

PRE-APPLICATION CONSULTATION REPORT

Land at Traston Lane, Newport, South Wales

Prepared by LRM Planning Limited on behalf of Wellspring Homes

February 2025



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DOCUMENT CONTROL

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1 Introduction

- 1.1 This Pre-Application Consultation (PAC) report has been prepared on behalf of the applicant Wellspring Homes, to accompany a full planning application for a residential development comprising 26 affordable dwellings, new access works, landscape planting, a new pumping station, and associated works, at the land at Traston Lane, Newport, South Wales. A site location plan illustrating the extent of the development site is included at Appendix 1.
- 1.2 This report, and the consultation process, has been carried out in accordance with legislation provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Specifically, the report complies with the requirement for major development (in this case, a site comprising of more than 10 dwellings and measuring 1,000sqm or more) to carry out a Pre-Application Consultation exercise with the local community, stakeholders, and specialist consultees.
- 1.3 This PAC Report outlines the legislative framework of the mandatory exercise; the methodology used; the outcome of the statutory exercise; the applicant's response to comments received; and a conclusion of the main findings.

2 Statutory Pre-Application Consultation requirements

- 2.4 This PAC Report has been prepared in line with legislation provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. A summary of the key requirements of this is provided below.

DISPLAY OF SITE NOTICES

- 2.5 The applicant must display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development. It is at the discretion of the applicant if the consultation period is to last longer than 28 days.

PUBLICATION OF DRAFT PLANNING APPLICATION

- 2.6 The applicant must make the draft planning application information available publicly. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online. This must include draft planning application forms; scaled site location plan; all other scaled plans (site layout, floor plans, elevations); Design and Access Statement; and any information that would be needed in order to comply with any local validation requirements of the Local Planning Authority.

ADVERTISEMENT TO INTERESTED LOCAL PERSONS AND SPECIALIST CONSULTEES

- 2.7 The applicant must write to any owner or occupier of any land adjoining the land to which the proposed application relates. It is at the discretion of the applicant as to whether this advertisement extends beyond the mandatory requirements. The applicant must also consult 'community consultees' (local/community and Ward Councillors); and 'specialist consultees.' Specialist consultees comprise the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order. Within this list, the applicant must identify the relevant specialist consultees depending on the site and its context.

SUMMARY OF RESPONSES RECEIVED

- 2.8 The applicant must review and summarise the responses received from all persons and bodies consulted during the statutory 28-day period.

RESULTING ACTIONS FROM RESPONSES RECEIVED

- 2.9 The applicant must provide comments as to how each response received from consultees has been considered through the application.

3 Methodology

- 3.1 The requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 were adhered to through the Pre-Application Consultation process. The following paragraphs outline the methodology that LRM Planning has followed on behalf of the applicant in respect of the proposed development of 26 affordable dwellings, new access works, landscape planting, a new pumping station, and associated works on the land at Traston Lane, Newport, South Wales. The consultation took place between the Friday 13th December 2024 and Friday 17th January 2025.

DISPLAY OF SITE NOTICES

- 3.2 Two bilingual site notices were produced and displayed at a prominent and visible location on a lamppost at the junction on Traston Road and Traston Lane, as well as at the junction of Traston Close and Traston Avenue.
- 3.3 The site notice, available at Appendix 2, were erected on Friday 13th December 2024. A map and photographs showing the locations that the notices were displayed are available at Appendix 3. A declaration of the posting of the site notices is supplied at Appendix 4.

PUBLICATION OF DRAFT PLANNING APPLICATION

- 3.4 On Friday 13th December 2024, LRM Planning, as the applicant's agent, displayed a draft planning application package on its website (www.lrmplanning.com), which was made available for 35 days, a week longer than the statutory 28-day consultation period. The information displayed on the LRM Planning website comprised the following:

Key Documents:

- Draft planning applications forms
- Draft Design and Access Statement
- Site location plan

Reports:

- Preliminary ecological appraisal
- Engineering Layout
- Tracking and Visibility
- Longitudinal Section
- Pumping Station
- Flood consequences assessment technical note
- Tree survey
- Tree Constraints Plan

Drawings:

- Proposed Site Layout
- Proposed Tree Removal Plan
- Proposed Boundary Identification Plan
- Boundary Details
- Proposed Street Elevations
- 2P 1B Flats - PLOTS 1 - 4 _ 23 - 26

- 4P 2B House Type 1 - PLOTS 7 - 8
- 5P 3B House - PLOTS 5 - 6_9 - 10
- 4P 2B House Types 1 + 2 - PLOTS 11 - 12
- 4P 2B House Types 1 + 3 - PLOTS 13 - 14
- 4P 2B House Types 1 + 3 - PLOTS 15 - 16
- 4P 2B House Types 1 + 2 - PLOTS 17 - 19_20 - 22

ADVERTISEMENT TO INTERESTED LOCAL PERSONS AND SPECIALIST CONSULTEES

- 3.5 The publicity to neighbours comprised a letter-drop to some 56 addresses, which included all adjoining landowners and the wider community, as identified by the development team.
- 3.6 A copy of the leaflet issued to local owners and occupiers of the surrounding dwellings/land is provided at Appendix 5. This was accompanied by a copy of the notice contained at Appendix 2. A map of the surrounding area, showing the extent of the letter drop, is displayed at Appendix 6.
- 3.7 An email and attached notice were issued to the following persons in their roles as Ward Councillors for the locality:
- **Councillors Mark Howells, Allan Morris, James Peterson and Andrew Sterry**, as Ward Councillors for Lliswerry, the ward in which the site lies.
- 3.8 A copy of the email issued to Ward Councillors is provided at Appendix 7.
- 3.9 An email and notice were also issued to the following bodies in their roles as identified specialist consultees in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:
- **Newport Highways Authority** – as the development involves the formation of a new means of access to a highway; the development involves the creation of a new road; and as an adjoining landowner.
 - **Dŵr Cymru Welsh Water** – as the water and sewerage undertaker concerned; and as the development involves new residential development.
 - **Natural Resources Body for Wales** – as the site lies within Flood Zone C1.
 - **Fire and Rescue Authorities** – as the proposed development includes more than 10 dwellinghouses.
- 3.10 A copy of the emails issued to specialist consultees is provided at appendix 8, which was issued with a copy of the notice at appendix 2 attached.

