

Cooke, Jacob (Senior Planning Officer)

From: NCC - Planning
Sent: 25 September 2025 13:27
To: Cooke, Jacob (Senior Planning Officer)
Subject: FW: Planning Consultation Request for case ref: 25/0737
Attachments: ufm33_Internal_Consultee_Letter.pdf

From: Spicer, Sarah (Housing Strategy and Enabling Manager) <Sarah.Spicer@newport.gov.uk>
Sent: 25 September 2025 12:06
To: NCC - Planning <Planning@newport.gov.uk>
Cc: Wilks, Natalie (Housing Strategy and Enabling Officer) <Natalie.Wilks@newport.gov.uk>; Murphy, Sara (Housing Delivery Officer) <Sara.Murphy@newport.gov.uk>
Subject: Fw: Planning Consultation Request for case ref: 25/0737

Hello

Response to planning consultation reference 25/037
From Sarah Spicer, Housing Strategy & Enabling, Housing & Communities

We welcome opportunities to bring vacant buildings into use, particularly opportunities to increase the supply of good quality housing to meet the high levels of need in Newport.

The developer has considered the requirements set out in Newport's Flat Conversion SPG, including meeting space standard requirements. We note the positive inclusion of additional windows at basement level, to ensure the provision of adequate light and ventilation.

Although the development will not benefit from parking, the SPG does make allowance to 'relax certain requirements if an applicant can demonstrate that a proposal is sufficiently well served by public transport and local services'. The proposed development is a 2-minute walk from a railway station, has a wide range of walkable amenities in the city centre (including the bus station).

Cofion Cynnes / Kind Regards,

Sarah Spicer

Rheolwr Galluogi a Strategaeth Dai / Housing Strategy and Enabling Manager

Tai a Chymunedau / Housing and Communities

Cyngor Dinas Casnewydd / Newport City Council

Mob: 07974 299031

Sarah.Spicer@newport.gov.uk

From: NCC - Housing Strategy <Housing.Strategy@newport.gov.uk>
Sent: 17 September 2025 09:29
To: Spicer, Sarah (Housing Strategy and Enabling Manager) <Sarah.Spicer@newport.gov.uk>
Subject: FW: Planning Consultation Request for case ref: 25/0737

FYI

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 17 September 2025 08:58
To: NCC - Housing Strategy <Housing.Strategy@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0737

Dear Head Of Housing & Communities

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0737
Address: 20 Bridge Street Newport NP20 4AN
Proposal: CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

submitted on 8 September 2025.

View details of 25/0737 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0737&data=05%7C02%7CSarah.Spicer%40newport.gov.uk%7C39b42eac5de04ae68ab208ddf5c448fe%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638936945711926309%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=0l68R675St%2BF1bDBG2dwZ6hyx5PDPemKEA9OEeMk8J4%3D&reserved=0>

Your sincerely
Development Management