

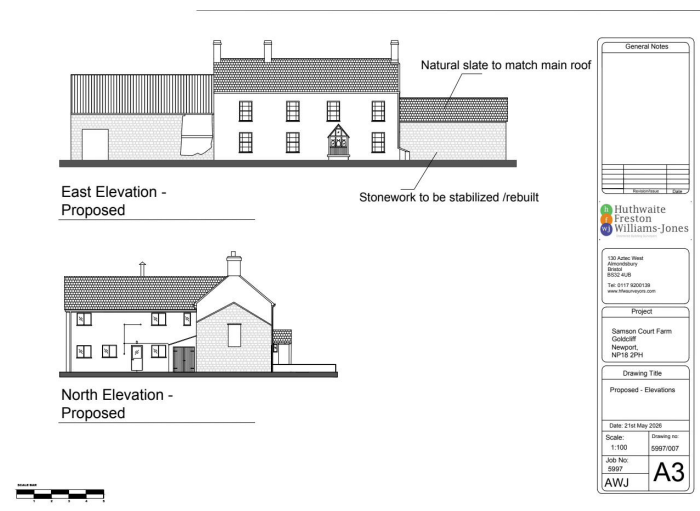
PLANNING STATEMENT

In support of an application for Full Planning Permission and Listed Building Consent

Property

Samson Court Farm

Goldcliff, Newport NP18 2PH



Proposed elevations of the curtilage-listed stone outbuilding (drawing 5997/007) — Grade II listed, Cadw 17541

Prepared on behalf of

The owner of Samson Court Farm

Goldcliff, Newport NP18 2PH

Date of issue

4 June 2026

Prepared by

Allan Williams-Jones MRICS

Chartered Building Surveyor

HFWJ Surveyors, Bristol

Report reference

HFWJ/5997

Prepared in support of a combined application for Full Planning Permission and Listed Building Consent — for the use of the Applicant and the Local Planning Authority. This document is confidential and is issued solely for the purpose stated.

1. Contents

This Statement is structured as follows:

1. Contents
2. Introduction
3. The application and the proposed development
4. The site and its planning context
5. Statutory and policy framework
6. Planning assessment
7. Heritage, design and access
8. Ecology and protected species
9. Flood risk and drainage
10. Highways, access and parking
11. Trees and landscape
12. Validation and submission schedule
13. Planning balance and conclusion
14. Appendix A — Schedule of accompanying drawings
15. Appendix B — Validation compliance checklist

2. Introduction

2.1 Purpose of this Statement

- 2.1.1** This Planning Statement has been prepared by HFWJ Surveyors on behalf of the owner of Samson Court Farm, Goldcliff, in support of a combined application for Full Planning Permission and Listed Building Consent. It should be read alongside the accompanying Heritage Statement (HFWJ/5997), the application drawings (5997/001 to 5997/011 inclusive), the ecological assessment, and the completed application forms.
- 2.1.2** The purpose of the Statement is twofold. First, it sets out the planning case for the proposed development and demonstrates its accordance with the development plan and material considerations. Second, it confirms that the application is accompanied by all of the information required for validation by Newport City Council as local planning authority, so that the application can be registered without delay.
- 2.1.3** The Statement also performs the function of a Design and Access Statement for the purposes of the relevant Welsh procedural requirements: it addresses design, access, character, community safety, environmental sustainability and movement at Section 7 and Section 10. Where the Heritage Statement deals with a matter in detail (in particular the assessment of significance and heritage impact), this Statement summarises the position and cross-refers rather than duplicating the analysis.

2.2 The proposed development in summary

2.2.1 In summary, the application seeks consent for the change of use and conversion of a curtilage-listed stone outbuilding at the north end of the farmhouse to ancillary residential accommodation, the demolition of an adjoining single-storey twentieth-century concrete-block shed of no heritage significance, the making-good and partial rebuilding of the historic stone shell, and the reroofing of the outbuilding in natural slate to match the principal farmhouse, with an asymmetric rear slope drawn down over the adjoining later rear structures.

