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PLANNING STATEMENT

**PROPOSAL: OUTLINE PLANNING PERMISSION WITH ALL MATTERS
RESERVED FOR THE ERECTION OF ONE DWELLING**

**SITE: LAND ADJACENT TO 20 HIGH CROSS DRIVE, NEWPORT, NP10
9AB**

DATE: JUNE 2026



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1.0 Introduction

- 1.1 This Planning Statement has been prepared by LRJ Planning Ltd to accompany the outline planning application with all matters reserved for the erection of one dwelling on land Adjacent to 20 High Cross Drive, Newport, NP10 9AB.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 The application is supported by a site layout plan and detailed plans, which illustrates that the site is capable of accommodating the development.

2.0 Site Description

- 2.1 The site comprises part of the side garden of the host property, No.20 High Cross Drive. The site measures 0.04 hectares and enjoys a road frontage on to High Cross Drive. The area is predominantly residential, but the rear adjoins Newport Fugitives Athletic Club.
- 2.2 The site does not fall within a Conservation Area or adjacent to any Listed Buildings.

3.0 Background and Proposal

Background

- 3.1 A review of the Local Planning Authority's online planning records indicates that there is no recent planning history associated with the application site.



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- 3.2 It is, however, understood that positive pre-application advice was provided by the Council on 1 July 2010 in relation to the potential development of the site.
- 3.3 More recently, paid pre-application advice was sought under reference PS/24/0006. The Council's response, dated 10 June 2024, concluded that the principle of introducing a dwelling on the site was likely to be acceptable. The advice stated that a dwelling of the proposed scale would not constitute overdevelopment and, subject to sympathetic siting, massing and design that respects neighbouring properties and the character of the street scene, the proposal was likely to be supported.
- 3.4 The principal matter identified through the pre-application process related to the potential impact on existing trees and hedgerows. The Council advised that further information would be required to assess the visual and ecological effects of any tree removal. Consequently, a tree survey was requested, together with a Preliminary Ecological Appraisal should the development necessitate the removal of trees, in order to demonstrate compliance with the requirements of Planning Policy Wales (Edition 12).
- 3.5 The current application has been informed by the conclusions of the pre-application advice process and is supported by the necessary technical information to address the matters raised by the Council.

Proposal

- 3.6 Outline planning permission with all matters reserved for subsequent approval. The indicative means of vehicular access is proposed off High Cross Road.
- 3.7 The upper and lower limits of the dwelling proposed is:
- Depth - upper 7m, lower 5m



- Width - upper 10m, lower 6m
- Height - upper 8m, lower 6m

4.0 Planning Policy Context

- 4.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 4.3 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—

(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;

(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made)



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to the Welsh Ministers or to a local planning authority in Wales.

2. *The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.*

4.4 The Newport Local Development Plan (LDP) is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 Sustainability
- GP1 – Climate Change
- GP2 – General Amenity
- GP3 – Service Infrastructure
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- H2- Housing Standards
- H3- Housing Mix and Density
- H4 – Affordable Housing
- H6 Subdivision of Curtilages, Infill and Backland Development;
- T4 – Parking.



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Supplementary Planning Guidance (SPG)

4.5 The following SPG is relevant:

- Parking Standards;
- Affordable Housing;
- Wildlife and Development
- New Houses; and
- Waste storage and collection

5.0 Planning Appraisal

5.1 This section seeks to highlight the main issues relevant to the determination of the application and assess the scheme against the local and national planning policies referenced in section 4.0 above.

A) Principle of Residential Development

5.2 The application seeks outline planning permission for the erection of a single dwelling on land located within the defined settlement boundary and forming part of the established urban area. The proposal represents an appropriate infill development that will make efficient use of an underutilised parcel of land within a sustainable location.

5.3 The proposal accords with the overarching objectives of the Newport Local Development Plan (LDP), in particular Policy SP1 (Sustainability), which seeks to ensure development is directed to sustainable locations, and Policy H6 (Subdivision of Curtilages, Infill and Backland Development), which supports



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appropriate infill development within existing urban areas where it respects the character of the surrounding area and does not result in overdevelopment.

- 5.4 Planning Policy Wales and the LDP seek to ensure that new residential development is directed to sustainable settlements where services, facilities and infrastructure are readily accessible. In this regard, the proposal also complies with Policy H3 (Housing Mix and Density), contributing positively to local housing supply through the efficient use of previously developed or underutilised land.
- 5.5 The principle of residential development on the site has previously been considered by the Council through the pre-application process (Reference PS/24/0006). In its response dated 10 June 2024, the Council confirmed that a dwelling of the scale proposed was unlikely to constitute overdevelopment and that, subject to appropriate design and siting, the proposal was likely to be acceptable in principle.
- 5.6 The proposed dwelling (indicative layout) has been carefully designed having regard to the character of the surrounding residential area and neighbouring properties. It is considered to integrate appropriately within the established pattern of development and will not result in harm to local amenity, in accordance with Policies GP2 (General Amenity) and GP6 (Quality of Design).
- 5.7 The development will deliver an additional dwelling within a sustainable urban location, supporting housing choice and contributing to housing supply in accordance with Policies SP1, H2, and H3 where relevant.