4 Statutory Pre-Application Consultation

- 4.1 During the consultation period, the responses received can be summarised as follows:
- Three written responses to the PAC was received from local residents and interested parties comprising two from neighbouring residents and a response Newport Cricket Club.
 - Lliswerry Ward Councillor James Peterson provided a written response to the PAC.
 - Responses were received from three specialist statutory consultees in the form of Dŵr Cymru Welsh Water, South Wales Fire and Rescue Service and Natural Resources Wales.
 - No response was received from the Highway Authority.
- 4.2 Appendix 10 includes the responses from specialist consultees.

LOCAL RESIDENTS' COMMENT

- 4.3 One respondent, living on Traston Lane, adjacent to the proposed development site, queried whether Traston Lane would become an access point during development. They had concerns that the access would be unsuitable for heavy vehicles, and the proposed development will result in contractors, and future residents thereafter, parking on the lane.
- 4.4 Another respondent sought clarification on how to provide their written response to the PAC.

NEWPORT CRICKET CLUB

- 4.5 The chairman of Newport Cricket Club emailed to comment on the proposed development. Their concerns mainly sought to ensure that the precautionary measures for preventing balls being struck into the development are delivered through the proposed development. The chairman sought clarification regarding the construction of a 9m "strong mesh" fence, of previous requisite, where a past application, stated 'there shall be no occupation of any dwelling until a 9m high fence has been erected'. They suggested that this is necessary in order for the proposed development to gain approval. It was requested that its construction and maintenance comes at no cost to the club.
- 4.6 Further, the chairman noted that the clearing of trees for the proposed access point will create an opening into the grounds that may encourage the creation of public highway, in turn, causing significant damage to the ground.
- 4.7 The chairman also raised concerns regarding the developments' implications to the drainage of the grounds, due to the finished floor levels being raised above the existing ground levels.
- 4.8 The chairman offered no resistance to the scheme itself, permitting that his concerns regarding Newport Cricket Club and its grounds were met.

WARD COUNCILLOR

- 4.9 Lliswerry Ward Councillor James Peterson wrote to highlight residents' concerns with the scheme, primarily regarding flooding, both surface and foul water. They note of residents' gardens flooding in winter months and fear that the development will exacerbate this by replacing natural drainage. Residents are concerned that raising the ground level of the site from 6.0m to 6.8m for drainage pipes, will block natural water flow, creating a taper to the low point of Traston Lane (5.84m), which relies on natural drainage. Additionally, the removal of boundary vegetation, which currently absorbs water and acts as a flood defence, may further exacerbate existing flooding issues.
- 4.10 Councillor Peterson had concerns regarding the capacity of the existing sewer system to serve an additional 26 dwellings and a pumping station. He advised that residents have increasingly experienced ground-floor toilet overflows and believe that additional pressures to the network will increase these events.

- 4.11 The proposed pumping station, proposed to be situated 10m from existing properties, has generated worries regarding noise, smells and unsightliness. Residents are concerned that issues will arise over time which will require their time and resources to rectify. He also commented that the proposal does not clearly show how or where the station will connect to the existing sewer.
- 4.12 Traffic impact is another concern with highways, specifically Traston Road, already deteriorating. The worry is that the initial development will accelerate deterioration and that continued traffic from new homes will further exacerbate this. The proposed development is also expected to negatively existing congestion issues along Nash Road. Councillor Peterson noted that Traston Lane is a private lane which would require permission to use this entrance.
- 4.13 The Councillor drew attention to concerns that have been raised about the health of 400-year-old oak trees on the site, particularly regarding inconsistent measurements of their root protection area (RPA) across different drawings. Key issues include:
1. Root damage from excavation for foundations or trenches.
 2. Soil compaction caused by parking, heavy material storage, or machinery use within the RPA.
 3. Disruption of the tree's access to oxygen, water, and nutrients due to changes in ground levels.
 4. The installation of impermeable surfaces impairing water and air flow to roots.
- 4.14 Other concerns raised to the Councillor included the devaluation of existing properties. Residents fear short-term effects and feel the project, combined with other issues, would “*trap them in their current properties*”. Some bought their properties for the exclusivity of a private estate and worry that moving would force them to accept lower-standard housing on another private estate.

STATUTORY BODIES' RESPONSES

- 4.15 **Dŵr Cymru Welsh Water (DCWW)** confirmed that foul flows generated from the proposed development can be accommodated within the public sewerage system. They advised that the flows should be connected to the foul sewer at or downstream of manhole and ST33869409 located in the road to the northeast. No problems are envisaged with Waste Water Treatment Works. No problems are envisaged with Waste Water Treatment Works.
- 4.16 Regarding the water supply, they anticipate the development will require installing a new single water connection to serve the new premise. Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3" diameter SI watermain off Traston Road. They also provided a reminder of the need for SAB approval.
- 4.17 **South Wales Fire and Rescue Service** agreed with the application and noted that further comment will be made at full planning application stage.
- 4.18 **Natural Resources Wales** raised concerns as the Flood Consequences Assessment (FCA) fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level as no up to date flood depths across the site are provided and as such they are unable to compare flood depths against the finished floor levels (FFL), nor ancillary areas and access in the extreme flood events. They advised that without further evidence or an updated FCA, NRW may object to the planning application.
- 4.19 With regard to European Protected Species, they noted the findings of the Preliminary Ecological Appraisal which identified the need for further surveys including a Ground-Based Visual Roost Assessment for all trees proposed for removal and bat activity transect surveys to gain an understanding of the usage of the site by bat species. While NRW did not raise objections, it advised consultation with local authority ecologist to determine the need and/or scope of further survey work.
- 4.20 Considering Pollution Prevention, NRW reminded the applicant of the importance of preventing surface water contamination during construction. They provided guidance on best practices for handling potential pollutants.