2.3 Author and competence

2.3.1 This Statement and the accompanying drawings have been prepared by Allan Williams-Jones MRICS, Chartered Building Surveyor of HFWJ Surveyors, under job reference 5997. The firm has extensive experience of work to listed buildings and within historic landscape contexts. Mr Robert Huthwaite MRICS has advised on the application as consultant. Specialist ecological input is provided by the project ecologist (see Section 8).

3. The application and the proposed development

3.1 Nature of the application

3.1.1 The application is made under the Town and Country Planning Act 1990 (for Full Planning Permission) and under the Planning (Listed Buildings and Conservation Areas) Act 1990 (for Listed Building Consent). The two applications are submitted together because the works comprise both development requiring planning permission (a material change of use and external alterations) and works to a listed building requiring listed building consent (alteration and partial demolition of curtilage-listed fabric).

3.1.2 The relevant procedural framework is the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (“the DMPWO 2012”) for the planning application, and the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024 (in force 4 November 2024) for the listed building consent application.

3.2 Schedule of works

3.2.1 The works comprised in the application are as follows:

- Change of use of the curtilage-listed stone outbuilding (the “north outbuilding”) from redundant agricultural use to ancillary residential accommodation incidental to the principal farmhouse;
- Demolition in its entirety of the single-storey twentieth-century concrete-block shed abutting the north outbuilding, which post-dates 1 July 1948 and does not benefit from curtilage listing;
- Stabilisation and, where structurally necessary, partial rebuilding of the historic stone walling using salvaged stone and an appropriate lime mortar specification;

- Reconstruction of the roof of the north outbuilding as a dual-pitched roof finished in natural slate to both slopes, with the rear slope extended asymmetrically to cover the adjoining rear outshut and rear modern extension;
- Formation of new openings with powder-coated aluminium joinery and bi-fold doors on the south and east (rear) elevations, which face into the private amenity space serving the farmhouse and are not visible from any public viewpoint;
- Retention in situ of the original arched stock doorway and brick voussoir arch on the principal west frontage, permanently closed with a recessed infill set behind the voussoirs; and
- Associated internal alterations to provide the ancillary accommodation, including a new oak roof structure and the integration of salvaged historic timbers where serviceable.

3.3 Use class and planning status of the proposed use

- 3.3.1** The proposed use is ancillary residential accommodation incidental to the enjoyment of the existing farmhouse dwelling. It does not create a separate planning unit or an independent dwelling: the accommodation will be functionally and physically linked to the principal farmhouse and occupied in connection with it. The application is made on that express basis, and the Applicant would not object to a condition securing the ancillary and incidental nature of the use.

4. The site and its planning context

4.1 Location and description

- 4.1.1** Samson Court Farm lies in the community of Goldcliff, in the locality of Whitson, on the Caldicot Level of the Gwent Levels coastal plain, to the west of the principal north–south road through Whitson. The principal site reference data is set out below.

Item	Detail
Address	Samson Court Farm, Goldcliff, Newport, NP18 2PH
OS National Grid Reference	ST 376 831
Local planning authority	City of Newport (Newport City Council)
Community / locality	Goldcliff / Whitson
Listed building designation	Grade II (Cadw List Entry No. 17541), listed 31 October 1996
Registered landscape	Gwent Levels Landscape of Outstanding Historic Interest, HLW(Gt)2
Designated sites	Gwent Levels SSSIs (Caldicot Level); no Conservation Area
Confirmed constraints	Curtilage listing; confirmed bat presence on site

4.2 Designations and constraints

- 4.2.1** The farmhouse is listed at Grade II by Cadw under List Entry Number 17541. By operation of Section 1(5)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the listing extends to structures within the curtilage that were in existence before 1 July 1948; the north outbuilding falls within this category, while the twentieth-century concrete-block shed does not. The site lies within the Gwent Levels Registered Landscape and within the Gwent Levels Sites of Special Scientific Interest (Caldicot Level). It is not within a Conservation Area.
- 4.2.2** Bat presence has been confirmed on site. Ecological matters are addressed by a separate ecological assessment accompanying the application and summarised at Section 8.

