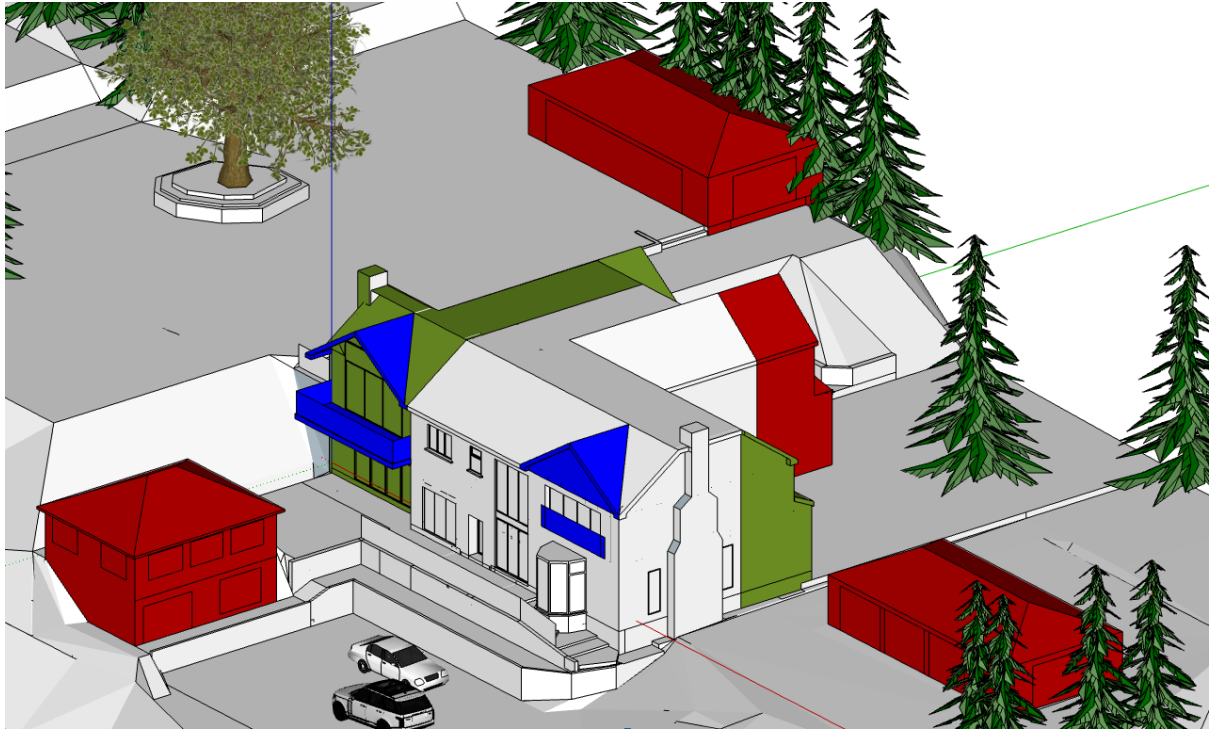
