



5

Planning policy context

Overview

- 5.1 The planning policy context for the determination of this application is provided by national and local planning policy guidance. National guidance is set out within Future Wales The National Plan 2040, Planning Policy Wales, and Technical Advice Notes.
- 5.2 Local policy comprises the adopted Newport Local Development Plan 2011 - 2026 and its supporting Supplementary Planning Guidance documents.
- 5.3 **Future Wales: The National Plan 2040**
- 5.4 Future Wales is Welsh Government's top-tier national development framework. It is a strategy for addressing key national priorities through the planning system over the next two decades, including sustaining and developing

a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems, and improving the health and well-being of our communities.

- 5.5 It is a spatial strategy which does not seek to take decisions that are most appropriately taken at the regional or local level, but does provide a strategic direction for all scales of planning and sets out policies and key issues to be taken forward at the regional scale. One of the key aims of the document is to address issues which Welsh Government consider to be a priority at this time, with affordable housing identified as a critically important issue throughout Wales.
- 5.6 The document follows a sequential structure, with each section building on the previous one as follows, 'Wales: An Overview', 'Setting and achieving our ambitions', 'Strategic and Spatial Choices: Future Wales' spatial strategy' and 'The Regions'. These sections and their relevance to the proposals at hand are set out as follows.

Wales: An Overview

- 5.7 This chapter provides a broad overview of the country and its intricacies. It is a very high-level overview of the country, however it identifies housing, particularly affordable, as a key issue to address throughout the country, stating that '*Good quality affordable homes are the bedrock of communities and form the basis for individuals and families to flourish in all aspects of their lives. Future Wales provides evidence of the need for housing across Wales at both a national and regional level. This evidence demonstrates the need for a focus on increasing the delivery of social and affordable homes.*'

Setting and achieving our ambitions

- 5.8 A focus of Future Wales is to provide quality development in the right places for the right reasons. 11 Future Wales Outcomes are set out within the chapter, which collectively are a statement of where Welsh Government wants



Wales to be in 20 years. Every part of Future Wales is written with the intention of achieving these Outcomes.

- 5.9 Each Outcome commences with the prefix 'A Wales where people live...' building on the statement to provide a vision of Wales in 2040. Of particular relevance to the proposal are the following outcomes, all following the prefix 'a Wales where people live':

1 *'...and work in connected, inclusive and healthy places'*,

3 *'...in distinctive regions that tackle health and socio-economic inequality through sustainable growth'*,

5 *'...and work in towns and cities which are a focus and springboard for sustainable growth'*,

7 *'...in places where travel is sustainable'*,

9 *'...in places that sustainably manage their natural resources and reduce pollution'*,

10 *'...in places with biodiverse, resilient and connected ecosystems', and*

11 *'...in places which are decarbonised and climate-resilient'*.

Strategic and Spatial Choices: Future Wales' spatial strategy

- 5.10 One of the opening paragraphs states that "the spatial strategy supports the Future Wales

Outcomes. Decisions taken at a national level, including Welsh Government investment choices, will reflect the principles of the strategy and make positive contributions towards the national placemaking objectives." Cities and large towns are identified as the main development areas through co-locating homes, jobs, and services in these areas, aiming to utilise untapped potential of places and their infrastructure.

- 5.11 It identifies a number National Growth Areas at Policy 1, 'Where Wales will grow', where Newport falls within the same category as the National Growth Areas of Cardiff and the Valleys. A total of 19 policies are identified within this chapter. These include 'Strategic Placemaking', 'Supporting Urban Growth and Regeneration', and 'Delivering Affordable Homes', among others. The latter notes that providing homes in Wales at levels which meet our needs is a key priority and shift in delivery is required to meet this basic human need.

Planning Policy Wales

- 5.12 Planning Policy Wales (PPW) is the principal national planning policy document which sets out the land use policies of the Welsh Government (WG) against which development proposals should be assessed. The latest version is the twelfth edition, published in February 2024.

- 5.13 The main thrust of PPW is to ensure that the planning system contributes towards sustainable development and improves the social, economic, environmental, and cultural well-being of Wales. Placemaking lies at the heart of PPW, with policy and development management decisions required to seek to deliver development that adheres to these principles.