5 The applicant's response

- 5.1 As required by the legislation governing the PAC process, this section summarises the comments received, and provides the applicant's response to each. The comments are grouped into themes and addressed accordingly.

LOCAL RESIDENTS / INTERESTED PARTIES

Car parking and highways

Nature of comment | 1/2 local resident/interested party: Query whether Traston Lane would become an access point during development. They had concerns that the access would be unsuitable for heavy vehicles, and the proposed development will result in contractors, and future residents thereafter, parking on the lane.

Nature of comment | 1/2 local resident/interested party: Concern that the access would be unsuitable for heavy vehicles, and the proposed development will result in contractors, and future residents thereafter, parking on the lane.

- 5.2 **Applicant's response:** Access is to be achieved via a new entrance on Traston Road, which will involve the existing highway extending into the site, allowing two vehicles to continue to travel the route. This will be wide enough to allow a car and refuse vehicle sufficient space to pass each other. This is similar to the previously approved arrangements, although minor adjustments have been made to assist the adoption process. The proposed access will also be used for construction.
- 5.3 Whilst the development of the site is likely to create some additional activity and noise, both during construction and once completed it is not considered to be to an extent which could justify refusal. In terms on construction issues, the Authority will be able to control these matters through the imposition of suitably worded planning conditions, to help minimise the impact on matters such as construction noise, dust suppression, working hours, and any other construction-related factors of relevance, with construction hours tending to be limited to between 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturday, and no works on Sunday and bank holidays. Every effort will be made to minimise the impact of construction on neighbouring streets.
- 5.4 The scheme includes the provision of 51 vehicular parking spaces, of which, 48 will be allocated for residents use. This equates to one parking space per one-bedroom apartment, two spaces per two-bedroom house and three spaces per three-bedroom house. Three additional spaces are provided for visitors' use. Adequate parking provision is enabled on site to minimise chances of any existing problems being exacerbated. Incidents of obstructions off-site, such as existing parking are not within the applicants' control.

Written response

Nature of comment | 1/2 local resident/interested party: Seek clarification on how to provide their written response to the PAC.

- 5.5 **Applicant's response:** We responded directly to the resident directing them to respond via the comment form on the website or to send an email to admin@lrmp.lantrisant.gov.uk.

NEWPORT CRICKET CLUB

Fence and ball prevention

Nature of comment: Seek to ensure that the precautionary measures to prevent balls being struck into the development are delivered as part of the proposed development. Specifically requested a 9m “strong mesh” fence, of previous requisite is delivered at no cost to the club.

- 5.6 **Applicant’s response:** The applicant would be willing to deliver precautionary measures as part of the proposal and this will be agreed during the determination of the planning application.

Informal access

Nature of comment: Concern that tree clearance for the proposed access point will create an opening into the grounds that may encourage the creation of public highway, in turn, causing significant damage to the ground.

- 5.7 **Applicant’s response:** Aside from one category C (those of low quality with an estimated remaining life expectancy of at least 10 years) tree, the trees along the southern side of the proposed access into the site are retained. These will act as a buffer between the site and the cricket ground, discouraging informal crossing of the field.

Drainage

Nature of comment: Concern regarding the developments’ implications to the drainage of the grounds, due to the finished floor levels being raised above the existing ground levels.

- 5.8 **Applicant’s response:** The flood risk at the site is associated with tidal sources rather than river flooding, therefore raising the site levels will not displace floodwater.
- 5.9 Regarding surface water flooding, the Flood Maps for Planning produced by Natural Resources Wales (NRW) do not indicate any surface water flooding within the site. However, local knowledge and past experiences can provide valuable insights. Following development, the site will incorporate a surface water drainage system utilising sustainable drainage system (SuDS) features. The drainage strategy will be agreed upon with the Sustainable Drainage Approving Body (SAB). To prevent an increase in flood risk within the site or surrounding area, surface water will be discharged into the existing watercourse at the site boundary, with flow rates restricted to the calculated greenfield runoff rate.

WARD COUNCILLOR

Drainage

Nature of comment: Concern that existing surface water flooding issues in neighbour gardens will be exacerbated by the proposed development.

Nature of comment: Comment that the level of the site from 6.0m to 6.8m for drainage pipes, will block natural water flow, creating a taper to the low point of Traston Lane (5.84m), which relies on natural drainage.

Nature of comment: Comment that the removal of boundary vegetation, which currently absorbs water and acts as a flood defence, may further exacerbate existing flooding issues.

- 5.10 **Applicant’s response:** As noted in points 5.8 and 5.9 above, the development will include the implementation of a SuDS scheme designed not to increase flood risk at the site or elsewhere. The

purpose SuDS is to manage surface water runoff from urban areas in a more natural way, by slowing down the flow of water, storing it temporarily, and allowing it to infiltrate the ground, thereby reducing flood risk, improving water quality, and enhancing biodiversity, all while mimicking natural drainage patterns; essentially aiming to minimise the impact of development on local water system. The sustainable drainage accounts for removal of vegetation. Notwithstanding this, the majority of trees along the south and eastern boundaries are being retained.

Pumping station

Nature of comment: Concern regarding the capacity of the existing sewer system to serve an additional 26 dwellings and a pumping station. Advise that residents have increasingly experienced ground-floor toilet overflows and believe that additional pressures to the network will increase these events.

