

Support Statement for Temporary Planning Permission – Gates & Piers

74 Western Avenue
Newport
NP20 3SE

Job No. 2012

AFA ARCHITECTS AND PLANNERS LTD
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INTRODUCTION

This application seeks temporary planning permission for the installation of entrance gates and associated piers at 74 Western Avenue, Newport, NP20 3SE.

The proposals are required to facilitate secure and managed access during the period of redevelopment works to construct the applicant's replacement dwelling (following fire damage) at 21 Ridgeway, Newport, NP20 3AG. The gates and piers are not intended as a permanent alteration, and consent is sought on a time-limited basis (supported by *Town & Country Planning Act 1990, s.72*).

DESCRIPTION OF DEVELOPMENT

The proposal comprises the erection of a pair of 2.2 m high composite entrance gates and two masonry piers set back into the site at the existing access point onto Western Avenue. The structure provides controlled access and essential security during the temporary period only.

PLANNING HISTORY/ENFORCEMENT CONTEXT

An Enforcement Notice (E23/0257/1457) was issued on 24 April 2024 by Newport City Council for the erection of timber fences, piers, and gates without permission.

An appeal (CAS-03469-F6k2S3) was determined on 8 April 2025. The inspector varied the Notice under grounds (f) and (g) but, subject to those variations, dismissed the appeal and refused planning permission.

This application is submitted in full awareness of that precedent. It aims to regularise a security solution in a temporary, proportionate, and transparent manner, directly addressing the inspector's concerns.

JUSTIFICATION FOR TEMPORARY CONSENT

The temporary gates and piers are necessary to:

- Ensure safe, secure, and managed access to the site during redevelopment works (*Policy GP4 – Highways & Accessibility*).
- Protect against unauthorised access, vandalism, theft, or arson during a vulnerable phase (*Policy GP2 – General Amenity*).

- Safeguard the applicant and their family: the previous dwelling at 21 Ridgeway was the target of a serious fire-bombing incident while the family were asleep inside, causing extensive damage rendering the property uninhabitable and placing lives at risk. In light of this, enhanced security is essential, not an option (*Objective 9 – Health & Well-Being*).

These measures serve as a physical deterrent to malicious acts, demonstrating that the site is actively managed and monitored. Because the structures are modest, reversible, and time-limited, they avoid creating a permanent or intrusive feature (*Policy GP6 – Quality of Design*).

Consent is sought for a period of 28 months to align with the redevelopment program. At expiry, the gates and piers will be removed, and access will be reinstated.

PLANNING POLICY & SECURITY/CRIME PREVENTION JUSTIFICATION

Newport Local Development Plan (2011-2026, Adopted January 2015)

Although the LDP does not include a standalone “crime and security” policy, several adopted policies and objectives provide a clear framework that supports proportionate security measures:

- **Policy GP2 (General Amenity):** requires development to avoid unacceptable harm to amenities. The proposal contributes to safeguarding residents and deterring crime.
- **Policy GP4 (Highways & Accessibility):** requires safe and secure access. The gates and piers provide managed access during redevelopment.
- **Policy GP6 (Quality of Design):** requires development to achieve high design standards and respond sensitively to context. The proposal is modest, reversible and sympathetic in appearance.
- **Objective 9 (Health & Well-Being):** commits to providing an environment that supports well-being and safety. The temporary security measures are a direct response to a serious arson incident, reinforcing this aim.
- **Crime and Disorder Act 1998 (Section 17):** places a statutory duty on Local Authorities to have regard to the likely effect of their decisions on crime and disorder. By reducing risks of crime, vandalism and arson, the proposal directly supports this duty.

National Planning & Design Guidance

- **Town & Country Planning Act 1990 (s.72):** enables permission to be granted for a limited period where development is acceptable only temporarily.
- **Planning Policy Wales (Edition 12, 2021):** highlights that planning must support sustainable, resilient, and safe communities (*Chapter 4: Active and Social Places*).
- **TAN 12 – Design:** emphasises “designing out crime” by encouraging natural surveillance, defensible boundaries, and clear public/private space.
- **Designing Out Crime & Secured by Design:** nationally recognised principles that endorse secure boundaries and access management as part of safe development.
- **Safer Newport Partnership & Local Safety Strategies:** Newport City Council and Gwent Police actively pursue initiatives that reduce crime and anti-social behaviour. The proposed gates and piers are consistent with these objectives by providing security in a proportionate and time-limited manner.

CONCLUSION

- The application arises in the context of prior enforcement and appeal history and now proposes a temporary, proportionate solution.
- The gates and piers are required to mitigate a serious and documented security risk, including the applicant's prior experience of a fire-bombing attack.
- The proposal complies with Newport LDP Policies GP2, GP4, GP6, and Objective 9, the Crime & Disorder Act 1998 Section 17 duty, and national planning guidance, including PPW and TAN 12.
- The measures are modest, reversible, and time-limited. At the end of the 24 months, the gates and piers will be removed, and access will be reinstated.

On this basis, the Local Planning Authority is respectfully requested to grant temporary planning permission for the proposed gates and piers.