- 5.14 In a bid to ensure placemaking is prioritised, and in order to aid in implementing the Well-being of Future Generations Act, policy topics within PPW have been grouped under four themes, namely 'Strategic and Spatial Choices'; 'Active and Social Places'; 'Productive and Enterprising Places'; and 'Distinctive and Natural Places'. Each of the four headed chapters is supplemented by detailed and interwoven policy, which seeks to work together in delivering sustainable places.

- 5.15 PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. In this regard it seeks to achieve WG's well-being goals. All statutory bodies in Wales carrying out a planning function must exercise those functions with the principles of sustainable development as defined in the Well-being of Future Generations Act. Accordingly, paragraph 1.18 of PPW states emphatically that '*legislation secures a presumption in favour of sustainable development*'.

- 5.16 Figure 4 of PPW covers the Key Planning Principles of WG in seeking to achieve “*the right development in the right place*”. Development proposals must seek to deliver development that addresses these outcomes, albeit paragraph 2.20 recognises that not all of these outcomes can necessarily be achieved under every development proposal.
- 5.17 Another Key Planning Principle of WG is facilitating accessible and healthy environments, stating in Figure 3 that “*Our land use choices and the places we create should be accessible for all and support healthy lives. High quality places are barrier-free and inclusive to all members of society. They ensure everyone can live, work, travel and play in a way that supports good physical and mental health.*”

Strategic and Spatial Choices

- 5.18 It is indicated within PPW that the first stage of the assessment of proposals must take place in respect of Strategic and Spatial Choices. In this regard it is stated that “*Effective strategic placemaking requires early collective consideration of placemaking issues at the outset... when developing specific proposals*”.
- 5.19 Paragraphs 3.3 to 3.18 of PPW highlight the importance of good design in “*creating sustainable places where people want to live, work and socialise*”. To achieve good design

development, proposals need to meet the five overarching aims of design which comprise of access, character, community safety, environmental sustainability, and movement.

- 5.20 Accessibility is covered between paragraphs 3.49 and 3.52, wherein it is stated that the overarching aim of spatial strategies should be minimising the need to travel, reducing reliance on the private car, and increasing walking, cycling and use of public transport.
- 5.21 PPW seeks to ensure that proposals achieve a broad balance between housing, community facilities, services, and employment opportunities. Major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities should be sited within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.
- 5.22 PPW indicates at paragraphs 3.61 to 3.63 that development should be located so that it can be well serviced by existing or planned infrastructure.

Active and Social Places

- 5.23 A key theme of PPW is creating places that are active and social, this includes sustainable transport provision for housing development.

The opening paragraphs to this chapter include the following aspiration of PPW:

- 5.24 “*New development should prevent problems from occurring or getting worse such as the shortage of affordable homes, the reliance on the private car and the generation of carbon emissions.*”
- 5.25 PPW places importance on locating development so as to minimise the need to travel and increasing accessibility by modes other than the private car.
- 5.26 In terms of car parking, paragraph 4.1.50 indicates that “*A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down*”.
- 5.27 With respect to housing, the WG recognise the importance of a home to people’s lives and indicates that the planning system must:
- “*identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all*

tenures;

- enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and
- focus on the delivery of the identified housing requirement and the related land supply.”

5.28 Paragraph 4.2.5 states that “Planning authorities should plan for a mix of market and affordable housing types to meet the requirement and specifically consider the differing needs of their communities.”

5.29 Paragraph 4.2.25 states that “a community’s need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications.”

Productive and Enterprising Places

5.30 This section relates primarily to economic development, tourism, infrastructure, the rural economy, energy, and waste, and is thus less directly applicable to this proposal.

Distinctive and Natural Places

5.31 This chapter of PPW covers a range of topics, including cultural heritage matters, natural assets, and environmental quality. The opening

statement of the chapter states that:

“Development proposals should be formulated to look to the long-term protection and enhancement of the special characteristics and intrinsic qualities of places...Problems should be prevented from occurring or getting worse. Biodiversity loss should be reversed, pollution reduced, environmental risks addressed and overall resilience of ecosystems improved.”

