance.)

b) Directly related to the development; (the obligations of the Section 106 Agreement are directly related to the development.)

and

c) Fairly and reasonably related in scale and kind to the development (the obligations as set out in the Section 106 Agreement, both in terms of scale and kind of obligations being required, are fair and reasonable to ensure the aforementioned contributions for the development of this strategic site).

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

| <b>Service Area that requires planning obligation</b> | <b>Purpose of planning obligation</b>                         | <b>Planning obligation initially sought by Planning Authority</b> | <b>Summary Heads of Terms agreed by applicant(s)</b> | <b>Viability Issues?</b> |
|-------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------|--------------------------|
| Regeneration and Economic Development                 | To provide a contribution toward off site affordable housing. | A commuted sum of £3,064.                                         | Agreed.                                              | No.                      |

#### HEADS OF TERMS AGREED BY APPLICANT

##### **Section 106 Planning Obligations – Draft ‘Head’s of Terms’** **(Without prejudice & subject to contract)**

### **1. Introduction**

Based upon a development of 2 x 2 bed dwellings, the following S106 planning obligations are required to mitigate the impact of the development.

### **2. Affordable Housing**

Commuted sum payments for affordable housing will normally be sought on developments of 1 to 2 dwellings anywhere in Newport. The site lies within the Housing Target Area of Newport West. Newport West requires the delivery of 30% affordable housing on new development. The equivalent commuted sum generated is £3,064

This sum is to be index linked to the RPI and paid prior to occupation

### **3. Fees**

#### **Administration Fee**

In accordance with the Planning Obligations SPG (2020), a £355 administration fee is charged for monitoring the S106 agreement. This is to be paid upon signing of the legal agreement

#### **Legal Fees**

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Planning Obligations can be contained in Unilateral Undertakings or s.106 Agreements. Unilateral Undertakings are usually drafted by the developer's solicitors, whereas s.106 Agreements are usually drafted by the Council's in-house solicitors (but there is no general objection to developers arranging for their own solicitors to draft the s.106 Agreement with prior agreement). Either way the developers will be responsible for the Council's legal costs incurred in relation to the process of drafting, approving and completing the s.106 Agreement and Unilateral Undertakings, including costs of title investigation which is necessary to ensure the correct parties enter into the Deed. There is a minimum contribution to legal costs of £700, although more time-consuming and complex documents would require an increased contribution to legal costs.

*Please Note:*

*Planning Obligations can be contained in Unilateral Undertakings or Agreements. Unilateral Undertakings are usually drafted by the developer's solicitors, whereas Agreements are usually drafted by the Council's in house solicitors (but there is no general objection to developers arranging for their own solicitors to draft the Agreement if preferred). Either way the developers will be responsible for the Council's legal costs incurred in relation to the process of drafting, approving and completing any Deed of Obligation, including costs of title investigation which is necessary to ensure the correct parties enter into the Deed.*

*You are required to agree to these Heads of Terms in writing. In doing so you also agree to an extension of time for the determination of your proposal in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits)(Wales) Regulations 2015 and the Town and Country Planning (Development Management Procedure)(Wales) Order 2012. This will extend the statutory period for determination of your application by 16 weeks from the date the Local Planning Authority resolve to grant your planning permission (i.e. the Planning Committee date or the delegated Agenda date) subject to a legal agreement. This extension of time is required to enable completion of the section 106 Agreement (although the Local Planning Authority will endeavour to determine your application as soon as possible prior to this date).*

*Once your written agreement to the Heads of Terms for section 106 has been received by the Authority and a resolution made on the basis of such agreement, the Local Planning Authority will NOT enter into any negotiations that seek to alter the Heads of Terms in terms of discounting agreed figures due to, for example, viability reasons before the final Notice of Decision is issued. It is important that you check the Heads of Terms you receive thoroughly and if you have any questions regarding the figures included or the justification for them, you must raise these and satisfy yourself that the request is reasonable, relevant and necessary, prior to providing your written agreement to the Terms.*

*Any negotiations must take place before Heads of Terms are agreed by you and if you seek to discuss or re-negotiate section 106 Heads of Terms having agreed them in writing and having received a resolution (but not a decision notice), your application must be withdrawn to enable re-negotiation to take place. Failure to sign a section 106 within 3 months of any resolution being made may lead to your application being refused. Alternatively, you may proceed to complete the section 106, receive a Notice of Decision and then make a new submission to the Authority that will enable altered terms to be negotiated. Please be advised that any such re-submission will likely attract a new planning application fee.*

- 8.8.1 It is acknowledged that the agent has agreed to the draft Section 106 Heads of Terms, however in the absence of a signed agreement, this technically forms a further reason for refusal. However, should all other matters be acceptable, this reason can be suitably addressed via the completion of a legal agreement.

## **9. OTHER CONSIDERATIONS**

### **9.1 Crime and Disorder Act 1998**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is

considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

**9.2 Equality Act 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

**9.3 Having due regard to advancing equality involves:**

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

**9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.**

**9.5 Planning (Wales) Act 2015 (Welsh language)**

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

**9.6 Newport's Well-Being Plan 2018-23**

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

**10. CONCLUSION**

**10.1 The amended scheme has not fully addressed the previous reasons for refusal regarding impact upon the character of the area, furthermore the new parking and visibility splay arrangement is unacceptable. As stated above, the absence of a signed Section 106 agreement forms a further reason for refusal, however it is acknowledged that the terms were agreed.**

**11. DECISION**

**Refuse, for the following reason(s):**

01 The proposed development by reason of its siting and design results in an unacceptable visual impact which is contrary to the established pattern of development in the area resulting in an overdevelopment of the plot and an incongruous form of development which is unduly harmful to the character and appearance of the area contrary to Policies GP2 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) and the New Dwellings SPG.

02 The proposed layout has insufficient visibility splays to ensure the scheme would not result in harm on pedestrian safety and the layout of the parking spaces does not accord with the adopted parking standards contrary to Policies GP4 and T4 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 The development would have a significant adverse impact upon interests of acknowledged importance, namely it represents an unsustainable form of development which fails to be mitigated by contributions towards affordable housing. As such, the scheme is contrary to the Planning Obligations SPG dated January 2020 and policies SP1, SP13 and H4 of the Newport Local Development Plan 2011-2026 (Adopted January 2015).

*NOTE TO APPLICANT*

01 This decision relates to plan Nos:

- Proposed Site Layout and Sections (Drawing ref: LT2417.04.01 Rev A)
- Proposed Drainage Strategy (Drawing ref: CSK14 Rev E)
- Plans and Elevations Plot 1 (Drawing ref: LT2417.04.400)
- Plans and Elevations Plot 2 (Drawing ref: LT2417.04.401)
- Boundary Details (Drawing ref: LT2417.04.02)
- Site Location Plan (Drawing ref: LT2417.00.401)
- Existing Site Plan (Drawing ref: LT2417.00.02)
- Green Infrastructure Statement (Received: 29.01.2026)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP4, SP10, SP13, GP2, GP4, GP5, GP6, GP7, H2, H4, H6, T4 and W3 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.