Nature of comment: Noise, smell and unsightliness of pumping station is a concern. Expect that issues will arise over time which will require their time and resources to rectify.

Nature of comment: Comment that the proposal does not clearly show how or where the station will connect to the existing sewer.

- 5.11 **Applicant's response:** It has been agreed with Dŵr Cymru Welsh Water (DCWW) to build a pumping station within the site to serve the proposed development. Landscaping and sympathetic materials for the boundary treatment of the pumping station will ensure that it will tie into the streetscene. A 10m buffer between the pumping station and any habitable building is provided to overcome any amenity concerns.
- 5.12 It has sufficient capacity to serve the proposed development and there are no issues in this regard. It will be constructed to adoptable standards and handed over to DCWW to maintain following completion, neighbours will not be liable for its maintenance.
- 5.13 The pumping station will connect to the public sewer system at an existing manhole near the Traston Road, Traston Avenue junction as agreed with DCWW.

Traffic and highways

Nature of comment: Comment that highways, specifically Traston Road, are deteriorating, which will be exacerbated by the proposed construction and additional traffic from residents.

Nature of comment: Proposed development expected to negatively existing congestion issues along Nash Road.

Nature of comment: Note that Traston Lane is a private lane which would require permission to use this entrance.

- 5.14 **Applicant's response:** The existing condition of the road is outside the control of the applicant, however, every effort will be made to minimise the impact of construction on neighbouring streets. It is anticipated by the applicant that the contractor will be required to operate within the guidelines of the Considerate Contractors Scheme, whereby positive interaction with neighbours and best practices on site are not only encouraged but a necessity of successful accreditation.
- 5.15 Access is to be achieved via a new entrance on Traston Road, which will involve the existing highway extending into the site, allowing two vehicles to continue to travel the route. This is similar to the previously approved arrangements, although minor adjustments have been made to assist the adoption process, in order for the lane to become public highway.

- 5.16 The approved scheme confirms that development would have a minimal impact on the surrounding highway network in terms of capacity and safety, and the access arrangements are suitable.

Trees

Nature of comment: Concern of root damage from excavation for foundations or trenches.
Nature of comment: Soil compaction caused by parking, heavy material storage, or machinery use within the root protection area (RPA) may damage tree.
Nature of comment: Disruption of the tree's access to oxygen, water, and nutrients due to changes in ground levels.
Nature of comment: The installation of impermeable surfaces impairing water and air flow to roots.

- 5.17 **Applicant's response:** Due to the nature of the proposed development, a large proportion of the site will be taken up by the residential properties and the associated access road and parking, however the new layout demonstrates how soft landscaping is incorporated into the scheme, with a generous green buffer and boundary along the site edges to enhance the existing green infrastructure assets.
- 5.18 Measures will be put in place to protect the tree during and after construction which will likely be controlled by a condition to ensure that trees are not damaged and are safeguarded once the development is complete. Further, the proposal includes the provision of a 5m ecological buffer and tree buffer zone from the edge of tree canopies.

Other

Nature of comment: Devaluation of existing properties. Residents fear short-term effects and feel the project, combined with other issues, would "trap them in their current properties". Some bought their properties for the exclusivity of a private estate and worry that moving would force them to accept lower-standard housing on another private estate.
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- 5.19 **Applicant's response:** The above matters are not material planning considerations.

DŴR CYMRU WELSH WATER

- 5.20 DCWW confirmed that foul flows generated from the proposed development can be accommodated within the public sewerage system. They advised that the flows should be connected to the foul sewer at or downstream of manhole and ST33869409 located in the road to the northeast. No problems are envisaged with Waste Water Treatment Works. No problems are envisaged with Waste Water Treatment Works.
- 5.21 Regarding the water supply, they anticipate the development will require installing a new single water connection to serve the new premise. Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 3" diameter SI watermain off Traston Road. They also provided a reminder of the need for SAB approval.
- 5.22 **Applicant's response:** The response is noted, with recommendations to be taken on board and sustainable drainage approval will be sought separately by the applicant.

SOUTH WALES FIRE SERVICE

- 5.23 The Fire Service agreed with the application.
- 5.24 **Applicant's response:** This response is noted and requires no action.

