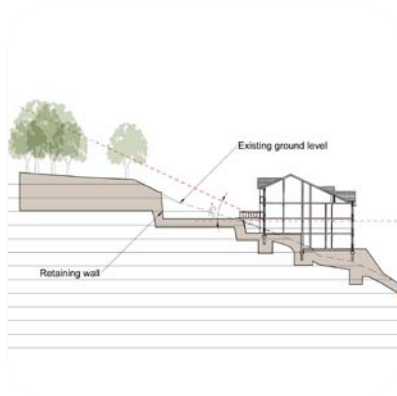


Hatherleigh Heights

Newport, South Wales



Following the refusal of planning permission for the development of 108 residential apartments, JB Planning Associates were contacted and instructed to present evidence in support of the development proposals at Appeal.

The evidence covered a range of matters in relation to the refused scheme, including strategic planning policy requirements relating to housing land supply and affordable housing, Unitary Development Plan policy for the site and surrounding areas, and national policy guidance for Wales. Evidence was prepared both in relation to the principle of development and in relation to the detailed design and treatment of the proposed buildings and site layout.

The appeal site had a particularly challenging topography, with the proposed development situated on a valley side, and the Practice prepared additional supporting information to demonstrate that the scale and massing of the proposed buildings would be compatible with existing residential development. In addition, where potential concerns with the scheme existed, the Practice organised minor amendments to ensure that the proposals stood the best chance of success. Research in to an old partially implemented planning permission from 1969 provided essential context against which the appeal proposals could be compared.

The Practice worked alongside a specialist transport consultant and the clients' Barrister/Solicitors to prepare a comprehensive case to support the development scheme. It also worked closely with the Local Planning Authority to agree as much common ground as possible before the Inquiry.

Expert witness services were provided at the subsequent Public Inquiry and the Appeal was duly allowed.