Technical Advice Notes

5.32 The following Technical Advice Notes (TANs) are of relevance in the consideration of these proposals.

5.33 TAN 2, published in June 2006, is of relevance to affordable housing developments, providing practical guidance on the role of the planning system in delivering affordable housing.

5.34 TAN 11, published in October 1997, relates to noise and development.

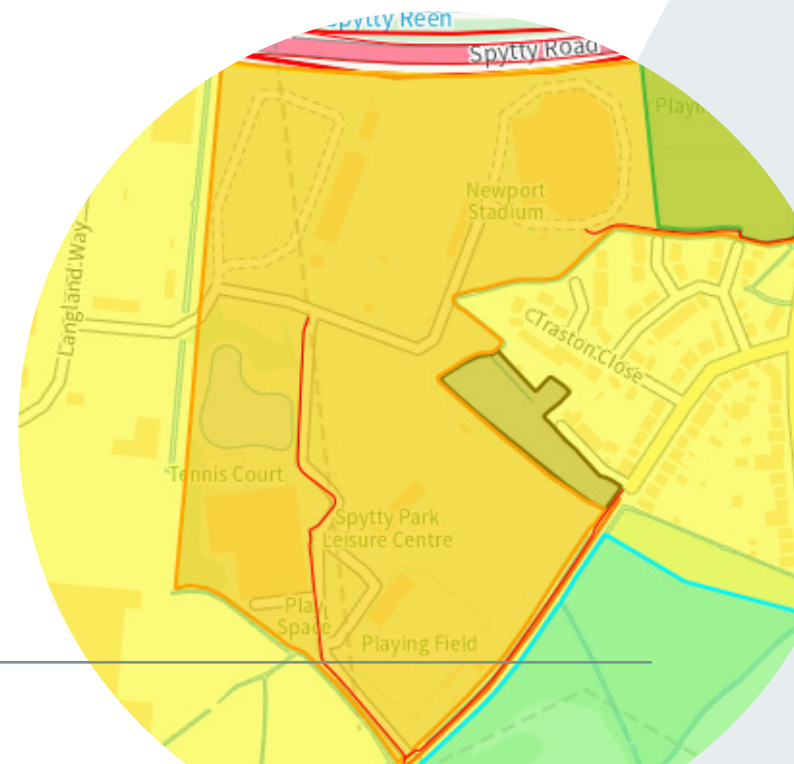
5.35 TAN 12 relates to Design and was updated in March 2016. It provides advice and information on a number of related areas including the definition of design for planning purposes; design considerations in planning decisions; and local planning authority design policy and advice.

5.36 TAN 18, which was published in March 2007,

deals with transport matters, and advocates locating development where there is good access by public transport, walking and cycling; generally advocating development at sustainable sites.

Well-being of Future Generations Act

5.37 The Well-being of Future Generations Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principles, and to act in a manner which seeks to ensure that the needs





of the present are met without compromising the ability of future generations to meet their own needs. Its content is sought to be delivered through the planning system via the intertwining of the Act through PPW.