NATURAL RESOURCES WALES

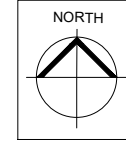
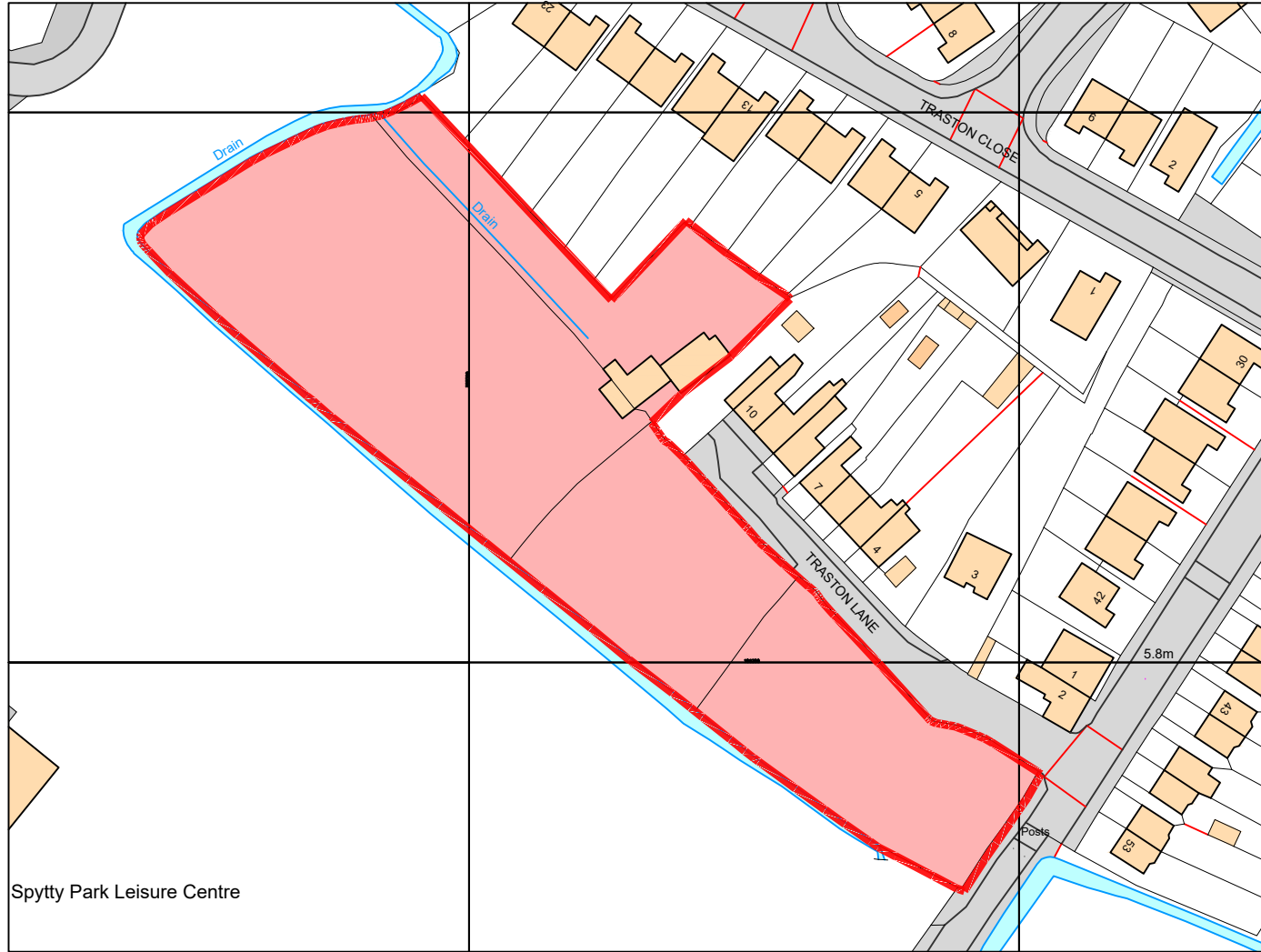
- 5.25 Natural Resources Wales concerns as the Flood Consequences Assessment (FCA) fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level as no up to date flood depths across the site are provided and as such they are unable to compare flood depths against the finished floor levels (FFL), nor ancillary areas and access in the extreme flood events. They advised that without further evidence or an updated FCA, NRW may object to the planning application.
- 5.26 With regard to European Protected Species, they noted the findings of the Preliminary Ecological Appraisal which identified the need for further surveys including a Ground-Based Visual Roost Assessment for all trees proposed for removal and bat activity transect surveys to gain an understanding of the sites usage by bat species. While NRW did not raise objections, it advised consultation with local authority ecologist to determine the need and/or scope of further survey work.
- 5.27 Considering Pollution Prevention, NRW reminded the applicant of the importance of preventing surface water contamination during construction. They provided guidance on best practices for handling potential pollutants.
- 5.28 **Applicant's response:** The approved Flood Consequences Assessment (FCA) determined that the Finished Floor Levels (FFLs) must be raised above the existing ground levels to 6.80m AOD. Since the flood risk at the site remains unchanged since the FCA was submitted, adherence to these levels is required. Notwithstanding this, PHG Consulting have contacted NRW for the up to date flood depth across the site and will prepare a revised FCA to address the comments raised.
- 5.29 Regarding European Protected Species and Pollution Prevention, the response is noted and recommendations will be considered and discussed with the county ecologist during the application appraisal process.

6 Conclusion

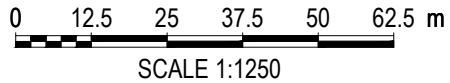
- 6.1 This PAC report is submitted as part of a full planning application for the development of Full planning application for a residential development comprising 26 affordable dwellings, new access works, landscape planting, a new pumping station, and associated works. This report is a statutory requirement and addresses all matters required by Article 1 of the Town and Country Planning (Development Management Procedure) (Wales)(Amendment) Order 2016. It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with guidance.
- 6.2 Alongside the planning application, this report demonstrates that the issues raised by the local residents and specialist consultees have either been addressed as part of the application; or justified in planning terms.
- 6.3 The finalised proposals that form part of the planning application are therefore the result of an iterative process that has sought to engage the local community. It is also asserted that the development is entirely appropriate given its context, and for these reasons, as well as the considerations put forward in other supporting documents it is considered that Newport City Council should recommend the approval of this planning application.

LRM Planning
February 2025

Appendix 1. Site location plan



SITE LOCATION
Scale: 1:1250



Do not scale from this drawing. All dimensions & report all errors and omissions to LeTrucco Design.
 This drawing is copyright. It must not be copied, used or disclosed to third parties without prior permission of LeTrucco Design.

Drawing Purpose
 PLANNING

Revisions

Client	Drawing No	Scale	Revision
Wellspring / Bron Afon HA	LT2413.00.01	1:1250 @ A4	
Job Title	Drawing Title	Date	Checked
Traston Lane, Newport	Site Location Plan	Nov 24	kpc

LeTrucco design
 ARCHITECTURE

Suite 7, 35 Stow Park Circle
 Newport, NP20 4HF

Tel: 07710390800 / 07710390801
 info@letruccodesign.co.uk www.letruccodesign.co.uk

Appendix 2. Notice displayed on site and issued to interested parties



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

Purpose of this notice: This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Land at Traston Lane, Newport, South Wales

I give notice that: Wellspring Homes

Is intending to apply for planning permission for: Full planning application for a residential development comprising 26 affordable dwellings, new access works, landscape planting, a new pumping station, and associated works.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Online at: <http://lrmplanning.com/public-consultation/>

Computer facilities are available to view this information online at:

Newport Central Library, John Frost Square, Kingsway Centre, Newport NP20 1PA, which is open: Tuesday, Wednesday and Friday (09:00 – 17:30), Thursday (09:00 – 18:00), and Saturday (09:00 – 16:00).

