

Delegated Decision Report

Application No:	26/0471	Statutory Period Expires:	3rd September 2026
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Site:	<i>Priory Farm Priory Drive Langstone Newport South Wales</i>		
Proposal:	<i>CHANGE OF USE OF PART OF A FIELD PARCEL TO A DOG BOARDING FACILITY</i>		
Applicant:	<i>S Marciano</i>		
Type:	Full	Ward:	Caerleon
Decision:	REFUSED		

1. BACKGROUND

- 1.1 In July 2023 an appeal was allowed at the site for the change of use of part of a field parcel to accommodate an outdoor dog exercising facility. The development consisted of a holding pen and parking area at the western entrance to the field. The development also included the erection of a 1.8m high post and mesh enclosure around the perimeter to secure the dogs within the exercise area. The current proposed application is for the siting of a dog boarding facility to the northeast of the approved dog exercising facility that is now operational.

2. SITE LOCATION AND CONTEXT

- 2.1 The proposed dog boarding facility would be sited in a field parcel in the countryside to the east of Priory Farm. Both Priory Farm and its associated Barn are grade II listed assets, located upon the sloping hillside north of the embanked A449. These assets are set against a backdrop of mature trees which constitutes Priory Wood, a swathe of which extends southwards along the eastern boundary of the farm steading, towards the dual carriageway. The site is accessed along a track off Priory Drive. The track is approximately 200m in length and passes through a tunnel underneath the A449. A Public Right of Way (PROW) runs along the access track and through the farm along the north of the site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Planning permission is sought for the change of use of part of a field parcel to accommodate 5no dog boarding lodges with exercise runs. The proposed timber framed dog boarding structure would measure a width of 12m, depth of 2.5m and height of 2.5m dropping to 2.3m. The structure would be clad in brown timber cladding with wire mesh windows and a green felt roof. Each of the 5no 'dog lodges' would be accessed through a timber door with wire mesh window either side as well as a timber door to the rear. The dog lodges would be joined to one another, each having their own external dog run exercise area to the rear, separated by a grassed separation area. A gravel path is shown around the path and one side of the building with a dog wash area on the other side. The dog wash area would include an impermeable ground protection membrane as well as a removable bunded raised wash platform. A timber post and galvanised wire mesh with faux ivy privacy screen is proposed around the development. The application site is limited to the development described with no associated land or blue lined land so it is isolated in the north east end of a field. No access details or details of works required to service the proposal are given.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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22/0702	CHANGE OF USE OF PART OF A FIELD PARCEL TO ACCOMMODATE AN OUTDOOR DOG EXERCISING FACILITY	REFUSED – ALLOWED AT APPEAL	27/10/2022
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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

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 (General Amenity)
- GP4 (Highway Safety and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)
- GP7 (Environmental Protection and Public Health)
- SP1 (Sustainability)
- SP5 (Countryside)
- SP9 (Conservation of the Natural, Historic and Built Environment)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Trees, Woodland Hedgerows and Development Sites
- Wildlife And Development

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics, *Development Planning Advisory Service: Consultation Topics* (September 2018).

6.2 Local Highways Authority: No objection. The development would not be expected to generate significant levels of traffic or parking demand. The existing access is acceptable and no highway impact is anticipated.

