

- 1 This statement is to provide some background to the application for Outline Planning approval for this site and to explain the design strategy outlined in the various documents.
- 2 A Pre-App submission (ref PRELET/PS/20/0189) was made to Newport Planning Authority and the response to the submission was issued by Newport dated 22nd February 2021. The report concluded that the broad principle for developing this site for residential use is considered to be acceptable, subject to the undertaking of certain studies and reports to accompany any submission for planning approval. The recommendations regarding the site redevelopment and comments regarding an application for Outline Planning Approval have been incorporated into this submission, together with the supporting reports and surveys as recommended.
- 3 The submission includes the following documents in addition to the completed application form:
 - a) Location Plan
 - b) A Site Strategy document (ref JT2001 The Long House Site Redevelopment Strategy brochure 29 03 22) which provides the following information regarding the site:
 - The existing site plan, site services and characteristics, together with photographs of the site and house.
 - A site analysis outlining opportunities and constraints in relation to its redevelopment.
 - Option studies in relation to possible development opportunities.
 - A response to the comments made in the Pre-App report regarding the “preferred option” layout
 - c) A suggested site layout (ref JT2001.100 Option 2 Site Plan Proposal Final): given that all matters have been reserved apart from site access, this layout is not submitted for approval, but as a supporting document to illustrate how the site could be developed in line with the comments received in the Pre-App report ie a layout that retains the existing dwelling with two new residential units, which allows for a more spacious site layout and complies with car parking requirements.
 - d) Supporting specialist consultant reports (as listed in the Pre-App report) relating to a site noise survey, a preliminary ecological appraisal and an arboricultural impact assessment.
 - e) A SABS Strategy report from a drainage specialist showing that percolation tests carried out on the site confirm that surface water drainage can be dealt with by the use of on-site soakaways in line with Statutory National Standards for Sustainable Drainage Systems (SuDS). It is the Applicant’s intention to submit a formal pre-app submission to the SAB (SUDS Approval Body). This SABS Strategy report is again a supporting document to illustrate that the satisfactory drainage of the site can be achieved.
- 4 Specialist Consultant Reports: the conclusions in the specialist consultant reports included in the submission can be summarised as follows:
 - Site Noise Survey by Hunter Acoustics: internal noise levels should be able to be controlled by standard double glazing and trickle vents. External noise levels should fall below the desirable limit quoted in BS8223:2014.
 - Preliminary Ecological Appraisal by Soltys Brewster Consulting: various standard recommendations are made regarding possible ecological enhancement measures. The report concludes that a bat licence would not be required to undertake the development of the site.

- Arboricultural Impact Assessment by EDP: the recommendations regarding existing tree retention have been followed in the suggested indicative site plan included in this submission (which is a supporting document only, included to demonstrate that the site can be developed in accordance with the arboricultural impact assessment recommendations). The report also concludes (point 2.5) that, with regard to the shading of the site by trees outside the western and southern boundaries, shading “is not considered detrimental to the development as the proposal has the access drive running alongside the western boundary with the dwellings situated further towards the centre of the site and predominantly outside of the shading”.
- 5 The Applicant is of the view that this submission and supporting documents should allow for a positive assessment of the application for Outline Planning Approval and we look forward to the response from Newport Planning Authority.

**Jeffrey Tucker: RIBA
(Agent)**