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Email: admin@lrmplanning.com

Address: LRM Planning, 22 Cathedral Road, Cardiff, CF11 9LJ

All responses must be received by: Friday 17th January 2025

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmplanning.com
lrmplanning.com



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r Awdurdod Cynllunio Lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: Tir yn Traston Lane, Casnewydd, De Cymru

Rwyf yn hysbysu bod: Cartrefi Wellspring

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: Cais cynllunio llawn ar gyfer datblygiad preswyl yn cynnwys 26 o tai fforddiadwy, gwaith mynediad newydd, plannu, gorsaf bwmpio, a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmplanning.com/public-consultation/>

Mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn:

Llyfrgell Ganolog Casnewydd, Sgwar John Frost, Canolfan Kingsway, NP20 1PA, sydd ar agor: Dydd Mawrth, Mercher a Gwener (9.00yb – 5.30yh) Dydd Iau (9.00yb – 6.00yh) a Dydd Sadwrn (9.00yb – 4.00yh).

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmplanning.com

Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CF11 9LJ

Rhaid anfon ymateb i ddod i law erbyn: Dydd Gwener 17eg Ionawr 2025

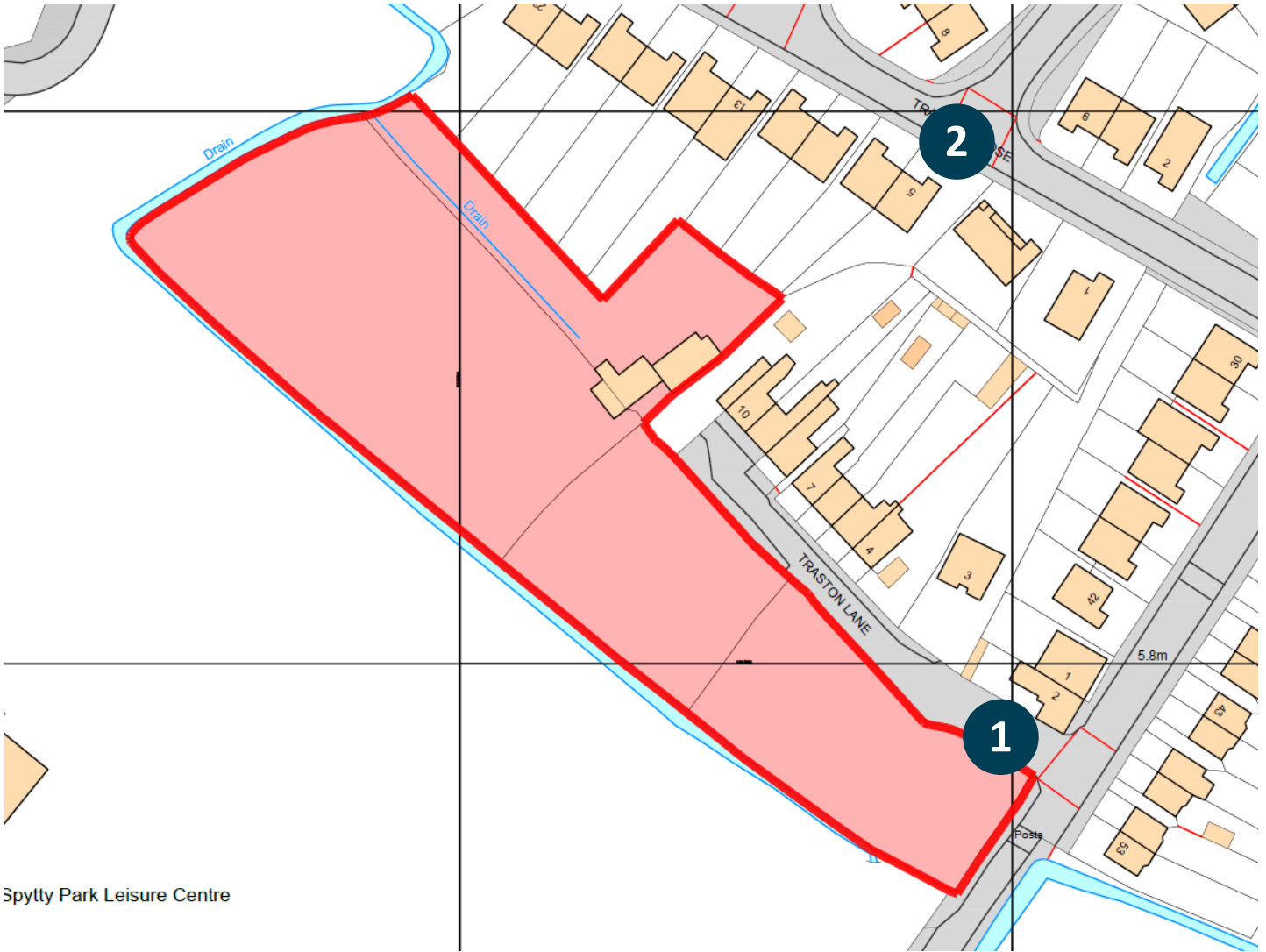
CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

