

AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

PLANNING STATEMENT

**IN SUPPORT OF APPLICATION FOR CHANGE OF USE OF PART OF
A FIELD PARCEL FOR A DOG BOARDING FACILITY**

AT

PRIORY FARM, LANGSTONE NEWPORT, NP18 2LW



JUNE 2026

AJ Planning and Development is the trading name of AJ Planning and Development Limited. Reg. No. 10318286

AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

1.0 INTRODUCTION

- 1.1 This Statement is prepared, on behalf of Miss Samira Marciano (the applicant), in support of a full application proposing the change of use of part of a field parcel to accommodate 5 no. dog boarding lodges with exercise runs and associated development thereto at Priory Farm, Langstone, Newport, NP18 2LW.
- 1.2 As shown on the planning drawings, the small scale proposal has no recognisable adverse impact on the local environment. The development is to be located adjacent to the existing dog walking facility, as approved under Newport City Council Application Reference 22/0702.
- 1.3 In preparing this application, regard has been had to national planning policy guidance in Planning Policy Wales (PPW), the local development plan policies contained in the Newport City Council Local Development Plan (the LDP) and associated supplementary planning guidance and to the planning history for the site.

2.0 SITE DESCRIPTION

- 2.1 The application site, field parcel land at Priory Farm in Langstone, is situated on the eastern edge of Newport, a short distance from Junction 24 (Coldra) of the M4 motorway.
- 2.2 The subject land is bounded by the Celtic Manor Resort and golf course to the north; the A449 highway to the south and east. The field is next to, and shares an access with, the dwelling and yard known as Priory Farm, also occupied by the applicant.
- 2.3 The application site is accessed via an unmade track, through a tunnel under the A449. The access track is off Priory Drive, which is a 30mph road serving a business park before the access road to the appeal site, and a housing estate after it. A Public Right of Way (PROW) runs along the access track and through the farm along the north of the site.

Site access from Priory Drive, Langstone



AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

- 2.4 As per the site photographs below, the new kennels and associated enclosures are proposed on an unconstrained area of field parcel adjacent to the established Woofington Avenue Dog Park. The scheme does not affect any trees and/or natural features.

Site Photographs showing the subject land



Site photograph: Woofington Avenue Dog Park



- 2.5 According to Newport City Council's 2019 Community Wellbeing Profile, Langstone has a population of 4,729 persons, observing that there is a mix of both traditional and contemporary family homes across the ward. In terms of accessibility, Langstone also benefits from a very good pedestrian, cycle and public transport network. The footpaths and open countryside areas serving the numerous dog owners living in the local and surrounding area, the new facility catering for a dog boarding business.

AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

3.0 DEVELOPMENT PROPOSAL

- 3.1 As shown on the proposed plans, the proposal would utilise an area of the field parcel to accommodate a boarding kennels facility with installation of no. 5 small scale boarding lodges, with exercise runs and associated wash area.
- 3.2 The small-scale scheme will be consistent with the approved dog walking facility sited within the field parcel. The development is appropriate layout, which would be in keeping with the rural setting; with the kennel units constructed from timber with insulation for thermal efficiency and noise control. There is no requirement for concrete of fixed foundation to serve a non-permanent construction; with the privacy fencing and biodiversity planting further softening the visual impact from limited vantage points beyond the wooded perimeter of the field.
- 3.3 In review of the boarding kennels layout, it is evident that the positioning of the development has no impact upon any neighbouring land use. The nearest residential property beyond Priory Farm lies approximately 175 metres away from the site, beyond the busy A449 road, ensuring that there is no recognisable adverse impact in consideration of neighbourliness.
- 3.4 The dog boarding facility will not encroach on any of the natural boundary features of the field parcel. As per the site photograph at paragraph 2.4 above, a 1.8-metre-tall fence serving the dog walking facility has been erected. The Inspector, in allowing this development, reported in her Appeal Decision (CAS-02364-R1G6Q2) within Conditions (paragraph 14-15) that “..... *the fence would be unobtrusive..... The submitted plans show the proposed fence would be erected 6m away from the ancient woodland. I am satisfied this is sufficient to protect the ancient woodland and therefore conditions requiring a tree protection plan and arboriculturist are not necessary.*” With regard to the application proposal, the proposed compound with fencing sits a good distance away the treed boundary, with no impact on any tree prevalent.
- 3.5 Furthermore, in terms of operation the privacy fencing installed along runs reduce visual impact, ensuring the consideration and protection of dog’s wellbeing, by reducing their site of other dogs, which can be stressful for some dogs. Furthermore, the dogs staying at the lodges would receive regular walks during their stay.
- 3.6 In terms of supporting infrastructure, the dog boarding facility (5 No. kennels) would be served by exercise runs measuring 3m x 1.5m each, with total run width including spacing: 15.5m; there will be a 4ft gap between each run for airflow and separation. The runs provide sufficient exercise space while minimising environmental and visual impacts.
- 3.7 The proposed facilities will additionally provide a wash area, also of non-Permanent Design; a small raised, removable wash area will be provided. In terms of water containment, wash water will be captured in abounded, above-ground wash platform; water will drain into IBC tank located adjacent to the wash area; and tanks are fully removable and non-permanent.

AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

- 3.8 With regard to waste removal, IBC tanks will be emptied regularly by a licensed waste carrier, in accordance with environmental protection regulations; no wash water will discharge into the ground, soakaways, surface water drains, or watercourses; and waste transfer records will be maintained for inspection. This system ensures environmental protection while complying with Natural Resources Wales and local authority guidance. The IBC-based drainage and wash water containment system ensures compliance with environmental regulations while allowing full-time operation. Controlled client access through an online booking system minimises traffic impact, and all operations comply with licensing requirements.
- 3.9 The small scale dog boarding kennels proposed will accommodate lodges and runs, which are located a good distance off the boundary of the field parcel and associated tree line. Biodiversity enhancements include native planting and habitat-friendly landscaping. To ensure the enhancement of the biodiversity and provision of environmental protection, native planting and habitat-friendly landscaping will be incorporated; wildlife boxes will be installed where appropriate (e.g., bird or bat boxes); site layout and temporary structures protect existing trees and flora; and surface water from rain will be managed on-site via raised runs and permeable surfaces to prevent runoff leaving the site.
- 3.10 All structures will be of temporary and reversible nature, which can be removed if required; IBC tanks, wash platform, and timber kennels are fully reversible; no excavation or concrete foundations are required; thus ensuring that the site can revert to its original condition in the future.
- 3.11 As above, kennels and runs are sufficiently distant from neighbouring properties to minimise noise and visual impact. Kennels are insulated timber constructions to reduce noise transmission; privacy fencing between runs provides an acoustic barrier; kennels are positioned away from neighbouring properties; dogs will be exercised during reasonable hours. Additional mitigation, such as temporary acoustic screens or vegetation buffers, will be installed if required.
- 3.12 In terms of odour control, faecal waste will be collected daily and stored securely in sealed containers; wash water will be captured in IBC tanks and removed regularly by a licensed contractor; routine cleaning and disinfection of runs and lodges will prevent the accumulation of odours.
- 3.13 Therefore, the above measures ensure the operation maintains a high standard of environmental management, minimising both noise and odour impacts on neighbouring properties and the surrounding environment.
- 3.14 In consideration of the dog park, the Inspector's Decision for the adjacent dog park (as managed by the applicant) identified that, in terms of traffic movements for the proposal of outdoor exercising, *"The proposed use would generate traffic movements at limited frequency along the access lane, such that it would not unreasonably affect the enjoyment of adjoining properties. Furthermore, there is a significant distance between the site and neighbouring dwellings and any associated noise would be insignificant in*

AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

the context background noise from traffic on the A449 during the proposed hours of operation. Therefore, the limited amount of noise and disturbance resulting from the proposed development would not have an unacceptable impact on the living conditions of occupiers of nearby dwellings.” (Paragraph 12). The proposed development would not generate a significant level of transport movements over and above the established use, these movements manageable under a boarding kennel booking system to run in parallel with the dog park, as managed by the applicant.