Local Development Plan

- 5.38 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The development plan for the site comprises the Newport Local Development Plan (LDP) 2011 - 2026 (Adopted January 2015).
- 5.39 The application site is within the defined settlement boundary, and forms part of the urban area of Newport. It is identified as a housing commitment at Policy H1(23), as shown in Figure 19, measuring 0.76ha with a capacity of approximately 21 dwellings. It also falls within an archaeologically sensitive area identified as "The Levels". It is otherwise absent of any policy designation.
- 5.40 Land surrounding the site to the south and west is designated for leisure and recreation facilities, whilst land to the south east is designated for employment use.
- 5.41 Policies with a prefix of 'SP' are strategic policies, whilst subject specific policies are prefixed according to their topic.
- 5.42 Policy SP1 relates to sustainability, and sets out that proposals are required to '*make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary*'. A set of criteria is provided, against which development proposals will be assessed, including *inter alia* in relation to their contribution to an efficient use of land (criterion i).
- 5.43 Similarly, Policy SP18 considers urban regeneration and stipulates that a number of proposals will be favoured, including those which contribute to '*the provision of residential ... opportunities within the urban area*' (criterion ii) and the '*reuse of vacant, underused or derelict land*' (criterion iii).
- 5.44 Policy GP6 relates to quality of design, and sets out the design principles which will be sought across development proposals. Such principles include '*all development should be sensitive to the unique qualities of the site and respond positively to the character of the area*' (criterion i), and '*all development should maintain a high level of pedestrian access, connectivity and laid out so as to minimise noise pollution*' (criterion ii).
- 5.45 Policy H2 sets out housing standards and states that '*residential development should be built to high standards of environmental and sustainable design, taking into account the whole life of the dwelling*'.
- 5.46 Policy H3 sets out housing mix and density, and notes that developments of more than 10 dwellings should '*be designed to provide a mix of housing to meet a range of needs and should be built at a density of at least 30 dwellings per hectare*.' A lower density will only be permitted where it can demonstrate compliance with a number of tests.
- 5.47 In regard to affordable housing, Policy H4 states that on site provision of affordable housing will be required on all new housing sites of 10 or more dwellings in the settlement boundary, at a level of 20% in east Newport.
- 5.48 Policy H5 relates to affordable housing exception sites, which includes sites within and adjoining settlements. It states that favourable consideration will be given to affordable housing schemes in these locations, where it would not otherwise be released for development, provided that there is a genuine local need, and there are arrangements in place to ensure that the benefit of low cost is maintained for all future occupants.
- 5.49 Policy H6 relates to, amongst other things, backland development, stating that backland

development to existing residential properties will only be permitted where this does not represent an over development of land. .

5.50 A summary of the pertinent LDP policies is provided in the adjacent table, listed in the order they appear in the LDP.

LDP Policy	Relating to
Strategic policies	
SP3	Flood risk
SP4	Water resources
SP9	Conservation of natural, historic and built environment
SP10	House build requirement
SP13	Planning obligations
Other policies	
GP1	Climate change
GP2	General amenity
GP4	Highways and accessibility
GP5	Natural Environment
GP6	Quality of design
GP7	Environmental protection and public health
H1	Housing sites
H2	Housing standards
H3	Housing mix and density

H4	Affordable housing
H5	Affordable housing exceptions
T4	Parking
T5	Walking and cycling
T7	Public Rights of Way and new development
W3	Provision for waste management facilities in development

Emerging Local Development Plan

5.51 Preparation has begun on a Replacement Local Development Plan. In 2020 it was decided that a new Replacement Plan should be prepared, and a Delivery Agreement has since been prepared to manage the process, with the intention of a new plan being adopted in 2026.

5.52 The RLDP is still at an early stage of the plan preparation process and therefore the existing adopted LDP continues to be the mechanism for determining planning applications.

Supplementary Planning Guidance (SPG)

5.53 It is considered that the following SPG documents are applicable in consideration of the proposed development:

- Sustainable Travel (July 2020);
- Planning Obligations (January 2020);
- Affordable Housing (October 2021);
- Wildlife and Development (August 2015);
- New Dwellings (January 2020);
- Waste Storage and Collection (January 2020);
- Parking Standards (August 2015);
- Trees, Woodland, Hedgerows and Development Sites (January 2017); and
- Air Quality (February 2018).



6

The proposal & assessment against objectives of good design

Character

- 6.1 The design by LeTrucco Design Architecture looks to provide an affordable housing scheme in an evidently residential location, with existing dwellinghouses present to the north and east of the site. The proposals will make an efficient and effective use of land, utilising a redundant parcel of land for beneficial use in a manner which responds to the surrounding context.
- 6.2 The design will provide a continuation of Traston Road, and dwellings will be laid out to reflect the street arrangements present to the north. The position of units which will follow the road alignments will provide an attractive streetscene, reinforcing the residential role of the area.
- 6.3 The local vernacular is varied in terms of design, but the material palette of this scheme looks to echo those in the nearest vicinity for the main facing materials which includes render with white upvc fascias.