4.3 Planning history and pre-application engagement

- 4.3.1** No pre-application consultation has been undertaken with Newport City Council in respect of this proposal. The Applicant has elected to proceed directly to a full application. The proposals have nonetheless been developed through HFWJ Surveyors' staged design process, including a measured survey of the existing buildings and the preparation of existing and proposed drawings, and have been designed from the outset to accord with the development plan and with national policy and guidance.
- 4.3.2** The decision to proceed without a pre-application enquiry reflects the conservation-led and relatively contained nature of the scheme: the principal farmhouse façade is unaltered, new intervention is confined to elevations not visible from public viewpoints, and the proposals deliver a net heritage benefit (as established in the accompanying Heritage Statement). The application is supported by the full suite of plans, statements and specialist assessments described at Section 12, so that the local planning authority has the information necessary to determine it. The Applicant and HFWJ Surveyors remain willing to engage with the planning and conservation officers during the determination period and to discuss any points of detail that arise.

5. Statutory and policy framework

5.1 Statutory duties

- 5.1.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty, in determining a planning application affecting a listed building or its setting, to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest. Section 16(2) applies the parallel duty to the listed building consent application.
- 5.1.2** The Historic Environment (Wales) Act 2023 provides the framework for the historic environment regime in Wales and underpins the statutory Historic Environment Record maintained, for this area, through Heneb: the Trust for Welsh Archaeology.

5.2 National planning policy

5.2.1 National planning policy is set out in Planning Policy Wales (Edition 12). The proposals engage in particular Chapter 3 (Strategic and Spatial Choices) and Chapter 6 (Distinctive and Natural Places), which together promote the sustainable re-use of existing buildings, good design, and the conservation and where appropriate enhancement of the historic and natural environment. Detailed guidance is given in Technical Advice Note 24: The Historic Environment (2017) and Technical Advice Note 15: Development, Flooding and Coastal Erosion, together with the relevant Cadw guidance.

5.3 Local planning policy

5.3.1 The development plan for the area is the adopted Newport Local Development Plan 2011–2026 (adopted 27 January 2015). The policies of most relevance to this application are Strategic Policy SP3 (Flood Risk), Strategic Policy SP5 (Countryside), Strategic Policy SP9 (Conservation of the Natural, Historic and Built Environment), Policy GP6 (General Development Principles – Quality of Design), Policy CE6 (Archaeology), and Policies H10 (Conversions in the Countryside) and H11 (Outbuildings and Extensions to Conversions). The site is not within a Conservation Area, so Policy CE7 (Conservation Areas) is not engaged. Newport City Council is preparing a Replacement Local Development Plan; any emerging policy carrying material weight at the date of determination should be taken into account at that point. A policy-by-policy compliance assessment is set out at Section 5.4 below.

5.4 Policy compliance assessment

5.4.1 The following matrix sets out, for each principal development-plan policy, the substance of the policy requirement and the way in which the proposal satisfies it. The assessment is intended to assist the case officer in the preparation of the delegated report.

Policy	Substance of requirement	How the proposal complies
SP9 — Conservation of the Natural, Historic and Built Environment	Development must protect, and where possible enhance, the natural, historic and built environment, including listed buildings and their settings.	The scheme is conservation-led: the principal farmhouse façade is unaltered, the most significant historic feature (the arched stock doorway and brick voussoir arch) is retained and visibly preserved, an intrusive twentieth-century shed is removed, and a deteriorating curtilage-listed structure is secured through viable use. The Heritage Statement concludes a net heritage benefit. Compliant.
GP6 — Quality of Design	Development must be of good quality design that respects local character, context and the distinctiveness of the site, integrating with its surroundings and respecting heritage assets.	New intervention is confined to the rear (south/east) elevations facing the private amenity space, not visible from public viewpoints; the roof is reconstructed in natural slate to match the principal farmhouse; materials are natural and durable; and contemporary fenestration is expressed honestly as a legible new layer

