

Notice of Decision



S Courtney
LRM Planning Ltd.
22 Cathedral Road
Cardiff
CF11 9LJ

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **25/0220**
Application Type: **Full (Major)**
Proposal: **PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 22 AFFORDABLE DWELLINGS, A PUMPING STATION, LANDSCAPING, ACCESS, PARKING AND ASSOCIATED WORKS**
Site/Location: **Land At, Traston Lane, Newport, South Wales,**
Decision Date: **5th August 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 12th May 2026. The application has been:-

Refused

Reason(s) for refusal:

1. The proposed development fails to demonstrate that the raising of site levels and reduction in permeable land and landscape features would not increase flood risk to neighbouring properties. In the absence of an approved SuDS scheme and a technical assessment demonstrating that surface water drainage and existing flooding issues would not be adversely affected, the proposal is contrary to Policies SP3, SP4 and GP1 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Technical Advice Note 15: Development, Flooding and Coastal Erosion.
2. Insufficient information has been submitted to demonstrate that the removal of boundary trees, including mature crack willow with bat roosting potential, would not result in unacceptable harm to biodiversity, flood attenuation and natural drainage. In the absence of a satisfactory assessment, and having regard to the unresolved arboricultural concerns and the presence of protected species, including Cetti's Warbler, the proposal has not been shown to comply with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) or the Council's duty under Section 6 of the Environment (Wales) Act 2016 to maintain and enhance biodiversity.
3. Insufficient information has been submitted to demonstrate that the proposed development would not adversely affect the residential amenity of future occupiers and the safe operation and ongoing use of Newport Cricket Club through ball strike impacts. In the absence of a satisfactory ball strike assessment and agreed mitigation, the proposal fails to accord with Policy CF1 of the Newport Local Development Plan 2011-2026 (adopted January 2015), TAN 16: sport, recreation and open space and PPW12.
4. The development will have a significant adverse impact upon interests of acknowledged importance, namely affordable housing, education, leisure and the ballstop fence. No signed legal agreement has been provided for the commuted sum contribution to assist the Council in meeting its on going requirement for these measures. This is contrary to Policy H4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos:

LT2413.00.01 - Site Location Plan;
2595-PHG-XX-XX-DR-C-0003-P03 Longitudinal Section;
2595-PHG-XX-XX-DR-C-0002-P02 Tracking and Visibility;
OCT_TRE_T_001 - Topo - sheet 1;
Design and Access Statement;
PAC Report;
Sustainability Matrix;
LT2413.04.01 Site Layout Rev K;
2595-PHG-XX-XX-DR-C-0001-P08 Engineering Layout;
LT2413.04.100 2P 1B Flats PLOTS 1 to 4 Rev D;
LT2413.04.101 4P 2B House PLOTS 5 to 7 Rev D;
LT2413.04.102 - 4P 2B House - PLOTS 8 -9 - Rev C
LT2413.04.103 - 5P 3B House - PLOTS 10-11 - Rev C
LT2413.04.104 2P 1B Flats PLOTS 12 to 17 Rev D;
LT2413.04.106 4P 2B House PLOTS 18 to 20 Rev D;
LT2413.04.105 3P 2B Bungalow PLOTS 21 to 22 Rev D;
LT2413.04.09 - Site Sections - Rev C;
LT2413.04.05 - Proposed Street Elevations - Rev D;
LT2413.04.03 - Proposed Boundary Identification Plan - Rev D;
TDA.3113.01 (D) - Detailed Soft Landscape Proposals (Rev D);
Traston Lane - Landscape Specification & Management Plan (Rev A);
LT2413.04.10 - Pump house enclosure;
LT2413.04.04 - Boundary Details - Rev D;
LT2413.04.07 - Shed Storage Details - Rev A;
2595-PHG-XX-XX-RP-C-0003 Drainage Strategy V3;
Green Infrastructure Statement (Rev B);
Ecology Addendum (7th May 2026);
2025-12-17 Bats & Trees Survey - Traston Road, Newport V1;
2025-10_PEA- Traston Road, Newport V2
2025-10 Reptile Survey Report - Traston Road, Newport;
2025-10 Bat Transect Survey - Traston Road, Newport;
10.10.25 AIA Traston Lane, Newport;
06.08.24 Tree Survey Traston Lane Newport;
TLN-JBAU-XX-XX-RP-Z-0001-P01.02-Traston Lane, Newport FCA.

2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP3, SP9, SP10, SP13, GP1, GP2, GP3, GP4, GP5, GP6, GP7, H1, H2, H3, H4, CE6, T4, T5, W3 were relevant to the determination of this application.
3. As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.
4. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
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NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).