- 6.4 The scheme also offers a range of unit types and sizes, varying from one bed apartments to three-bedroom dwellings, which will aim to meet a wide range of needs within the community.

Access

- 6.5 The site will be accessed via a new entrance on Traston Road, which will look to create an internal road extending from the site entrance.
- 6.6 Whilst the land parcel does not benefit from any established access points, it is conveniently located on Traston Road, and provides an opportunity to create a continuation of the road.
- 6.7 The site layout looks to front new dwellings onto the internal road, with all dwellings fronting onto the main road save for plots 23 - 26, which will be located at the end of a new cul-de-sac.
- 6.8 Vehicular parking is proposed to be delivered either on site or to the front of all respective

Figure 20 - Welsh Government's Objectives of Good Design (source: Planning Policy Wales)





dwellings. A total of 51 vehicle spaces are proposed, on the basis of one space being provided per bedroom. Three visitor spaces are also proposed.

- 6.9 The site benefits from good access to pedestrian routes within the vicinity and future residents of the site will be able to utilise this.

Movement

- 6.10 The site is located in a sustainable location, within walking distance of a large variety of convenience stores, supermarkets, recreational facilities and leisure opportunities as demonstrated in Section 2.
- 6.11 Section 2 of this DAS also demonstrates that the site benefits from access to a range of bus services which serve the vicinity. The site also benefits from good connections to Newport city centre which provides access to a vast retail and employment landscape, as well as Newport train station which provides good connections to the wider geographic area.
- 6.12 Evidently, sustainable travel is available from the site to a host of local and regional destinations.

Environmental sustainability

- 6.13 The proposed development makes use of a conveniently located vacant site, thereby

according with a key consideration of local and national policy.

- 6.14 The sustainable location of the site in proximity to a range of local services and within convenient access of Newport city centre promotes opportunities for healthy access to a breadth of facilities. The availability of public transport provision further reduces the need for residents to travel by car.
- 6.15 Wellspring Homes are committed to delivering sustainable homes which are energy efficient and encourage sustainable means of living. This project is uniquely drawing on the multiple benefits of hempcrete, using it as the principle building component for the walls and ceilings.
- 6.16 “Hempcrete” is the popular term for a hemp-lime composite building material. It is produced by mixing the stem of the Hemp plant (Hemp Shiv) with a lime-based mortar, creating a material that can be cast into molds. This forms a non-load bearing, sustainable, breathable insulating material for use in wall, floor, and roof insulation.
- 6.17 The material was developed in France in the mid-1980s as a replacement for deteriorated wattle and daub in medieval timber frame buildings. Within the UK it has typically been used by self-builders with an emphasis on sustainability. However, over time it has risen in popularity and an award-winning development completed

in Swindon called The Triangle helped to raise the profile of the material. Kevin McCloud of Channel 4’s Grand Designs undertook a joint venture delivering the project which saw over 40 homes built using hempcrete as the main wall material.

- 6.18 Hempcrete is a natural, “better-than-zero-carbon” material. This means more atmospheric carbon is locked away in the material for the lifetime of the building than was used in its production and use. As a comparative example, a typical brick and block cavity wall emits 330kg CO₂/m³, whereas a wall made up of hempcrete locks up 100kg CO₂/m³. Hempcrete is made from a mixture of hemp shiv, lime, and sand. While not structural, it offers unique properties. When the hempcrete has been mixed, it will set to form a solid structure which can be used as the buildup for walls, ceilings and floors.
- 6.19 Hempcrete is breathable (vapor permeable) and hygroscopic: hempcrete walls and the lime or clay plaster finishes will passively “buffer” the levels of humidity inside the home, absorbing moisture from the air into the wall during times of high relative humidity and releasing it again when humidity levels drop. This eliminates condensation on the surface of the wall, preventing the conditions for damp spores to grow, and keeps internal humidity levels within the 40-60% range which inhibits the growth of viruses and bacteria. All of this is achieved



without the need for mechanical ventilation systems.