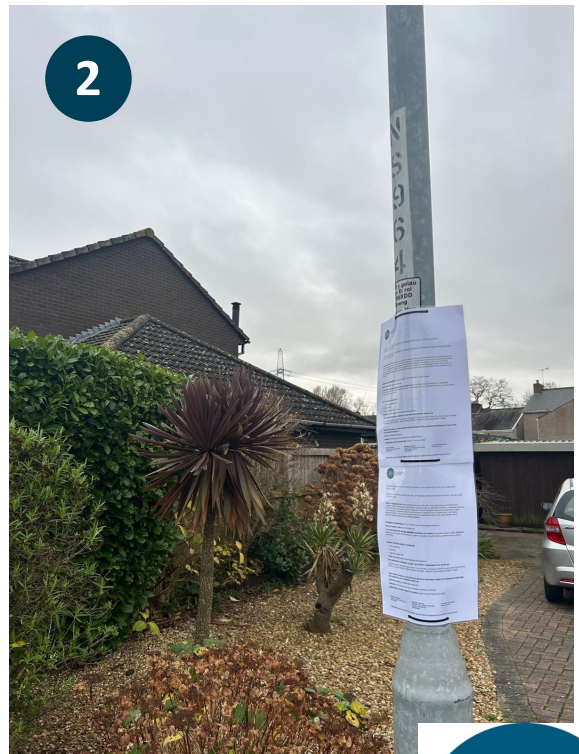
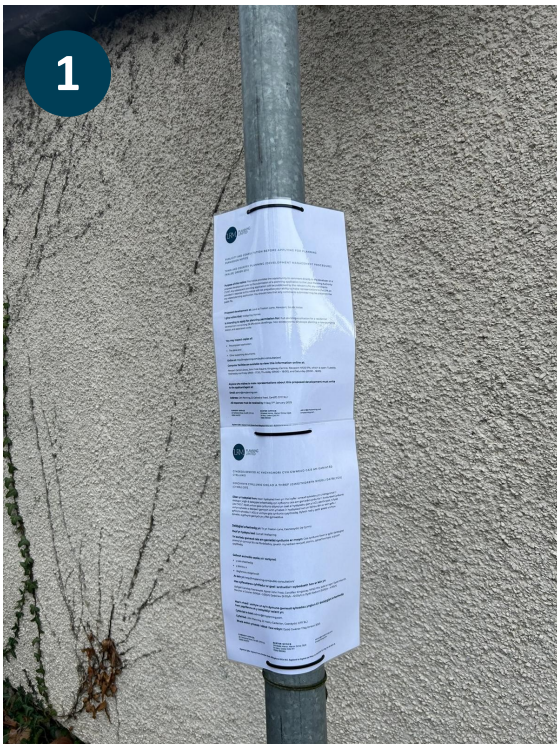
admin@lrmplanning.com
lrmplanning.com

Appendix 3. Photographs and aerial map of locations for display of site notices

Photographs and aerial map of locations for display of Site Notices



Spytty Park Leisure Centre



Appendix 4. Declaration of display of site notice



**DECLARATION OF DISPLAY OF SITE NOTICE
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

I give notice that: LRM Planning Ltd

On behalf of: Wellspring Homes

Has correctly displayed bilingual site notices on site at: Land at Traston Lane, Newport, South Wales

Advising interested parties of the intention to develop the site in respect of: Full planning application for a residential development comprising 26 affordable dwellings, new access works, landscape planting, a new pumping station, and associated works

On: Friday 13th December 2024

For a period of: No less than 28 days

Declaration made by: Sam Courtney, Director, LRM Planning

For more details, including number of site notices and location of displayed site notices, please see accompanying Pre-Application Consultation Report.

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmplanning.com
lrmplanning.com

Appendix 5. Copy of leaflet issued to local owners and occupiers



Date: 13th December 2024

Our Ref: AH/23.139

Owner or Occupier

Dear Sir or Madam,

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**FULL PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT COMPRISING 26
AFFORDABLE DWELLINGS, NEW ACCESS WORKS, LANDSCAPE PLANTING, A NEW
PUMPING STATION, AND ASSOCIATED WORKS**

LRM Planning is the appointed planning consultant acting on behalf of Wellspring Homes in respect of the proposed development outlined above on land at Traston Lane, Newport, South Wales. We are writing to you as a near neighbour of the site to provide the enclosed notice, which gives you the opportunity to comment directly to the applicant, prior to the formal planning application being made to the Local Authority.

The draft planning application, including full set of drawings, can be viewed by visiting <http://lrmplanning.com/public-consultation/> and then the link for 'Land at Traston Lane, Newport, South Wales'. Alternatively, visit the LRM homepage (www.lrmplanning.com) and click on 'Public Consultations', via the menu in the top left-hand corner of the screen. Should you wish to comment, please contact LRM Planning via the email or postal addresses provided below, or the feedback form on the website.

Following the consultation period of a minimum 28 days, the comments received will be reviewed, considered and responded to, in the form of a Pre-Application Consultation Report that will accompany the planning application, rather than via individual responses. The planning application will be submitted to Newport City Council for consideration soon thereafter. The deadline for comments on this application is 17th January 2025. **You will have an opportunity to comment directly to the Local Authority once the application is submitted.**

Yours faithfully,

LRM Planning Ltd

*Os hoffwch fersiwn Cymraeg o'r lythr hon, cysylltwch
ag LRM Planning, os gwelwch yn dda*

*Should you require a Welsh language version of this
letter, please contact LRM Planning*