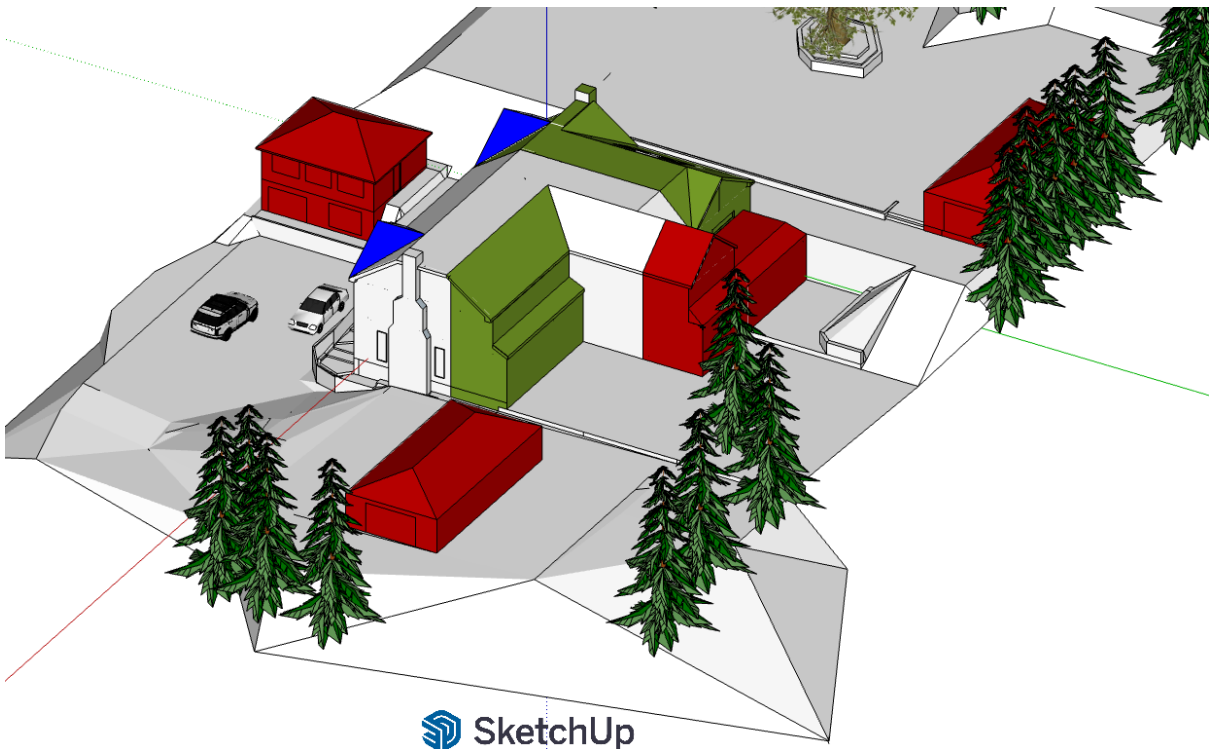