- 3.15 In relation to waste management, dog waste will be collected daily and stored securely in sealed containers. As above, wash water will be captured in bunded wash platform and sealed IBC tanks, which will be removed regularly by licensed waste carriers. No effluent enters the ground, soakaways, or watercourses.
- 3.16 The applicant confirms that the dog boarding facility will operate in accordance with the following: Animal Welfare Act 2006; DEFRA Boarding Kennel Licensing Conditions; and the Local authority Animal Boarding Establishment Licensing. A boarding licence will be obtained from Newport City Council prior to operation.
- 3.17 The proposal has no recognisable adverse implications for crime and disorder. The applicant would install a padlock on the access gate to the private field parcel.

4.0 PLANNING POLICY

National Planning Policy

- 4.1 Government guidance informs that there is a presumption in favour of sustainable development.
- 4.2 Paragraph 2.3 of the PPW states that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, in an attractive open countryside location outdoors. The proposed boarding kennels, adjacent to the existing dog park, provide additional opportunities for animal welfare to serve an established community need within the surrounding area.
- 4.3 Paragraph 3.38 of PPW states that *“the countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. Fostering adaptability and resilience will be a key aim for rural places in the face of the considerable challenge of maintaining the vibrancy of communities and availability of services as well as contributing to the Cohesive Communities well-being goal.”* The small scale outdoor dog boarding facility would have no recognisable impact on the

AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

local environment and/or any neighbouring land use. The development is of appearance and layout that is in keeping with the countryside setting.

- 4.4 Paragraph 4.4.1 of PPW states that “*Community facilities perform various functions which cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places.*” As stated above, the dog boarding facility will offer a high quality, natural and safe accommodation option to the benefit of customers and their dogs. Therefore, the development proposal would provide the community with safe and convenient boarding facility to meet pet care needs.
- 4.5 Paragraph 3.9 of the PPW maintains that the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.
- 4.6 Paragraph 3.3 of PPW advises that ‘Design’ is taken to mean the relationship between all elements of the natural and built environment and between peoples and places. PPW also informs that good design can protect and enhance environmental quality. The guidance advises that meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals.
- 4.7 The proposal seeks to utilise a small area of a field parcel for dog boarding purposes, observing that the appearance of the field parcel would remain in keeping with the wider countryside of which it forms part. The siting of the boarding facility is discreet and an appropriate distance from the residential settlement area which lies beyond the busy A-road to the south.

Local Planning Policy

- 4.8 The relevant development plans for development control purposes is the Newport City Council Local Development Plan which sets out the vision for development in the city up to 2026. The LDP seeks to integrate a balance between social, economic, and environmental issues to meet the needs of those people living, working, and visiting Newport. The Adopted LDP will be replaced in due course, with Newport City Council preparing their ‘Replacement Local Development Plan’ (RLDP) to cover the period 2036.
- 4.9 LDP Policy GP4 requires development proposals to, amongst other things, provide suitable and safe access arrangements and ensure that development would not be detrimental to highway or pedestrian safety. As established in the dog park appeal (as allowed), there are no highways or pedestrian concerns relating to the use of the field for such development. The proposed dog boarding kennel use is compatible and

AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

consistent with the established use and would not cause adverse conditions to the local highway.