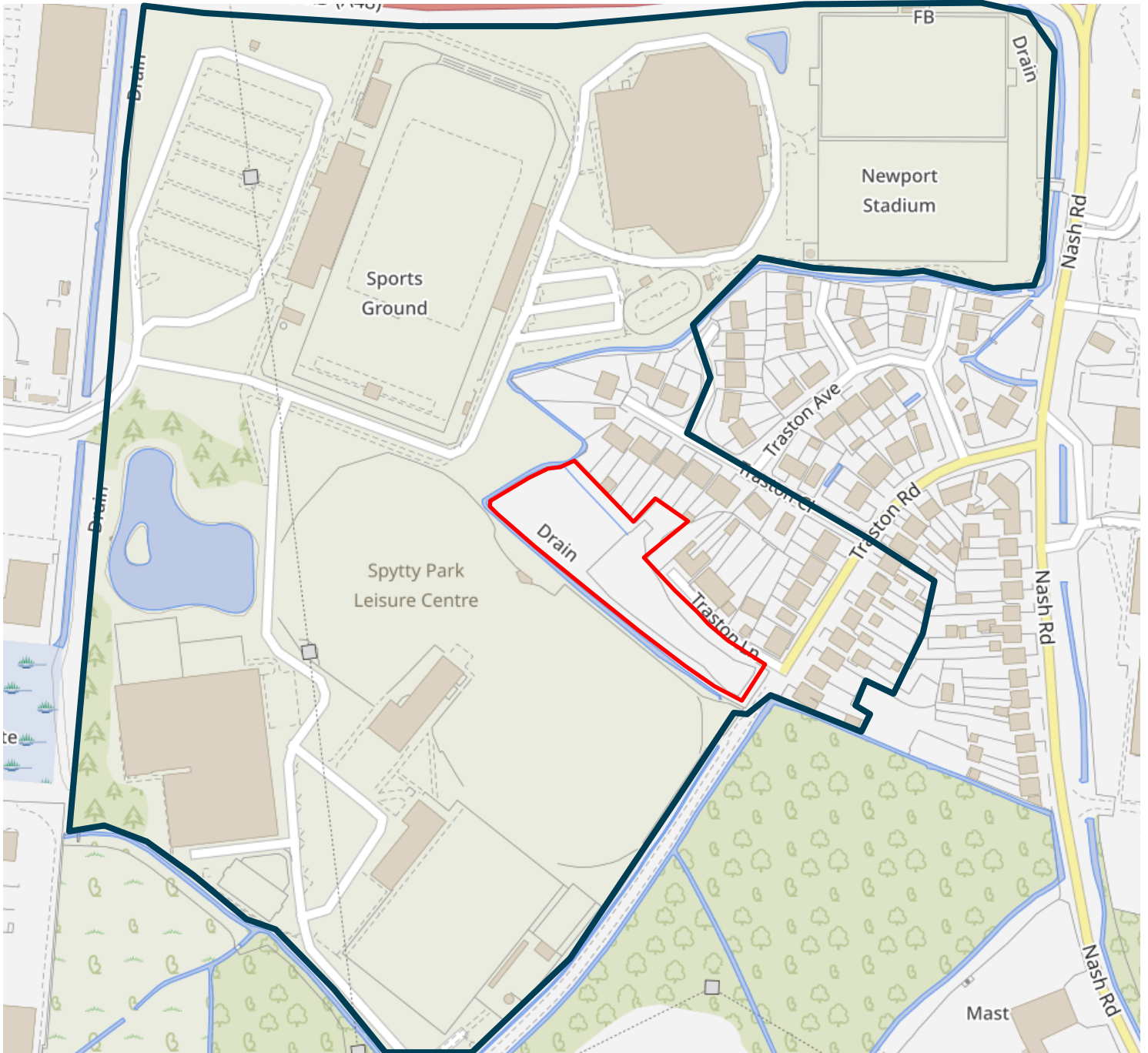
CARDIFF OFFICE
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01392 690060

admin@lrmplanning.com
lrmplanning.com

Appendix 6. Map of surrounding streets showing extent of letter drop

Map of surrounding streets showing extent of letter drop



Appendix 7. Copy of correspondence issued to Councillors

From: [LRM Planning](#)
To: ["mark.howells@newport.gov.uk"](mailto:mark.howells@newport.gov.uk); ["allan.morris@newport.gov.uk"](mailto:allan.morris@newport.gov.uk); ["James.Peterson@newport.gov.uk"](mailto:James.Peterson@newport.gov.uk); ["Andrew.Sterry@newport.gov.uk"](mailto:Andrew.Sterry@newport.gov.uk)
Subject: Pre-Application Consultation: Land at Traston Lane, Newport
Date: 13 December 2024 13:20:22
Attachments: [241212 PAC Notice.pdf](#)

Dear Councillor,

I am contacting you as part of the mandatory Pre-Application Consultation (PAC) exercise on planning applications for major development. This notice comprises a formal invitation to provide Pre-Application Consultation comments.

This relates to a full planning application for a residential development comprising 26 affordable dwellings, new access works, landscape planting, a new pumping station, and associated works on the Land at Traston Lane, Newport, South Wales.

For transparency, this email is addressed to the following persons:

- **Councillors Mark Howells, Allan Morris, James Peterson and Andrew Sterry**, as Ward Councillors for Lliswerry, the ward in which the site lies.

The formal notice attached provides information about the proposals, and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with an array of other supporting documents.

To access this information, please follow the menu on the blue along the top of the webpage, click on 'Public Consultation', and then on "*Land at Traston Lane, Newport, South Wales*".

The formal consultation begins on Friday 13th December 2024 and runs for 35 days until Friday 17th January. In accordance with the requirements of article 2E of the Order, any response you wish to make must be received by this date.

Our advertisement of this development to neighbours is via display of site notice(s) and letter drop. The letter drop extends to the properties immediately adjoining and facing the development site and a number of properties in the surrounding area. You are of course more than welcome to inform residents beyond the immediate confines of the site, as you deem appropriate, who may also submit comments via the same means.

In addition, should you find it useful to discuss the proposals with members of the

development team, please either email back or call on either of the below numbers, and we will seek to find a mutually convenient date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Kind regards,