Policy	Substance of requirement	How the proposal complies
		(see Section 7.4). The design respects the character of the listed group. Compliant.
SP5 — Countryside	Development in the countryside is restricted; the re-use and conversion of existing rural buildings is supported where the building is suitable and the use appropriate.	The proposal re-uses an existing, structurally substantial rural building rather than introducing new build in the open countryside. The use is ancillary to the existing farmhouse and does not create a new dwelling or independent planning unit. Compliant.
H10 / H11 — Conversions in the Countryside; Outbuildings and Extensions to Conversions	The conversion of rural buildings is acceptable where the building is structurally sound and capable of conversion without substantial rebuilding or extension, and where the works respect its character.	A measured survey and condition assessment confirm the building is capable of conversion. Works are limited to stabilisation, like-for-like repair and a sympathetic re-roof; there is no disproportionate extension. The asymmetric rear roof slope rationalises existing later additions rather than enlarging the historic envelope. Compliant.
CE6 — Archaeology	Development affecting sites of archaeological interest must be informed by appropriate assessment; the Gwent Levels are an area of high archaeological sensitivity.	Works are confined to the existing building footprint and the immediately adjoining farmyard, with minimal ground disturbance. The Applicant accepts that a condition securing a programme of archaeological work (e.g. a watching brief) may reasonably be imposed. Compliant, subject to condition.
SP3 — Flood Risk	Development must be directed away from areas of flood risk and, where located in such areas, must be justified and supported by an appropriate flood consequences assessment demonstrating risks are managed (in accordance with TAN 15).	The site is in Flood Zone 3 (sea) within a TAN 15 defended zone (1 in 200-yr standard of protection). The development is a conversion of an existing building to ancillary use — not new vulnerable development — and is supported by a Flood Consequences Assessment. The full TAN 15 assessment is at Section 9. Compliant.

6. Planning assessment

6.1 Principle of development

- 6.1.1** The principle of bringing a redundant curtilage-listed agricultural building back into beneficial use as ancillary residential accommodation is strongly supported by national and local policy. Planning Policy Wales encourages the sustainable re-use of existing buildings in preference to their loss, and the conservation of historic assets through viable use. The proposal secures the long-term future of a deteriorating listed structure and removes an unsympathetic later addition. As an ancillary use incidental to the existing dwelling, it does not raise the issues of principle associated with a new independent dwelling in the open countryside.

6.2 Design and character

6.2.1 The design is conservation-led. The principal farmhouse façade is wholly unaltered; new intervention is confined to elevations that face into the private amenity space serving the farmhouse and are not visible from public viewpoints; historic features are retained and visibly preserved; and unsympathetic twentieth-century fabric is removed. The re-roofing in natural slate unifies the composition of the historic group. The proposals accord with Policy GP6 and with the design objectives of Planning Policy Wales. The design rationale is developed in full in the Heritage Statement and summarised at Section 7 below.

6.3 Impact on neighbours and amenity

6.3.1 The application site is a working farm in a sparsely developed rural setting. The proposals introduce no new built form on the principal frontage and do not increase the footprint or height in a manner that would affect the amenity of any neighbouring occupier. The works are largely internal to the curtilage and farmyard. No adverse impact on residential amenity arises.

6.4 Sustainability

6.4.1 The re-use of an existing building represents an inherently sustainable approach, retaining embodied carbon and avoiding the environmental cost of new construction. The specification favours natural and durable materials — natural slate, salvaged stone, lime mortar and solid oak — appropriate to the heritage context and offering long service life. Energy-efficiency measures will be incorporated in a manner compatible with the historic fabric.

6.5 Optimum viable use

6.5.1 Planning Policy Wales and Technical Advice Note 24 recognise that securing a viable use is fundamental to the long-term conservation of a historic asset, and that the optimum viable use is the one most consistent with the asset's fabric, interior and setting that keeps it in active, sustainable occupation. The north outbuilding is presently redundant, deteriorating and without an economic agricultural function; left unused it would continue to decline, placing its surviving historic fabric at risk.

6.5.2 Conversion to accommodation ancillary to the farmhouse represents the optimum viable use of the building. It requires only modest, reversible-in-principle intervention, retains and displays the building's most significant features, and does not rely on subdivision into a separate dwelling that would erode the legibility of the historic farm group. Alternative uses — continued agricultural storage (for which there is no demand), independent residential use (which would raise issues of principle in the countryside and require greater intervention), or no use at all (leading to managed decline) — would each deliver a poorer heritage and planning outcome. The proposed ancillary use therefore secures the asset's future with the least harm and the greatest public benefit, consistent with the conservation objectives of the development plan and national policy.