VIEW FROM WEST



VIEW FROM SOUTH

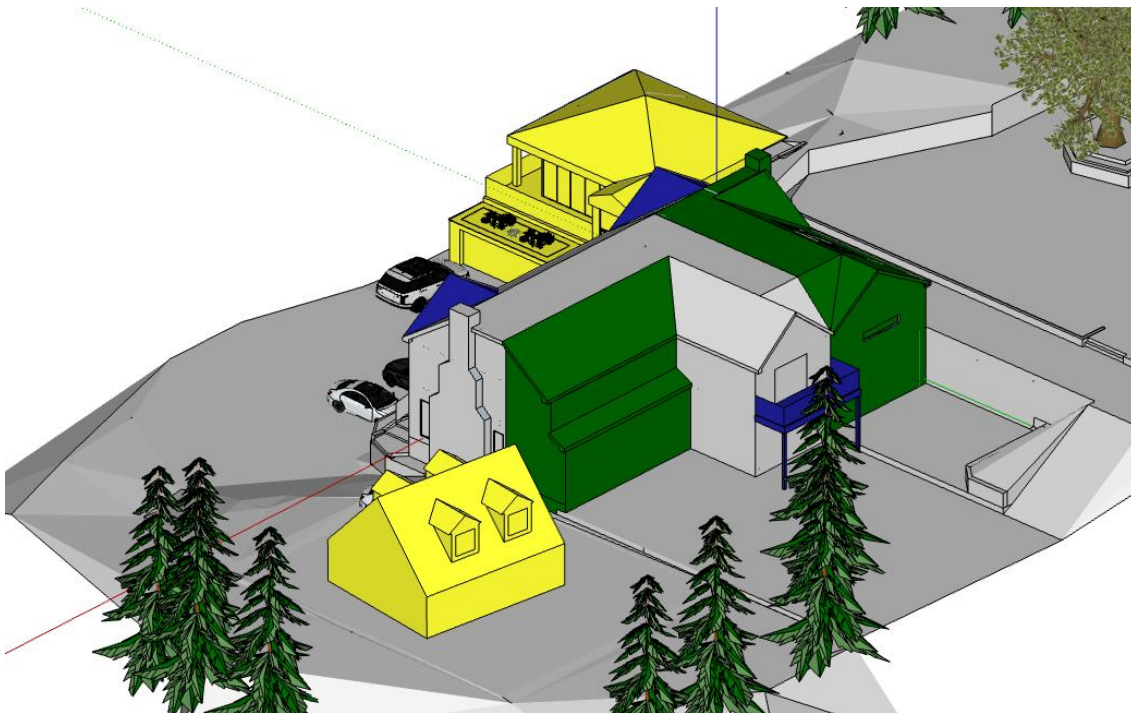
RED - PD ELEMENTS TO BE RELINQUISHED

GREEN – APPROVED PD TO BE RETAINED

BLUE – ADDITIONAL ITEMS ADDED TO PD FOR APPROVAL



VIEW FROM WEST



VIEW FROM SOUTH

BLUE – ADDITIONAL DESIGNS ADDED TO PD FOR APPROVAL WITHIN THIS APPLICATION

YELLOW – REPLACEMENT BUILDINGS FOR RELIQUISHED PD WITHIN THIS APPLICATION

GREEN – APPROVED PD TO BE RETAINED

1. The proposal is to surrender a like for like volume of the approved PD (in red) and replace with an Annex and separate independent property as highlighted in yellow. The Blue elements are minor changes to the approved PD to enhance the original building. The proposal provides a much more tidy development and allows the Local Planning department to implement Article 4 to ensure the control of any future development.
2. VEHICULAR ACCESS – the existing access complies with the highways requirements for visibility on a 20mph B class road and tracking into the site is also provided and satisfactory. Passing points are existing to add to the usability and safety.
3. PEDESTRIAN ACCESS – Currently there is no safe pedestrian access from Robinwood into Caerleon as no footpaths exist outside the driveway. There is a PROW passing through the site which will be upgraded and with an additional route we can provide a safe walking access to the junction of Isca road where clear visibility is available to cross and join the existing footpath into Caerleon.
4. PARKING – the site can accommodate in excess of 12no. parking spaces. The site is in a sustainable location with the following distances from the site:-

i. A 986m Isca Dental and Isca Medical Centres	0pts
ii. B 198m. Long distance cycle walkway	3pts
iii. C 750m Post Office	1pts
iv. D 920m Charles Williams school primary	0pts
v. E 920m Well Pharmacy Chemist, High St	0pts
vi. F 717m District centre R6 (Caerleon High St)	2pts
vii. G 377m Bus stop, ship- to Newport City	2pts