- 4.10 In terms of client access and parking, client drop-off and pick-up will be managed through an online booking system for the boarding kennels. This ensures minimal vehicle movements and prevents congestion on-site or in surrounding areas. Licensed waste carriers will also use the existing parking area and booking system, which provides safe access to the site. As stated by the Inspector within the Appeal Decision, *“The access road serving the site.....appears serviceable to meet the needs of the existing farm and dwelling.....”* and *“In any event, the track would be able to accommodate greater numbers and restricting the use to one client per hour will limit the number of vehicles using the lane”*. The boarding kennels will not generate significant additional traffic numbers, with the dog owners only needing to access the site to drop off and pick up their dog at an arranged time slot.
- 4.11 Therefore, in consideration of Policy GP4, the proposed development would have no recognisable impact on highway or pedestrian safety on the access road or on Priory Drive.
- 4.12 Policy SP12 maintains that the development of new community facilities in sustainable locations will be encouraged. As part of the LDP, within the section entitled “Achieving the Vision – Strategy Plan and Objectives”, Objective 7 informs that, regarding community facilities and infrastructure, the council should ensure that *“the provision of appropriate new, and/or enhanced existing, community facilities, and to safeguard existing well used facilities.”* Paragraph 1.34 continues, *“New community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.”*
- 4.13 Policy GP6 “General Development Principles – Quality of Design” states that *“Good quality design will be sought in all forms of development. The aim is to create a safe, accessible, attractive and convenient environment. In considering development proposals the following fundamental design principles should be addressed:*
 - i) Context of the site: all development should be sensitive to the unique qualities of the site and respond positively to the character of the area.*
 - ii) Access, permeability and layout: All development should maintain a high level of pedestrian access, connectivity and laid out so as to minimise noise pollution.*
 - iii) Preservation and enhancement: where possible development should reflect the character of the locality.....”*
 - iv) Scale and form of development: new development should appropriately reflect the scale of adjacent townscape. Care should be taken to avoid over-scaled development.*

As detailed earlier in section 3, the proposal for a small scale dog boarding facility complies with all these requirements, having a negligible impact on the local environment.

AJ Planning and Development

Office 3, 11 Park Square, Newport, NP20 4EL

Tel: 07875 523772

E-Mail: andrew@ajplanninggroup.co.uk

- 4.14 Policy SP5 informs that “*Development in the countryside will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.*” The small scale boarding kennels development is discreetly located within the field parcel and would be served by appropriate enclosures within the countryside setting. The plans deliver a scheme in keeping with the existing dog park, which is located on the western area of the land.

5.0 SUMMARY AND CONCLUSION

- 5.1 The application proposes the change of use of part of a field parcel to accommodate 5 no. dog boarding lodges with exercise runs and associated development thereto on land at Priory Farm, Langstone, Newport, NP18 2LW.
- 5.2 Preparation of this application has been informed by the aims and objectives of design considerations of the site and locality and those set out in national policy guidance and the local development plan.
- 5.3 The scheme is of an appropriate nature and scale with no adjacent buildings or land uses affected by the accommodation of a dog boarding facility on the subject land. There are no recognisable adverse impacts on the natural and built environment and/or neighbouring land uses.
- 5.4 The dog boarding facility will enhance the social and wellbeing opportunities locally, providing a safe and protected space where dog owners can come accommodate their pets within a caring, well managed and sensitive environment. The proposal is compatible with the existing dog park facility to the western area of the subject field parcel.
- 5.5 Finally, in consideration of conditions, the applicant would be happy to accept a condition restricting the permission to their personal operation of the dog boarding lodges. This is purposed to ensure that the local planning authority retains full control over any change in management of use i.e. should the applicant cease to reside at or operate from the site, the use would cease immediately, allowing any subsequent operator (if any) to submit a fresh planning application for independent assessment against the policies in force at the time. This approach intended to safeguard residential amenity, ensure continued compliance and environmental health requirements, and to prevent uncontrolled expansion of the use.
- 5.6 Taking all these factors into account, it is considered that permission can be granted for this small-scale development proposal on its merits and having regard to all relevant material considerations, including both national and local development plan policy aims and objectives.