

Figure 1 - View of the site from Traston Lane

Figure 2 - View of Traston Lane from site





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Introduction

Overview

- 1.1 This Design and Access Statement accompanies a full planning application for a proposed residential development comprising 26 affordable dwellings, new access works, landscape planting, a new pumping station, and associated works on land at Traston Lane, submitted on behalf of Wellspring Homes.
- 1.2 The proposed development seeks permission for 26 affordable dwellings, including eight one-bedroom apartments, 14 two-bedroom houses, and four three-bedroom houses, in addition to new access and internal highway arrangements, landscape planting, sustainable drainage, vehicle parking, and associated infrastructure works.
- 1.3 The site is situated within a sustainable location in the identified settlement boundary of Newport, within an established residential area. It is identified as a committed housing site in the Local Development Plan 2011 - 2026, which was adopted in 2015, where the principle of redevelopment is supported.

- 1.4 This Design and Access Statement and accompanying documentation justify how the proposed development aims to make use of this brownfield site which sits within an established built up area. All pertinent technical considerations have been appropriately assessed and conclude that there are no impediments to the delivery of development of this nature and scale at this location.

Purpose

- 1.5 TAN 12 defines a Design and Access Statement as *'a communication tool which outlines how the design of the proposal has been considered from the outset of the development process and how the objectives of good design have been used to inform this.'*
- 1.6 The purpose of this document is to analyse the context of the site in respect of planning policy and the local character of the area, whilst having regard to each of Welsh Government's five objectives of good design.

Aim

- 1.7 The aim of this document is to:
 - provide an overview of the site context, which has aided in shaping the proposals;
 - demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - explain the design principles and concepts that have been applied to the development;
 - explain the policy or approach adopted for access and how policies relating to access in the development have been taken into account; and
 - explain how specific issues which might affect access to the development have been addressed.



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Site description and context analysis

The site

- 2.1 The site is broadly rectangular in shape with a small portion extending further north, measuring approximately 0.65ha in area. It comprises a parcel of land to the rear of dwellings of Traston Close, and to the front of dwellings of Traston Lane.
- 2.2 The majority of the site comprises grassland, with most boundaries to the north, south and west being made up of mature vegetation and trees. A portion of the site is unbounded, extending from Traston Lane. The site has previously been separated from Traston Lane through a combination of close board and wire fencing, however this appears to have fallen in recent months. The site is absent of any built structure or other features.

Location

- 2.3 The site is situated south of Traston Close and Traston Lane, wrapping around the curtilages of the existing dwellings.

- 2.4 In terms of surrounding uses, the site is bounded to the:

North by dwellings of Traston Close and Traston Lane, with Newport Cycle Speedway Club, Newport International Sports Village, and Newport Stadium beyond.

East by Traston Road and an identified employment site.

South by Spytty Park Leisure Centre and playing fields.

West by Newport Stadium and playing fields of Spytty Park, identified as a leisure and recreation site,

- 2.5 In terms of wider context, the site is located to the south of Liswerry, in the south eastern part of the urban boundary of Newport. It lies approximately 400m south of the A48, and is approximately 800m south west of the Newport Retail Park District Centre.

- 2.6 The site is positioned within a highly sustainable location within walking distance of a number of retail, leisure, and employment opportunities.

Access

- 2.7 The site can be accessed via Traston Lane at present. It has previously been secured with closeboard and wire fencing, however this appears to have come down in the recent bad weather. This site boundary is therefore unsecure and can be accessed via Traston Lane.
- 2.8 As is explained below in greater detail, access is proposed onto Traston Road. Traston Road extends north east to Nash Road, which extends 250m north to the A48. To the south of the site, Traston Road transitions into a single track active travel route which is inaccessible to vehicles. This continues for some 300m south and re-emerges as a public highway at Spytty Road, the entrance to the leisure centre.
- 2.9 The site benefits from good pedestrian connectivity, with footpaths following Traston