7. Heritage, design and access

7.1 Heritage assessment

- 7.1.1** A full Heritage Statement (HFWJ/5997) accompanies the application. It identifies the significance of the asset under the four-values framework of Cadw's Conservation Principles (2011) and assesses the impact of the proposals following the methodology of Cadw's Heritage Impact Assessment in Wales (2017). Its conclusion is that the proposals deliver a net positive heritage outcome: the principal farmhouse is unaltered; the most significant feature of the outbuilding is retained and visibly preserved; an intrusive twentieth-century addition is removed; structurally compromised historic fabric is conserved; and a deteriorating curtilage-listed structure is secured through viable use.
- 7.1.2** The local planning authority's attention is drawn to the statutory duty under Section 66(1) of the 1990 Act. The proposals preserve the listed building, its setting and its features of special interest, and on balance enhance them.

7.2 Design

- 7.2.1** The design responds directly to the character of the asset and its setting. New openings are confined to the south and east elevations facing the private amenity space, expressed in a clearly contemporary powder-coated aluminium idiom that reads as a legible new layer rather than imitating historic detail. The roof is reconstructed in natural slate to match the principal farmhouse. Conservation rooflights are confined to the rear-facing slope. The full materials schedule is set out in the Heritage Statement.

7.3 Access and movement

- 7.3.1** Access to the site is taken from the existing farm access off the Whitson road; no new vehicular access is created. The proposals do not alter the existing arrangements for vehicular or pedestrian movement on the site, and adequate parking and turning is available within the existing farmyard. Level access to the ancillary accommodation is provided from the rear yard. As the proposal is for accommodation ancillary to an existing dwelling, no material change in trip generation arises.

7.4 Justification for contemporary fenestration materials

- 7.4.1** The new openings on the rear elevations are proposed in powder-coated aluminium. It is acknowledged that, in a Grade II curtilage-listed context, a conservation officer might ordinarily expect timber or, on a former agricultural building, painted steel. The selection of aluminium has been made deliberately and, it is submitted, preserves the significance of the asset for the following reasons.
- 7.4.2** First, the principle adopted throughout the scheme — consistent with Cadw's Conservation Principles and TAN 24 — is that new work should be legible as new rather than imitate historic detail. A slender, factory-finished metal frame reads clearly as a twenty-first-century intervention and avoids creating a false impression of historic joinery. This honesty of expression is itself a conservation virtue.

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- 7.4.3** Second, the affected elevations face into the private amenity space serving the farmhouse and are not visible from any public viewpoint or from the principal listed frontage, which is wholly unaltered. The material choice therefore has no effect on the public appreciation of the listed building or on its setting; the most sensitive elevation is untouched.
- 7.4.4** Third, slim-profile thermally-broken aluminium achieves the contemporary energy-performance standards appropriate to habitable accommodation with a markedly narrower sightline than timber of equivalent performance, minimising the area of new opening and so the loss of historic walling. Powder-coated aluminium is also highly durable and low-maintenance, which supports the long-term conservation of the building by reducing the cycle of repair and replacement intervention to the historic fabric.
- 7.4.5** The colour is proposed as a dark, matt anthracite grey (RAL 7016 or similar) to recede against the stonework and read quietly. The Applicant would not object to a condition requiring the approval of joinery profiles, sections and finishes prior to installation, which would allow the conservation officer to control the detail. Should the officer nonetheless conclude that an alternative material is necessary to preserve significance, the design could accommodate painted steel of comparable slimness without prejudice to the wider scheme.
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8. Ecology and protected species

8.1 Confirmed bat presence

- 8.1.1** Bat presence has been confirmed on site. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). The application is accompanied by an ecological assessment, including a bat survey and a mitigation strategy, prepared by a suitably qualified ecologist.
- 8.1.2** The mitigation strategy is expected to address roost provision, seasonal restrictions on works, lighting control and any specific roof-construction detailing required to maintain or replace bat-friendly habitat. The proposals have been designed to accommodate the ecologist's recommendations, and the Applicant accepts that works affecting bats may be controlled by condition and may require a licence from Natural Resources Wales.