- 6.3 Principal Heritage Officer: Priory Farm (cadw ref: 26131) and its associated Barn (Cadw ref: 26132) are both grade II listed assets, located upon the sloping hillside north of the embanked A449. These assets are set against a backdrop of mature trees which constitutes Priory Wood, a swathe of which extends southwards along the eastern boundary of the farm steading, towards the dual carriageway. The proposed is a relatively diminutive structure, set at considerable distance to the east, beyond the tree line and the crest of the adjacent open field hillside. The proposed will have no impact upon the immediate setting of said assets. Though the proposed is to be constructed in timber I would, question the use of faux ivy to the enclosure boundary, when native planting would be considerably less impactful upon the wider countryside - and would provide some biodiversity enhancement.
- 6.4 Ecology: The new building in question would be very close to some mature trees and a water feature, as shown below. However these are not mentioned in the application documents, and I am concerned that the placement of this building will damage the roots of this tree, potentially leading to its failure. The tree in question appears from aerial images to be a mature Oak or similar species, and is therefore likely to support a range of invertebrate, bird, fungi and lichen species, as well as possibly roosting bats. Therefore, in the absence of any evidence to the contrary, I have to assume that there is likely to be a significant impact upon these species. In addition, no doubt there will be security lighting associated with the kennels, and this may cause disturbance to nocturnal species living in the tree, such as roosting bats. Therefore the Applicant should provide a Preliminary Ecological Appraisal of the site, together with an assessment of the likely impact upon the habitats on site and any protected species they may support, followed by proposals for measures to mitigate these impacts, such that a net benefit for biodiversity can be demonstrated.
- 6.5 Public Right of Way: No objection. The following points for the nearby Public Right of Way (footpath 389/45/1) have to be considered prior to build:
1. All PROW's (as shown on the Definitive Map) are legally required to remain completely unobstructed and be clear and available for safe public use at all times (including during construction works – unless a temporary closure/diversion order is applied for and granted beforehand);
 2. The PROW users must not be endangered or disadvantaged in any way by the proposals (during construction and following completion);
 3. The fabric of the PROW's must not be adversely affected in any way;
 4. PROW users must be protected from any vehicles/plant associated with the works. All potential conflict should be risk assessed and managed accordingly.
 5. If a PROW needs to be closed to accommodate any work then this must be applied for with a 2 month lead time. The PROW can be closed for 6 months with a possible extension of a further 6 months. An alternative route/diversion would be preferred during the closure and is to be agreed with the PROW Officer.
 6. If a permanent diversion were required as part of the build then this would need to be applied for and agreed with the PROW Officer. This would not be guaranteed as is open to public consultation and dependant on any objections. A timeline for this process is not available as dependant on the above it may need to be referred to Welsh Government for an independent assessment and decision.

- 6.6 Landscape: OBJECTION to the location as currently shown – advise redesign and additional information is required. The location of the kennels remains as before [the field tree has been added but does not appear to be in the correct location], there is no other response to previous comments which remain as follows. A rough overlay below shows the kennels are sited too close to the only field tree [but also a stream bank] – refer to Tree Team comments. Proposed level changes are unclear. The field tree appears to lie within the bank slopes of the stream. This is not a good location as kennels will require level ground – an alternative location is advised. The kennels will be on open view to footpath users. No surfaced access paths to the kennels are shown – will there be any? As kennel foundations will require removal of topsoil and likely levelling, the distance from the woodland edge trees should not follow the inspectors guidance for the dog walking area which was for fencing. The use of ‘faux ivy’ to boundary fencing is not appropriate for the countryside location. Mixed native hedges or native shrub areas set back from the fencing is advised to ‘visually anchor’ the kennels in the landscape and soften views from the footpath. Faux ivy use between kennel runs if needed might be acceptable. The planning statement para 3.9 lists biodiversity enhancements including native planting but the location, extent, species list etc are not specified or shown on any plan. It would be helpful if the dog walking compound could be added to the site plan.

Recommendations:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment: vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

Further details are required to be submitted for approval:

1. Tree survey for the field tree and to establish the offset distance to protect woodland edge trees in line with Tree Team comments.
 2. Confirmation of any hard surface access paths/tracks.
 3. A Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance plan for five years to cover new planting until established.
 4. Ideally a topographic survey so that the extent of ground remodelling can be shown accurately as this needs to lie outside the tree protection areas.
- 6.7 Tree Team: The updated location provided still does not demonstrate the development is sufficiently away from trees to not require a BS 5837 survey as it has been moved closer to the woodland. In addition there is no indication of the access route or construction type for both construction and post development which may impact trees. Therefore, our objection remains.
- 6.8 Drainage: Having reviewed the submitted information, a SAB application may be required.
- 6.9 Environmental Health: No comments received.
- 6.10 Contaminated Land/Air Quality: I have no comments in terms of air quality or contaminated land in respect of the below planning application.
- 6.11 Dwr Cymru/Welsh Water: Dwr Cymru Welsh Water have no assets in this area and therefore have no comment to make on this application. Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

7. PUBLIC REPRESENTATIONS

Ward member notification letters were sent on 03/07/2026 and a Site Notice was put up on 10/07/2026.