- 6.20 In terms of modern methods of construction and delivering natural, sustainable buildings, which complement the local environment, hempcrete is one of the key materials to use. In the context of this project, the timber frame structure will be surrounded by hempcrete walls, offering a genuinely respectful solution for the design and construction, which reduces the overall impact of the build.
- 6.21 Hempcrete also has a light-weight thermal mass meaning the temperature of a building can be maintained efficiently relative to the outside climate. The unique thermal properties of the building which come about from the combination of thermal mass and insulation allow the internal temperature to be maintained more consistently relative to the external environment. This helps to greatly reduce the amount of energy required to heat or cool the internal environment. In fact, the use of hempcrete walls of a certain width should achieve “Passivhaus” criteria for energy demand on the structure.
- 6.22 During the manufacturing process of the hemp fibre and hemp shiv, dust is produced, and this is used to manufacture a hemp plaster being produced by Adaptavate. This helps ensure the “zero waste”, “circular economy” principles are front and centre in the project.

- 6.23 In terms of drainage design, the proposals for the site offer a sustainable drainage strategy in accordance with Welsh Government SuDS guidance and to meet the requirements of SuDS Approval Body (SAB), and will comprise of a mixture of SuDS components.

Community safety

- 6.24 It is considered that the proposed site layout demonstrates a series of positive features that will ensure the development creates an attractive, safe and secure place.
- 6.25 Specifically, the scheme promotes high levels of natural surveillance over the new internal road and parking areas, with the proposed apartments fronting onto this area ensuring that they are well overlooked.
- 6.26 Car parking is also being placed in front and within the curtilage for most properties, thereby allowing residents to overlook their cars providing more security.
- 6.27 Recognised separation distances are also respected in order to ensure that the development does not give rise to any unacceptable impacts upon the privacy and other amenity considerations of the existing neighbours.

Response to planning policy

- 6.28 The proposed design is considered to adhere to the relevant planning policy set out in Section 5.
- 6.29 The overriding principles of PPW are considered to be met. In this respect, a vacant, well-located site is being utilised in order to provide much-needed affordable housing in a sustainable location. It also advocates development of sites in close proximity to modes of sustainable transport.
- 6.30 PPW brings the objectives of the Well-being of Future Generations Act into clearer focus in a planning context, and it is considered from a planning policy focus that compliance with PPW is demonstrated. In this regard, wellbeing goals of the Act are considered to be adhered to through this application, in that there would be no significant or unacceptable impacts upon the achievement of wellbeing objectives as a result of the application being approved and development being carried out.
- 6.31 Compliance with PPW is demonstrated, which advocates siting new development within existing urban areas. Further, the development also assists in PPW’s aim to tackle the shortage of affordable homes and assist in promoting sustainable residential developments to enable people to live independently and safely in their own homes for longer.



- 6.32 The proposed development is also able to demonstrably adhere to placemaking principles advocated by PPW, in that the development contributes towards creating and sustaining communities with the provision of affordable housing contributing towards meeting the identified need within Newport.
- 6.33 Policies of the LDP are also considered to be complied with, not least due to the site's location within the settlement boundary. The development is in line with Policy SP1 as it promotes a sustainable development in a sustainable location on vacant and under utilised land within the settlement boundary, which will make a positive contribution to the established residential context. The provision of new residential development on the vacant land within the urban area also accords with the aspirations of Policy SP18.
- 6.34 Policy H4 specifically relates to affordable housing, and the proposed provision of 100% affordable housing exceeds the policy requirement of 20%.
- 6.35 Policy H5 relates to affordable housing exception sites and states that favourable consideration will be given to affordable housing schemes within settlement boundaries, where it would not otherwise be released for development, provided that there is a genuine local need, and there are arrangements in place to ensure that the benefit of low cost is maintained for all future occupants.
- 6.36 Policies H2 and H3 relate to specific housing standards, and the site layout demonstrates how these have been adhered to. The new dwellings will look to be developed adopting sustainable methods of construction, with the building fabric comprising sustainable and durable material choices.