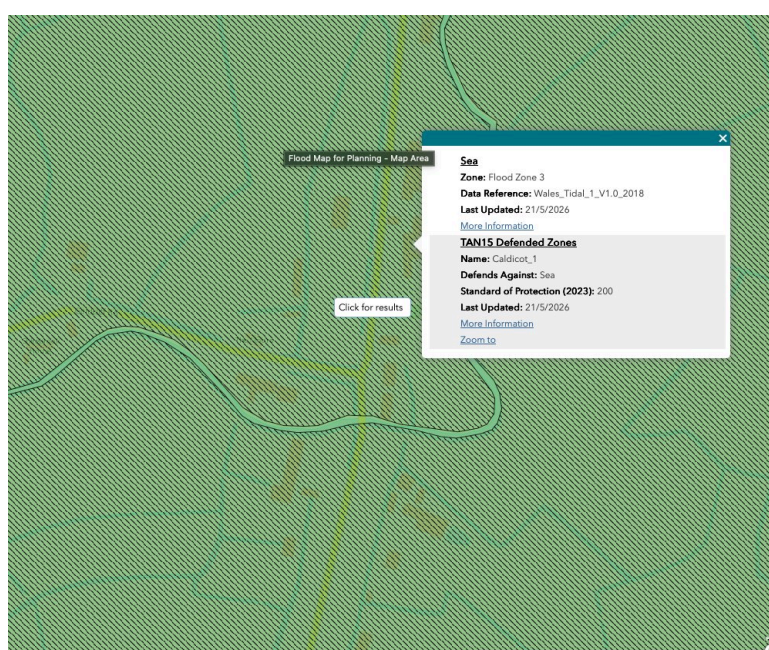
8.2 Gwent Levels SSSI

- 8.2.1** The site lies within the Gwent Levels SSSIs (Caldicot Level). The proposals are confined to the curtilage of the farm and do not alter the wider reed and ditch network or the hydrology of the designated landscape. The ecological assessment addresses any features of the SSSI that could be affected and confirms the measures necessary to avoid adverse effect.

9. Flood risk and drainage

9.1 Flood zone and defended status

- 9.1.1** The site lies on the Caldicot Level of the Gwent Levels, low-lying reclaimed coastal land to the landward side of the Severn Estuary sea defences. A search of the Natural Resources Wales Flood Map for Planning at the application site confirms that the site lies within **Flood Zone 3** in respect of sea (tidal) flooding (data reference Wales_Tidal_1_V1.0_2018). The site falls within the **Caldicot_1 TAN15 Defended Zone**, which defends against the sea to a 2023 standard of protection of 1 in 200 years. The relevant map extract is reproduced below.



Extract from the NRW Flood Map for Planning at the application site: Sea — Flood Zone 3 (Wales_Tidal_1_V1.0_2018); TAN15 Defended Zone “Caldicot_1”, defending against the sea to a 1 in 200-year standard of protection (2023). Source: Natural Resources Wales © NRW; contains OS data © Crown copyright and database right 2020. Map data updated 21 May 2026.

9.2 TAN 15 assessment

- 9.2.1** Technical Advice Note 15: Development, Flooding and Coastal Erosion is engaged because the site lies within Flood Zone 3. TAN 15 directs that the acceptability of development in a flood-risk area is assessed by reference to the vulnerability of the use, the justification for locating it there, and whether the consequences of flooding can be acceptably managed over the lifetime of the development. Each limb is addressed in turn below.
- 9.2.2** Vulnerability and the conversion point. The development is not the creation of a new dwelling or other highly vulnerable development on a previously undeveloped site. It is the conversion of an existing curtilage-listed building, already standing within the defended area, to accommodation ancillary to and incidental to the existing farmhouse. It introduces no additional dwelling and no separately occupied residential unit, makes no change to the number of dwellings on the site, and does not lower existing floor levels. In TAN 15 terms the

proposal is properly characterised as the re-use of an existing building rather than new vulnerable development, which materially reduces the weight of the flood-risk objection and distinguishes the proposal from the cases at which the strongest TAN 15 restrictions are directed.