7.1 NEIGHBOURS: No comments received.

7.2 COUNCILLORS: No comments received.

8. ASSESSMENT

8.1 Principle of Development:

Policy SP5 states that 'development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) 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. Housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.'

8.2 Visual Amenity/ Character and Appearance;

The proposed development would be sited in a field parcel, in close proximity to a public right of way. As such, the development would be visible from public vantage points. Whilst there is a dog walking facility to the southwest of the development, this contains limited development, primarily consisting of a fenced off field parcel. The proposed dog kennels would be sited approximately 190m from the farmhouse and barn but does not appear directly connected with any of the above as the application site is purely the development described and no other land is included or blue lined. The application appears to be by the same applicant who operates the nearby dog walking field but a dog walking field and dog boarding operation are clearly distinct from one another and it would be expected that dog boarding would require 24 hours oversight. One part time employee is noted on the application form. Details of access etc are not given and it is noted that the proposal is very detached from the dog walking field with no apparent reason for its siting as proposed other than it being open land. TAN6 Planning for Sustainable Rural Communities states 'Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour. To reduce visual impact, buildings should be blended into the landscape or, on sloping sites, set into the slope if that can be achieved without disproportionate cost.' The proposed building would be isolated from any existing built development, not grouped with other buildings and a degree of separation. The applicant has not provided any detailed evidence or information as to why the proposed development is justified in this location. It is considered that the proposed development would adversely affect the openness and rural setting and represents unjustified development within the countryside.

8.3 Residential Amenity:

The siting of the dog boarding facility is quite isolated from neighbouring properties with the closest sited approximately 165m from the proposed development. Unlike the dog exercise facility, the proposed dog boarding facility will have dogs present 24/7 and when background noise levels including road traffic noise, will reasonably be expected to be lower. Dogs barking can be intermittent but persistent particularly when dogs are not in their home environment. The dog boarding units include small runs but beyond that, will need to assumedly be walked at the nearby dog walking field by traversing across the rest of the agricultural parcel of land that separates the two

operations. Five dog boarding lodges are proposed and it is assumed this will be for 5no dogs, but this is not confirmed. Dog boarding is inherently noisy as dogs will be unfamiliar with the location and each other. They may be potentially anxious or distressed unlike the dog walking operation. In the appeal decision for the dog exercise facility that is sited within the same field parcel, in relation to impact on residential amenity, the Inspector stated 'there is a significant distance between the site and neighbouring dwellings and any associated noise would be insignificant in the context of 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.' Notwithstanding the above conclusion by the Inspector in the appeal decision relating to the nearby dog walking facility, it is considered that the background road traffic noise from the A449 would be less at night and lower background levels would be reduced with any noise from the dog boarding facility travelling further. The dog boarding facility would be used 24/7 with no apparent staff presence. There are sensitive noise receptors at Priory Drive but also detached residence(s) to the west. No noise assessment has been provided. It is therefore considered that the development would generate noise, more likely over night-time and more likely than the approved dog walking field which is a daytime operation in any case, and no information has been provided to mitigate this objection.

8.4 **Movement:**

The access road serving the dog field will assumedly also serve the boarding development and is an unmade track which is uneven in parts. This is not clear but there is no other obvious access to the site. The access road does not have formal passing areas but is wide enough in places to enable two vehicles to pass safely. The access track also facilitates Public Right of Way 394/77/1. For most of its length, the access road is wide enough to enable cars to safely pass pedestrians on the PROW. It is generally straight and due to its limited length, users would be able to see each other in time to stop and wait or slow to manoeuvre safely to access and egress the site. Inevitably, should the development be approved, there would be an increase in the number of vehicles that would use the road to access the proposed development. However, it is considered that the likely low level of traffic would be manageable given the usability of the track. The Council's Highways Officer was consulted on the application and advised that the existing access is acceptable. They also advised that the proposed development would not be expected to generate significant levels of traffic or parking demand and therefore offered no objection to the application. Whilst it is accepted that access to the site is acceptable, parking has not been adequately addressed as part of the application. The development site within the red line only outlines the structure itself with a small area around it. It therefore does not include any drop off or parking area for use by customers when dropping off and collecting their dogs and it is not clear how the administration of the facility would work for example. It is similarly unclear what oversight there would be for the development and how dogs would be monitored for their own safety and security. An appropriate parking area must be provided as part of the proposed development and more information is required overall.

