



LRJ PLANNING

Planning, Design and Development

PLANNING STATEMENT

**SITE: LAND AND BUILDINGS FORMERLY KNOWN AS COAL YARD TO
SOUTH WEST OF 1, HATHAWAY STREET, NEWPORT**

APPLICANT: MR PERRY

PREPARED BY: LRJ PLANNING LTD

DATE: JULY 2026



1.0 Introduction

- 1.1 This Planning Statement has been prepared by LRJ Planning Ltd on behalf of the applicant in support of a full planning application for the erection of two light industrial units together with associated parking, servicing and external works on land at Hathaway Street, Newport.
- 1.2 The statement describes the proposed development, the planning policy context and the key material planning considerations relevant to the determination of the application. It demonstrates that the proposal represents an appropriate form of sustainable development which accords with both national planning policy and the adopted Newport Local Development Plan.
- 1.3 The application should be read in conjunction with the following documents submitted in support of the proposal:
- Application Forms and Certificates;
 - Drawings;
 - Flood Consequences Assessment;
 - Green Infrastructure Statement.
- 1.4 This application follows the dismissal of a previous appeal for residential development on the site. However, the current proposal differs fundamentally from that scheme by replacing the previously proposed highly vulnerable residential use with two light industrial units, which constitute a less vulnerable form of development under Technical Advice Note 15 (TAN15). An updated Flood Consequences Assessment accompanies this application and demonstrates that the proposed development can be safely accommodated without increasing flood risk elsewhere.

2.0 Site Description

- 2.1 The application site comprises previously developed land situated on Hathaway Street, Newport, formerly occupied as a coal yard and associated commercial premises. The site retains its brownfield character and forms part of the wider urban area.



2.2 The surrounding area is mixed in character, comprising residential properties together with a range of commercial and industrial premises. The site benefits from direct access onto Hathaway Street and is well connected to the existing highway network, public transport and local services.

2.3 The site is currently used for storage and the siting of temporary containers.

3.0 Planning Designations

3.1 The site lies within the Newport settlement boundary where development is supported in principle, subject to compliance with relevant planning policies.

3.2 Natural Resources Wales identifies the site as being within an area susceptible to tidal flooding. Consequently, an updated Flood Consequences Assessment has been prepared in accordance with the requirements of TAN15 and accompanies this application.

3.3 The site is not subject to any statutory landscape, ecological or heritage designations.

4.0 Planning History

4.1 The site has an established planning history which demonstrates that redevelopment has previously been considered acceptable in principle. Earlier planning permissions have included residential development; however, more recent applications have been assessed against the revised requirements of TAN15.

4.2 Most recently, planning permission for the erection of a detached dwelling was refused by Newport City Council and subsequently dismissed on appeal. The Inspector concluded that whilst the redevelopment of the site itself was not unacceptable, the proposed residential use represented highly vulnerable development within an area at risk of flooding. The principal concerns related to the permanent occupation of the dwelling, the safety of future occupants during tidal flood events, and the ability to safely access and evacuate the site.

4.3 The current application responds directly to those findings. Rather than proposing residential accommodation, the scheme seeks permission for



two light industrial units, a use which is classified as less vulnerable under TAN15. Consequently, the matters that led to the dismissal of the previous appeal no longer arise in the same manner and have been comprehensively addressed through the accompanying Flood Consequences Assessment.

5.0 Proposal

- 5.1 The application seeks full planning permission for the erection of two light industrial units together with associated parking, servicing, and external works.
- 5.2 The proposed units have been designed to provide flexible accommodation suitable for small businesses and local enterprises. Each unit will incorporate storage space together with ancillary office accommodation and welfare facilities.
- 5.3 Vehicular access will be taken from Hathaway Street with on-site parking and servicing provided to meet the operational requirements of the development. The proposal has been designed to integrate with the surrounding built environment whilst maintaining the site's long-established commercial character.

6.0 Planning Policy Context

- 6.1 The planning policy framework for the determination of this application is provided by Future Wales: The National Plan 2040, Planning Policy Wales (Edition 12), Technical Advice Note 15 (Development, Flooding and Coastal Erosion), together with the adopted Newport Local Development Plan.
- 6.2 The principal policies relevant to the determination of this application include:
 - SP1 – Sustainability
 - SP3 – Flood Risk
 - SP13 – Planning for Employment
 - SP18 – Urban Regeneration
 - GP1 – Climate Change



- GP2 – General Amenity
- GP3 – Service Infrastructure
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection
- EM3 – Alternative Uses of Employment Land
- T4 – Parking
- T5 – Walking and Cycling

7.0 Design and Access Statement

- 7.1 The proposed development has been designed to provide a high-quality industrial scheme which reflects the site's commercial history and responds positively to its surroundings. The buildings adopt a contemporary industrial appearance using durable materials that are appropriate to the character of the area.
- 7.2 Vehicular access will be taken directly from Hathaway Street. The proposed parking and servicing arrangements ensure that vehicles can safely enter, manoeuvre within and leave the site without adversely affecting the surrounding highway network. Appropriate provision has also been made for pedestrians, ensuring the development remains accessible to all users.
- 7.3 The internal layout has been designed to maximise operational efficiency whilst maintaining safe movement throughout the site. The orientation of the buildings provides active frontages overlooking parking and circulation areas, improving natural surveillance and contributing to community safety.
- 7.4 The proposal also incorporates sustainable design principles through the use of modern construction methods and energy-efficient building fabric. The redevelopment of this brownfield site represents a sustainable use of land, avoiding unnecessary pressure for development on greenfield sites.