7

Green infrastructure strategy

The requirements

- 7.1 Edition 12 of PPW, the latest version of the framework, was published in February 2024. This version imposes a duty on competent authorities such as Newport City Council to conserve and enhance biodiversity, and introduces a requirement for all planning applications to be accompanied by a green infrastructure statement. Specifically, paragraph 6.2.12 states that:

“A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi functional outcomes which are appropriate to the site in question and

must be used for demonstrating how the step wise approach (Paragraph 6.4.15) has been applied.”

- 7.2 This chapter of the DAS therefore looks to identify the green infrastructure proposed as part of this planning application, and demonstrate how it is to be incorporated into the proposed development.

Green infrastructure

- 7.3 Green infrastructure (GI) is defined by Planning Policy Wales as a “network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places”. This can include natural habitats ranging from grasslands, wetlands and woodlands to parks, open spaces, playing fields, street trees, rain gardens, allotments and private gardens.

Baseline

- 7.4 A Preliminary Ecological Assessment including

a desk top study, Phase 1 survey, and walkover survey was undertaken in September 2024.

- 7.5 It found that the site mostly comprises marshy grassland, which grades into tall ruderal vegetation and scrub, with a tree lined boundary following the majority of the site periphery.

GI strategy

- 7.6 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 and meet the GI objectives.
- 7.7 Biodiversity enhancements and key measures proposed to green infrastructure include:



- retaining and reinforcing the green corridor, particularly along the southern and western boundaries. These boundaries will be offset from the majority of new dwellings through placement of gardens, sustainable drainage proposals, and an area of open space;
- provision of a 5m ecological buffer and tree buffer zone from face of tree canopies;
- links between the site and the green spaces which exist along the site perimeter, in the form of open green spaces and SuDS features;
- tree protection measures and a buffer to the specimen tree along the site boundary;
- upgrading of existing grassed areas;
- the use of integrated bat and bird boxes within any new buildings created on site;
- the provision of hedgehog fencing and reptile hibernacula.

Summary

7.8 The existing landscape has been assessed and important existing features have been identified. The impact of the new development will be mitigated by creating new planting zones, hedges and other landscape features, which will

in fact improve biodiversity, provide important ecological habitats and enhance the amenity value of the site as per the requirements of PPW.

7.9 The scheme will deliver a network of multi-functional and healthy green spaces as the landscape measures establish and mature.



8

Appraisal & conclusion

- 8.1 This application proposes a scheme of 26 affordable dwellings. The proposals also include sustainable drainage proposals, a new pumping station, landscape planting, car parking, and associated infrastructure.
- 8.2 The principle of the development is considered to have been established by nature of the site's location within the settlement boundary, within an established residential area. The site also benefits from planning permission which has since been implemented.
- 8.3 The development proposes a scheme of 100% affordable housing, supporting key principles of both local and national policy in this regard.
- 8.4 The design facets proposed are befitting of the site's location and demonstrate consideration of the surrounding land uses and its relationship with the nearby residential context. The design ensures minimal impact on existing residents and complements the local area.
- 8.5 Access arrangements proposed offer a continuation of the highway, with a parking layout which ensures resident safety and replicates surrounding parking arrangements.
- 8.6 The development makes use of a vacant site in line with national and local policy and presents an opportunity to contribute to the identified local housing need for affordable dwellings. The proposals, though not strategic in scale, will aid in addressing this known housing shortfall.
- 8.7 Wellbeing goals of the Well-being of Future Generations Act are considered to be adhered to through this application in that there would be no significant or unacceptable impacts upon the achievement of wellbeing objectives as a result of the application being approved and development being carried out. By this token, the aspirations of PPW, which mirrors the well-being goals, are followed under these proposals.
- 8.8 In conclusion, it is considered that the proposal offers an opportunity to provide homes in a sustainable location which will promote active travel and encourage a shift to more sustainable modes of transport whilst providing much needed affordable dwellings to the area. The site accords with sustainable development principles through its location within the settlement boundary. The development is considered to be a suitable and positive addition to the streetscene and there are no known constraints to the development of this site. On this basis, it is considered that this application is one that Newport City Council is in a position to support.

LRM



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