8.5 **Landscaping/ Trees:**

The proposed development would be sited within a field parcel in close proximity to mature trees and vegetation. The Council's Tree Team have objected to the application given the proximity of trees and the absence of a tree survey in accordance with BS5837. This concern was also reiterated by the Council's Landscape and Ecology officers. A tree survey in accordance with BS 5837:2012 is required to support the application. These are required when a development is proposed on a site that has trees on or adjacent to it, generally within 15m. No tree survey, constraint plan or root

protection details have been provided. The application should meet the requirements of policy GP5 and include an appropriate landscape scheme which would enhance the site and the wider context, including green infrastructure and biodiversity networks. No landscaping plan has been provided. The only 'landscaping' proposed is faux ivy which is considered to be unacceptable and insufficient. Proposed levels are unclear as no sections have been provided and it is unclear how the structure would sit within the land. It is evident from a site visit that the land slopes. This also appears to be supported by the 'proposed floor and roof plan' which indicate that the land falls. This is contrary to the planning statement which states that no excavation or concrete foundations are required. Due to the sloped nature of the land, it is considered that some works would be required to the land however the extent is unclear in the absence of sufficient details. In addition to this, there is no indication of the access route or construction type for both construction phase and post development, which could impact trees.

8.6 **Biodiversity:**

The new building in question would be very close to some mature trees and a water feature. However, these are not adequately addressed in the application documents which are generally of limited detail. The Council's Ecology Officer is therefore concerned that the placement of the proposed building would damage the roots of this tree, potentially leading to its failure. The tree in question appears from aerial images to be a mature Oak or similar species and is therefore likely to support a range of invertebrate, bird, fungi and lichen species, as well as possibly roosting bats. Therefore, in the absence of any evidence to the contrary, the Council's Ecology Officer has advised that they have to assume that there is likely to be a significant impact upon these species. In addition, no details of lighting have been provided. The proposed boarding kennels would be located over 175m from the access, through a sloped and uneven field parcel. It is expected that the site would need to be accessed during hours of darkness, especially over winter, to feed/walk/clean/drop off/pick up the dogs. Any lighting may cause disturbance to nocturnal species living in the tree, such as roosting bats. Therefore, the Officer advised that the Applicant should provide a Preliminary Ecological Appraisal of the site, together with an assessment of the likely impact upon the habitats on site and any protected species they may support, followed by proposals for measures to mitigate these impacts, such that a net benefit for biodiversity can be demonstrated. The planning statement advises that 'Biodiversity enhancements include native planting and habitat-friendly landscaping.' The location, extent, species list etc. are not specified or shown on any plan. Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The applicant has not provided sufficient measures as part of the application and this would be necessary to ensure that a net benefit is provided to biodiversity as part of this application. In accordance with Chapter 6 of PPW 12 the application should be accompanied by a Green Infrastructure Statement. However, no Green Infrastructure Statement has been provided.

8.7 **Heritage:**

There is a Grade II listed barn and Grade II listed farmhouse at Priory Farm in close proximity to the application site and subsequently the Council's Conservation and Listed Buildings Officer has been consulted on the application. The Officer has confirmed that they have no objections to the development as it would not affect the

setting of the listed buildings. The proposal is therefore considered to be compliant with the aims of Policy SP9.