8.0 Planning Appraisal

i) Principle of Development

- 8.1 Planning Policy Wales promotes the efficient use of previously developed land and supports proposals that contribute towards sustainable economic growth. The application site has historically accommodated commercial activities and the proposed redevelopment will continue that long-established employment function. The scheme will bring the brownfield site back into full productive use, provide modern industrial accommodation for local businesses and contribute towards the economic objectives of the Newport Local Development Plan. The principle of employment development on this site is therefore considered acceptable.
- 8.2 The previous appeal related to the erection of a detached dwelling and was determined under the provisions of TAN15. The Inspector concluded that the proposal represented highly vulnerable residential development within an area at risk of tidal flooding and that the consequences of flooding for future occupants could not be satisfactorily managed.
- 8.3 The current proposal is materially different from the dismissed scheme. Residential accommodation is no longer proposed and the application instead seeks permission for two light industrial units. These uses are classified as less vulnerable development under TAN15 and do not involve permanent residential occupation or overnight accommodation. Accordingly, the principal concerns identified by the Inspector regarding the safety of future residents no longer arise.
- 8.4 Rather than seeking to revisit the previous proposal, this application has been prepared specifically in response to the Inspector's findings by introducing a more appropriate land use that reflects the site's historic commercial function and accords with national planning policy.

ii) Flood Risk

- 8.5 A comprehensive Flood Consequences Assessment accompanies the application and has been prepared using the latest Natural Resources Wales flood modelling. The assessment demonstrates that tidal flooding remains the principal source of flood risk affecting the site but confirms that the proposed development represents a less vulnerable use which is capable of operating safely throughout its lifetime.



- 8.6 The assessment concludes that the site benefits from existing tidal flood defences and that the proposed development will not increase flood risk elsewhere or impede the movement of flood water. As the proposal does not involve significant land raising or introduce highly vulnerable development into the floodplain, compensatory flood storage is not required. The development also incorporates appropriate flood resilience measures together with flood warning procedures and emergency management arrangements appropriate for commercial premises.
- 8.7 Unlike the previous residential proposal, the buildings will not be occupied overnight and business operators will have sufficient advance warning of any forecast tidal flooding to cease operations and vacate the site where necessary. Consequently, the updated Flood Consequences Assessment concludes that the proposal satisfies the objectives of TAN15 for less vulnerable development.

iii) Design and Character

- 8.8 The proposed buildings have been designed to reflect the site's established commercial character whilst providing modern industrial accommodation of an appropriate scale and appearance. The layout makes efficient use of the site and creates an attractive and functional development that integrates successfully with surrounding land uses. The proposal will also enhance the visual appearance of the site through the provision of with well designed commercial buildings.

iv) Neighbour Amenity

- 8.9 The proposed development has been designed to ensure that there will be no unacceptable impact upon the amenities of neighbouring occupiers. Given the commercial nature of both the proposal and the surrounding area, the scale and operation of the development are considered entirely compatible with adjacent land uses. The proposal therefore complies with Policy GP2 of the Newport Local Development Plan.

v) Highway Safety and Accessibility

- 8.10 The development will utilise the existing highway network and provides appropriate on-site parking and servicing to accommodate its operational



requirements. The access arrangements are considered suitable for the proposed use and will ensure safe movement of vehicles and pedestrians. The proposal therefore accords with Policy GP4 and does not give rise to any adverse highway safety implications.

vi) Economic Benefits

- 8.11 The proposal will make a positive contribution towards the local economy through the provision of modern industrial accommodation capable of supporting small and growing businesses. The redevelopment of this brownfield site will encourage investment, create employment opportunities and reinforce the site's long-established commercial function. In addition to its economic benefits, the proposal will improve the appearance of the site and secure its long-term productive use, delivering wider regeneration benefits consistent with the objectives of both national and local planning policy.

9.0 Summary

- 9.1 The proposed development represents the sustainable redevelopment of a previously developed site for employment purposes and makes effective use of land within the Newport settlement boundary.
- 9.2 The application responds directly to the findings of the previous appeal by replacing the highly vulnerable residential use with a less vulnerable light industrial use that is appropriate to both the site and its surroundings. The accompanying Flood Consequences Assessment demonstrates that the proposal can be safely accommodated, will not increase flood risk elsewhere and complies with the objectives of TAN15.
- 9.3 The proposal will regenerate this brownfield site, provide modern employment accommodation and contribute positively to the local economy whilst respecting the character of the surrounding area. Having regard to the Development Plan and all other material considerations, it is respectfully submitted that planning permission should be granted.