- 9.2.3** Justification for the location. The building cannot be relocated: its location is fixed by its status as historic fabric, and securing its viable re-use in situ is the means by which its long-term conservation is achieved (see Section 6.5). The need to keep a deteriorating listed asset in beneficial use is a material consideration weighing in favour of accepting the residual, well-managed flood risk at this defended location.
- 9.2.4** Acceptability of consequences. The site benefits from the Caldicot_1 sea defences, which provide a 1 in 200-year (0.5% annual probability) standard of protection. A Flood Consequences Assessment accompanies the application and demonstrates that the consequences of flooding can be acceptably managed having regard to: the defended status of the site; finished floor levels and, where appropriate, raised threshold and internal level strategy; flood-resilient and flood-resistant construction detailing to the converted accommodation; safe access and egress arrangements; and an occupier flood-response/evacuation plan. Because the accommodation is ancillary to the farmhouse and not in independent occupation, occupants will not be reliant on the converted building alone and can withdraw to the principal dwelling, which further reduces the risk to life and the practical consequences of a flood event.
- 9.2.5** Climate change. The FCA assesses tidal flood risk over the lifetime of the development using the current Welsh Government climate-change allowances for sea-level rise and, where relevant, peak rainfall intensity. The conversion approach is well suited to a changing climate profile: it avoids new vulnerable floorspace at ground level beyond what already exists, allows resilience measures to be built into the works, and does not increase the population permanently and independently exposed at the site. The Applicant accepts that the agreed flood-resilience measures and any floor-level or flood-response requirements may be secured by condition.

9.3 Drainage

- 9.3.1** Foul drainage from the converted accommodation is to connect to the existing cesspit serving the farmhouse, which is to be retained. The proposal does not create a separate dwelling and the additional foul load is minimal — in practice a single new sink waste from the proposed kitchen — which is well within the capacity of the existing arrangement. No new private treatment system or discharge to a watercourse is therefore proposed.
- 9.3.2** Surface-water drainage is to be managed in accordance with sustainable drainage principles, having regard to the requirements for SuDS approval. The Applicant will provide any further drainage or flood-risk information reasonably required by the local planning authority, by Natural Resources Wales as statutory consultee, or by the SuDS Approving Body.

10. Highways, access and parking

- 10.1.1** The proposal does not create a new dwelling and does not materially increase vehicle movements to or from the site. Access is from the existing farm access; parking and turning are accommodated within the existing farmyard. No alteration to the public highway is proposed. The proposals accordingly raise no highway-safety or capacity concerns.

11. Trees and landscape

- 11.1.1** The works are confined to the existing building footprint and the immediately adjoining farmyard. No trees subject to a Tree Preservation Order, and no trees of arboricultural significance, are affected by the proposals. There is no Conservation Area tree constraint. Should the local planning authority identify any tree constraint not apparent from the survey, an arboricultural assessment will be provided.

12. Validation and submission schedule

- 12.1.1** This application has been compiled to meet the validation requirements of Newport City Council for a combined application for Full Planning Permission and Listed Building Consent affecting a listed building, having regard to the DMPWO 2012, the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024, and the national validation guidance applied by Welsh local planning authorities.
- 12.1.2** The documents accompanying the application are listed below. A point-by-point compliance check against each validation requirement is set out at Appendix B.

Submission document	Provided
Completed application forms (planning and listed building consent), signed, with ownership certificate and agricultural holdings certificate	Yes
Correct application fee	Yes
Location plan (1:1250 / 1:2500) with red line to the application site and blue line to other land in the same ownership, and north point	Yes — 5997/011
Site / block plan, scaled, annotated with access, parking and orientation	Yes — 5997/010
Existing and proposed floor plans and elevations (1:50 / 1:100) with dimensions	Yes — 5997/001–008
Sections showing floor levels, eaves and roof details	Yes — 5997/009
Heritage (Impact) Statement	Yes — HFWJ/5997
Design and Access Statement	Yes — incorporated in this Planning Statement (Sections 7 and 10)
Planning Statement	Yes — this document