8.8 Waste:

The following details have been provided in relation to waste. The planning statement states that wash water would be captured by IBC tanks that would be emptied regularly by a licensed waste carrier. The proposed siting of the dog kennels would be over 175m from the access track. There is no track currently on site through the field parcel and no track is proposed. The land slopes upward toward the development site and is uneven. It is unclear how the waste carrier would access the site and how often. The planning statement also states that 'faecal waste will be collected daily and stored securely in sealed containers' it is unclear where these containers are. No formal or detailed waste management plan has been provided. It is not considered that the above details that were provided in the planning statement in relation to waste are sufficient.

8.9 Other Issues

Overall, the application lacks sufficient and useful details. The planning statement states that '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' however it is unclear what this entails and how users would actually access the facility. No drop off or parking areas are shown within the red line which is constrained to the dog boarding facility. No information has been provided relating to any necessary infrastructure, relating to electricity connections and water connections to the site. Due to the constrained site, this may require services across land out of the site and land outside of control by the applicant. As outlined above, no details of lighting or a footpath/track have been provided and it is therefore assumed that the site would only be accessed on foot through a sloped, uneven and unlit field parcel. There is a lack of details regarding waste management. The potential impact on trees has also not been fully assessed as outlined above. No green infrastructure statement or sufficient biodiversity enhancement details have been provided. As the land is agricultural in nature, agricultural land classification is relevant. The Agricultural Land Classification (ALC) system assesses land's inherent agricultural capability based on soil, climate, and site characteristics. Land is graded from Grade 1 (excellent) to Grade 5 (very poor). The Predictive Agricultural Land Classification map for Wales appears to show that the majority of the site is within 'unclassified' land however part of the site would be within class '3b' which is classed as moderate quality agricultural land. However, this is not best and most versatile and the proposal, by reason of its scale and nature would therefore not adversely impact the supply of BMW land.

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 development will have a significant adverse impact upon interests of acknowledged importance, namely green infrastructure, biodiversity and protected species. No information has been provided to mitigate this objection. This is contrary to policy GP5 of the Newport Local Development Plan 2011-2026 and Planning Policy Wales.

10.2 The development by reason of its scale, design and location will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the character and appearance of the openness of the rural landscape by reason of unjustified and visually intrusive development in the open countryside. This is contrary to policies SP5, CF7 and GP6 of the Newport Local Development Plan 2011-2026.

10.3 The development is poor design, being located in an isolated position in an agricultural field with no details of how it will be accessed or serviced or details of how the boarding will be managed in terms of staffing and general care and welfare arrangements having regard to the site's remoteness from the nearest access and parking and general surveillance opportunities.

11. DECISION

REFUSED

01 The development will have a significant adverse impact upon interests of acknowledged importance, namely green infrastructure, biodiversity and protected species. No information has been provided to mitigate this objection. This is contrary to policies SP9 and GP5 of the Newport Local Development Plan 2011-2026, Policy 9 of Future Wales: The National Plan and Planning Policy Wales.

02 The development by reason of its scale, design and location will have a significant adverse impact upon interests of acknowledged importance, namely visual amenity and the character and appearance of the openness of the rural landscape by reason of unjustified and visually intrusive development in the open countryside. This is contrary to policies SP1, SP5, GP2 and GP6 of the Newport Local Development Plan 2011-2026.

03 The development is poor design, being located in an isolated position in an agricultural field with no details of how it will be accessed or serviced or details of how the boarding will be managed in terms of waste, lighting, staffing, access to water and general care and welfare arrangements having regard to the site's remoteness from the nearest access and parking and general surveillance opportunities. This is contrary to policies GP4, GP6 and SP5 of the Newport Local Development Plan 2011-2026.

04 The proposal would result in unacceptable noise and disturbance to nearby residential properties, which would cause harmful impact to their residential amenity. This is contrary to policies GP2 and GP7 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan Drawing No.101 Rev P3, Existing Site Plan Drawing No.103 Rev P1, Proposed Floor and Roof Plan Drawing No.200 Rev P3, Proposed Elevations Drawing No.400 Rev P2, Proposed Site Plan Drawing No.104 Rev P2 and Planning Statement Dated June 2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, GP2, GP4, GP5, GP6, GP7 and SP9 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.