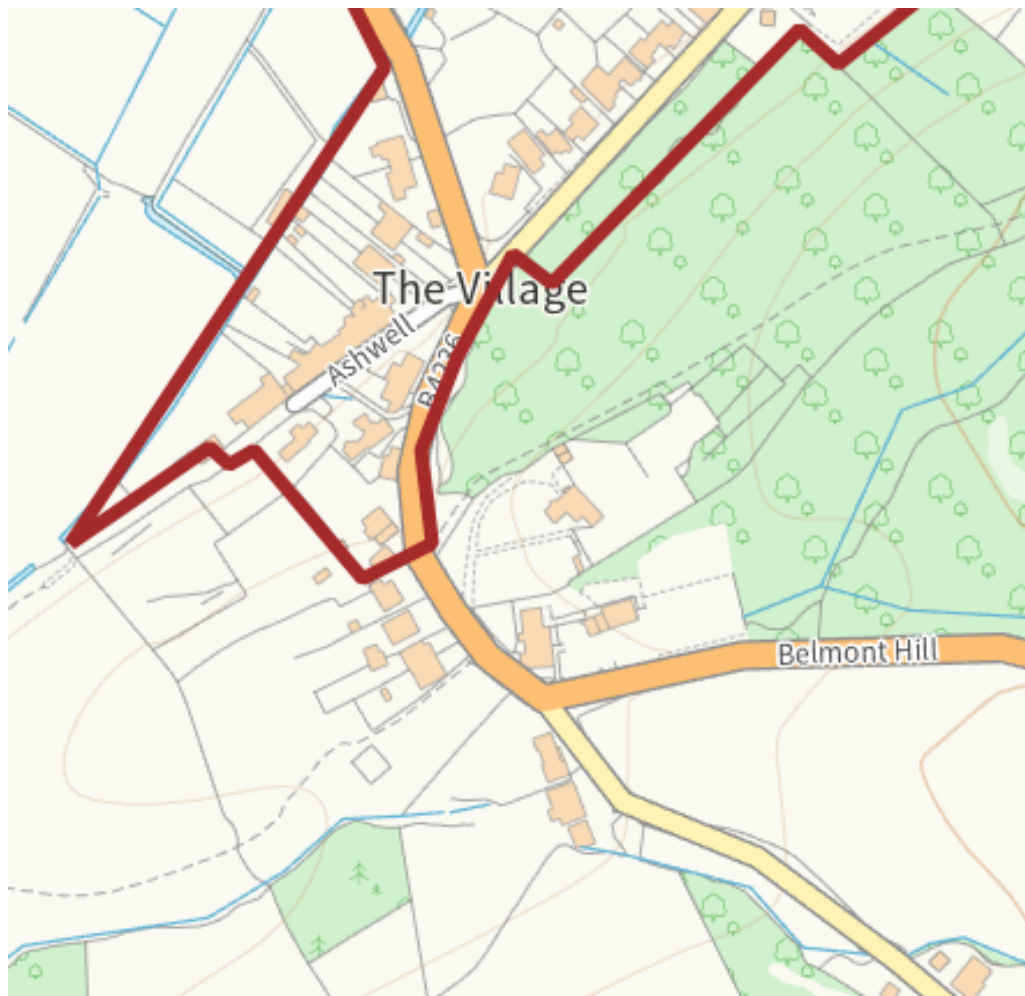
b. Buses 29,29A and 27 provide Frequency 20mins = 1pts

c. 7pts = reduction 1 spaces / unit

5. This site is not within an air quality management area.
6. The site is in an area designated as parking zone 6.
7. The site is not within an Archeologically sensitive area
8. The site is not within a conservation area.
9. There are no designated constraints on the site
10. The site is within 198m of a Proposed integrated Route Network (Active travel act)
- 11 DRAINAGE – The existing property Foul drainage system currently discharges into an existing private system. This system is of older technology and it is proposed to up date and upgrade to provide drainage for the development with a cleaner discharge. The surface water currently soaks away on site as it has for over 150 years. It is proposed to investigate and redesign to up to date standards and SUDs.



11. The site is within the countryside, however the urban boundary borders the Northwestern edge of the site in excess of 100m. The site is also naturally placed between the Urban boundary and a property cluster to the South providing a natural infill location.



The Newport Local Development Plan (LDP) to 2026 is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 - Sustainability;
- SP3 - Flood Risk;
- SP10 - House Building Requirements
- SP13 – Planning Obligations;
- SP18 – Urban regeneration;
- GP1 – Climate change;
- GP2 - General Amenity;
- GP3 – Service Infrastructure;
- GP4 - Highways and Accessibility;
- GP6 – Quality of Design;
- GP7 – Environmental Protection;
- CE7 – Conservation Areas;
- W3 – Waste Management;
- H2 – Housing Standards;
- H3 – Housing Mix and Density;
- H4 – Affordable Housing;
- EM3 – Alternative Uses of Employment Land; and
- T4 Parking.

Supplementary Planning Guidance (SPG)

The following SPG is relevant:

- Parking Standards;
- Planning Obligations;
- Wildlife and Development;
- Affordable Housing;
- Air Quality.