Submission document	Provided
Annotated photographs of existing structures and affected areas	Yes — appended to Heritage Statement
Structural appraisal of the listed structure	Yes — informed by HFWJ measured survey; structural detail on 5997/008
Ecological assessment / bat survey and mitigation strategy	Yes — separate ecological report
Flood Consequences Assessment (site in Flood Zone 3, sea)	Yes — site confirmed in Flood Zone 3 (defended); FCA provided (see Section 9)

13. Planning balance and conclusion

- 13.1.1** Drawing the assessment together, the proposals accord with the development plan when read as a whole. They secure the beneficial re-use of a deteriorating curtilage-listed building, deliver a net heritage benefit, remove an unsympathetic later addition, and incorporate appropriate ecological mitigation for the confirmed bat presence. They give rise to no harm to residential amenity, highway safety, the wider Registered Landscape or the SSSI. The statutory duties under Sections 16(2) and 66(1) of the 1990 Act are satisfied, the building and its setting being preserved and on balance enhanced.
- 13.1.2** There are no material considerations that indicate determination otherwise than in accordance with the development plan. HFWJ Surveyors respectfully request that Full Planning Permission and Listed Building Consent be granted, subject to such reasonable conditions as the local planning authority considers necessary, including conditions securing the ancillary nature of the use and the agreed ecological mitigation.

14. Appendix A — Schedule of accompanying drawings

- 14.1.1** The following drawings, prepared by HFWJ Surveyors under job reference 5997, accompany the application. All drawings are at the scales stated and are dimensioned; figured dimensions are to be taken in preference to scaling.

Drawing no.	Title	Scale	Size
5997/001	Existing Ground Floor Plans	1:100	A3
5997/002	Existing First Floor Plans	1:100	A3
5997/003	Existing Elevations (sheet 1)	1:100	A3
5997/004	Existing Elevations (sheet 2)	1:100	A3
5997/005	Proposed Floor Plans	1:100	A3
5997/006	Proposed Roof Plan	1:100	A3
5997/007	Proposed Elevations (sheet 1)	1:100	A3

Drawing no.	Title	Scale	Size
5997/008	Proposed Elevations (sheet 2) — stonework stabilisation / rebuild	1:100	A3
5997/009	Proposed Sections A-A and B-B	1:100	A3
5997/010	Block Plan (existing and proposed)	1:200	A3
5997/011	Location Plan	1:1250	A4

14.1.2 The drawing set is complete for validation purposes. The location plan (5997/011, 1:1250, red line to the application site and blue line to other land in the same ownership, with north point) and the block plan (5997/010, existing and proposed) are included in the series above. The earlier drawing-title anomaly affecting drawing 5997/006 has been corrected, so that the drawing is now correctly titled “Proposed Roof Plan”.

15. Appendix B — Validation compliance checklist

15.1.1 The following confirms, requirement by requirement, how the application meets the validation requirements applied by Newport City Council for this type of application.

Validation requirement	How met in this application
Application forms and certificates	Completed and signed planning and LBC forms with ownership and agricultural holdings certificates
Fee	Correct fee for combined application paid
Location plan with red/blue lines and north point	Drawing 5997/011 at 1:1250
Site / block plan	Drawing 5997/010 — existing and proposed, scaled and annotated with access, parking and orientation
Existing and proposed plans and elevations	Drawings 5997/001–008 at 1:100, dimensioned
Sections	Drawing 5997/009 — sections A-A and B-B showing levels, eaves and roof detail
Heritage Statement	HFWJ/5997, Cadw HIA methodology, four-values framework
Design and Access Statement	Incorporated at Sections 7 and 10 of this Statement
Planning Statement	This document
Annotated photographs	Photographic record (Plates 1–9) appended to the Heritage Statement
Structural survey	HFWJ measured survey and condition assessment; stabilisation/rebuild detailed on 5997/008
Ecology / bat survey	Ecological assessment with bat survey and mitigation strategy
Flood risk	Site confirmed in Flood Zone 3 (sea), Caldicot_1 TAN15 Defended Zone (1 in 200-yr SoP); TAN 15 assessment at Section 9; Flood Consequences Assessment provided

Validation requirement	How met in this application
Trees / arboriculture	No TPO or significant trees affected; assessment to be provided if required (Section 11)

— End of Planning Statement —