



Figure 13 - The site



Figure 14 - The watercourse adjacent to the site



Figure 15 - The site from Traston Lane



Figure 16 - The site from Traston Lane



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Planning history and engagement

- 3.1 The applications set out in the table overleaf are considered to be of relevance to this application.
- 3.2 The original planning permission (LPA Ref 05/0287), as noted at the top of this letter, was granted in August 2012 and was deemed to have been lawfully implemented by Newport Council under LPA Ref 19/0255. Furthermore, a non-material amendment was subsequently granted on the site under LPA Ref 21/1183, proposing various changes to the layout and design.
- 3.3 This application follows an earlier submission made by the vendor under LPA Ref 22/0694. The application proposed the following;
'The re-alignment of the access, revised landscape design, changes to drainage/pumping station and associated changes to layout/levels.'
- 3.4 Following an extended appraisal process the LPA however decided to refuse the submission on the 21 September 2023, for the following

reason;

'When considering the effect of the proposed changes, together with the previously approved changes to the original planning permission, it is concluded that this results in a scale and effect that is not a non-material amendment.'

- 3.5 Some initial informal conversations were held with the case officer and a further NMA was pursued under 23/1129, as noted above. These changes being pursued were more fine detail to address technical requirements under other legislative controls including the requirement for a pump station and realignment of the road/access. However, the LPA refused this application stating;

'The proposed changes together with the previously approved changes to the original planning permission, are of a scale and effect that is material.'

Pre-Application Consultation (PAC)

- 3.6 The applicant undertook a statutory Pre-Application Consultation (PAC) exercise with the local community between Friday 13th December 2024 and Friday 17th January 2025, which is reported upon in detail in the PAC Report that accompanies the application.

Application ref	Description	Decision	Commentary
05/0287	Residential development comprising 21no. Dwellings with associated road, sewerage and drainage works (resubmission)	Granted -24 Aug 2012	
17/0382	Partial discharge of conditions 01 (materials), 02 (boundary treatment), 03 (surface drainage), 04 (landscaping), 05 (tree protection plan), 06 (barrier fencing), 07 (arboricultural method statement), 08 (arboriculturalist), 09 (CEMP), 10 (engineering details), 11 (bat roost), 12 (track test), 13 (reptile survey) of planning permission 05/0287 for residential development comprising 21no. Dwellings with associated road, sewerage and drainage works	Granted (partial) -15 June 2017	Partial discharged approved for 5, 7, 11 and 12. Information submitted for 1, 2, 3, 4, 6, 8, 9, 10 and 13 refused.
17/0639	Partial discharge of conditions 1 (materials), 2 (boundary treatments), 3 (surface water drainage), 4 (landscaping), 6 (root protection), 8 (arboriculturalist), 9 (cemp), 10 (engineering) and 13 (reptile survey) of planning permission 05/0287 for residential development comprising 21no. Dwellings with associated road, sewerage and drainage works	Granted -31 August 2017	
19/0255	Certificate of lawfulness to establish commencement of planning application 05/0287 for residential development comprising 21no. Dwellings with associated road, sewerage and drainage works.	Granted -20 June 2019	
21/1183	Non-material amendment application to vary approved plans in respect of planning permission 05/0287 for residential development comprising 21no. Dwellings with associated road, sewerage and drainage work (resubmission). Amendments include revision to house types, minor layout amendments and soft landscaping proposals	Granted -20 January 2022	
22/0111	Partial discharge of condition 5 (landscaping) of 21/1183 non-material amendment application to vary approved plans in respect of planning permission 05/0287 for residential development comprising 21no. Dwellings with associated road, sewerage and drainage work (resubmission). Amendments include revision to house types, minor layout amendments and soft landscaping proposals	Refused -08 December 2023	
22/0270	Partial discharge of conditions 02 (external finishes) and 03 (boundary treatment details) of planning permission 21/1183 for non-material amendment to vary approved plans in respect of planning permission 05/0287 for residential development comprising 21no. Dwellings with associated road, sewerage and drainage work (resubmission)	Granted (partial) -07 December 2023	Partial discharged approved 2. Information submitted for 3 refused.
22/0694	Non-material amendment to planning permission 05/0287 for residential development comprising 21no. Dwellings with associated road, sewerage and drainage works (resubmission) to change plans in relation to realignment of access, revised landscape design, changes to drainage/pumping station and associated changes to layout	Refused -22 September 2023	
23/1129	Non-material amendment application to vary condition 1 (approved plans) in respect of 05/0287 residential development comprising 21no. Dwellings with associated road, sewerage and drainage works (resubmission). Amendments include reconfiguration of access, omission of plot 1, new pumping station and landscaping and repositioning of plots 2, 9 and 10	Refused -8 February 2024	

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The proposed development and design evolution

Previously approved scheme

- 4.1 As noted above, the site benefits from planning permission for a scheme of 21 dwellings under application 21/1183.
- 4.2 This application was approved in 2021, and sought to deliver an open market housing scheme of three and four bedroom houses. The approved layout is shown overleaf at Figure 17,
- 4.3 The revised scheme has been modestly amended to deliver an affordable housing scheme.
- 4.4 This has evolved to provide a scheme which meets Design Quality Requirements (DQR), and will contribute to the identified local housing need. Other changes made relate to the addition of a pumping station, and amendments to the access arrangements. The new proposals also now incorporate the use of Hempcrete, as a breathable facing material for construction.



Figure 17 - Previously approved scheme



The proposed development

- 4.5 The proposed development comprises a scheme of 26 affordable homes on land to the rear of Traston Lane and Traston Close. The specific housing mix proposed includes:
- eight one-bedroom apartments;
 - 14 two-bedroom houses; and
 - four three-bedroom houses.
- 4.6 The dwellings are laid out to offer a mix of housetypes throughout the scheme, with one, two and three bedroom accommodation distributed throughout the layout to encourage diversity and add interest to the streetscene.
- 4.7 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.
- 4.8 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.
- 4.9 Provision has been made for all dwellings to have waste storage at the rear of the property, and the tracking drawings demonstrate how a refuse vehicle can enter and egress the site.
- 4.10 The layout demonstrates a strong landscaping scheme which takes account of the existing habitats present along the site boundaries, and the trees to be retained. The proposed tree removal plan demonstrates that the trees to be lost are all either Category U or C status, meaning they are either of low quality or are in such a condition that that they cannot realistically be retained.
- 4.11 The scheme also includes a 5m ecological buffer and tree buffer zone from the face of tree canopies, as well as a green corridor along the site boundaries to retain and enhance the existing green infrastructure links.
- 4.12 Surface water will be managed through sustainable drainage systems (SuDS) principally in the form of an attenuation and treatment basin at the western corner. Other features will include rainwater harvesting and a SuDS management train. This will also offer enhanced amenity and biodiversity benefits. A new pumping station is also proposed to serve the development.
- 4.13 The material palette comprises thru coloured render and anthracite grey fibre cement as the principal elevational treatments, with reconstituted slate for the roof.