



16th January 2025

Our Ref: 23.139

Mr Grant Hawkins
Planning Department
Newport City Council
Civic Centre
Newport
NP20 4UR

Dear Mr Hawkins,

PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 26 AFFORDABLE DWELLINGS, A PUMPING STATION, LANDSCAPING, ACCESS, PARKING AND ASSOCIATED WORKS ON LAND AT TRASTON LANE, NEWPORT, NP19 4RQ

LPA REFERENCE NO. AKPA/ 25/0220

On behalf of our client, Wellspring Homes, I enclose amended plans in support of the above application on land at Traston Lane, Newport, NP19 46Q.

This submission of amended plans responds to comments raised by statutory consultees following additional information and amended plans submitted in October 2025. Comments have been raised by the council's Landscape Architect and the local Highways Authority. This submission also reflects the discussions held during the teams meeting held on Thursday 11th December 2025, which was attended by Grant Hawkins (Case Officer), and Sam Courtney and Nia Williams of LRM (Agent).

SUBMISSION DOCUMENTS

To assist in the consideration of this proposal, you will find enclosed the following plans and documents:

DRAWING / DOCUMENT	REFERENCE	AUTHOR
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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@lrmpanning.com
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ARCHITECTURAL

Proposed site layout	LT2413.04.01 Rev D	LeTrucco design architects
Proposed boundary identification plan	LT2413.04.03 Rev B	LeTrucco design architects
Boundary details	LT2413.04.04 Rev C	LeTrucco design architects
Shed storage details	LT2413.04.07 Rev A	LeTrucco design architects

ENGINEERING

Engineering layout	2595-PHG-XX-XX-DR-C-0001-P06	PHG engineers
Tracking and visibility	2595-PHG-XX-XX-DR-C-0003-P02	PHG engineers
Pumping station	2595-PHG-XX-XX-DR-C-0004-P03	PHG engineers
Proposed highway works	2595-PHG-XX-XX-DR-C-0010	PHG engineers
Site access general arrangement	2595-PHG-XX-XX-DR-C-0011	PHG engineers

LANDSCAPING AND ECOLOGY

Detailed soft landscaping proposals	TDA.3113.01 Rev A	TDA
Landscape specification and management plan	January 2026 Rev A	TDA
Green infrastructure statement	January 2026 Rev A	TDA

OTHER

Covering letter

January 2026

LRM Planning

**Please note that site cross sectional drawings and pumping station elevations are currently being prepared and will be provided shortly.*

BACKGROUND

The full site/ application background has previously been provided and is not repeated here in the interest of brevity.

SUMMARY OF AMENDMENTS**Highways/Layout**

In response to comments raised by the local highway's authority, the site layout now includes highways dimensions, confirming a 5.5m carriageway and 2m footway throughout. Moreover, details of EV charging points have now been added to the site layout and bin collection points have been added to plots 21-22 and 14-19 to account for the slight narrowing of the footway. In addition, drawing reference LT2413.04.07 has been prepared to show detail of cycle storage for the flats, as requested.

Engineering

The engineering drawings have been updated to reflect the highways and layout changes, and a more detailed access proposal is provided as requested by the local highway's authority.

Landscaping

The soft landscaping plan, the landscape specification & management plan and the green infrastructure statement have all been amended in response to comments raised by the local authority landscape architect. Specifically, the soft landscaping plan now includes additional tree planting, and shows all retained and lost trees, key retaining walls, and SuDS/ public bioretention areas.

The green infrastructure statement states the number trees gained and lost, including trees removed on Arboricultural grounds. 41 new trees are proposed, and 40 trees/ tree groups are lost. However, it should be reiterated that of those lost, 37 are categorised as U (unsuitable for retention and need to be removed on Arboricultural grounds) and 3 are category C (low quality and value).

Moreover, the landscape management plan includes information on the maintenance of retained tree groups and specifies specifically how the south of the site can be managed and accessed for maintenance.

Ecology

A Bat & tree survey report has been undertaken as recommended, to ascertain the bat roosting potential of existing trees. The survey confirms that the majority of trees on site do not show potential bat roost features. For the small number of trees that did show one feature suitable for bat roost potential, these are recommended to be felled during the winter when bats are least likely to be present.

Other

Site sections showing the relationship between the proposed dwellings and the existing dwellings along Traston Lane are provided, along with elevational details of the proposed pumping station.

CONCLUSION

In summary, this submission of amended plans reflects minor layout and landscaping changes carried out in response to consultee feedback from the council's landscape architect, and highways engineer, and feedback from the case officer. These amendments are intended to support the Local Planning Authority in processing the application. I trust that these revisions address all of the outstanding issues raised regarding the site and support the progression of the application through to determination. I look forward to receiving confirmation of receipt. Should you have any questions or wish to discuss the proposals in further detail, please don't hesitate to get in touch.

Yours sincerely,



Nia Williams

Assistant Planner,
LRM Planning

Enc.