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- 5.8 Accordingly, the principle of residential development is considered acceptable and in accordance with the relevant policies of the Newport Local Development Plan.

B) Transport, Accessibility and Parking

- 5.9 The proposal accords with Policies GP4 (Highways and Accessibility) and T4 (Parking) of the Newport Local Development Plan, which seek to ensure development is accessible and provides appropriate parking provision whilst reducing reliance on the private car where possible.
- 5.10 The site is located within an established residential area with good access to local services, facilities and public transport links. The proposal therefore supports the objectives of Policy SP1 (Sustainability) by promoting a location where everyday journeys can reasonably be undertaken by walking, cycling or public transport.
- 5.11 The development will deliver appropriate on-site parking provision in accordance with Policy T4, ensuring that the needs of future occupiers are adequately accommodated without generating pressure on surrounding streets. Given the modest scale of development, the proposal will generate a limited level of additional traffic and will not result in a material impact on the operation of the local highway network.
- 5.12 Overall, the proposal is considered to comply with the transport, accessibility and parking requirements of the Newport Local Development Plan.



C) Ecology, Biodiversity and Green Infrastructure

- 5.13 The proposal accords with Policy GP5 (Natural Environment) of the Newport Local Development Plan, which seeks to protect, manage and enhance biodiversity and ecological networks. It also aligns with Policy GP1 (Climate Change) through the incorporation of green infrastructure and ecological enhancement measures.
- 5.14 A Preliminary Ecological Appraisal (PEA) has been undertaken by BE Ecological Ltd. The assessment concludes that there are no overriding ecological constraints to development, subject to appropriate mitigation and enhancement measures being secured.
- 5.15 The scheme has been designed to retain existing trees and boundary vegetation wherever possible. These features provide important habitat value and contribute to local ecological connectivity. Their retention ensures continuity of existing green infrastructure and complies with Policies GP5 and SP1.
- 5.16 The PEA identifies a range of enhancement measures to ensure biodiversity net benefit in accordance with Planning Policy Wales and the step-wise approach. These include native tree and shrub planting, wildflower grassland creation, and additional habitat provision to support birds, bats, pollinators and invertebrates. All planting will comprise native species of local provenance where practicable.
- 5.17 The development will also incorporate bat and bird boxes, together with a sensitive lighting strategy designed to minimise light spill and maintain dark ecological corridors along site boundaries. These measures support the objectives of Policy GP5 and GP7 (Environmental Protection and Public Health).



- 5.18 A Green Infrastructure Statement accompanies the application and demonstrates how biodiversity enhancement has been embedded into the design approach. The recommendations of the PEA, including those relating to breeding birds, reptiles and construction-phase mitigation, can be secured through planning conditions.
- 5.19 Overall, the proposal will deliver biodiversity enhancement and ecosystem resilience in accordance with Policies GP1 and GP5 and national planning policy requirements.

D) Residential Amenity and Design

- 5.20 The proposal has been designed to respect the character and appearance of the surrounding residential area in accordance with Policy GP6 (Quality of Design) and Policy GP2 (General Amenity) of the Newport Local Development Plan.
- 5.21 The indicative scale, siting and layout of the dwelling are considered appropriate to the plot and will not result in unacceptable impacts on neighbouring amenity in terms of overlooking, overshadowing or overbearing impact. The development integrates well within the established street pattern and responds positively to the local context.
- 5.22 The design approach ensures that the development contributes positively to the character of the area whilst maintaining appropriate residential standards in accordance with Policy H2 (Housing Standards).



6.0 Conclusion

- 6.1 The proposal represents the sensitive infill development of an underutilised site within the settlement boundary for a single dwelling in a sustainable location. It accords with key policies of the Newport Local Development Plan, including SP1, H6, GP2, GP5 and GP6, and supports national planning objectives relating to sustainable development and efficient land use.
- 6.2 The scheme delivers a modest increase in housing supply, provides appropriate ecological enhancements, retains important landscape features, and ensures no adverse impacts on residential amenity or accessibility.
- 6.3 Having regard to all material considerations, the proposal constitutes a sustainable form of development that is fully compliant with the Newport Local Development Plan and Planning Policy Wales. Planning permission should therefore be granted.