

Newport City Council
Planning Services
Planning and Economic Regeneration
Newport
NP20 4UR

16th May 2025

Dear Sir / Madam

PROPOSED NEW CARE HOME FOR OLDER PEOPLE, FORMER WHITEHEADS STEELWORKS, LAND TO THE WEST OF MENDALGIEF ROAD, NEWPORT (Ref. PP-14022145)

Please accept this letter as accompaniment to the above planning application, which has been submitted on behalf of LNT Care Developments Ltd via the Planning Portal.

The application seeks approval for the development of a new three-storey care home for older people with associated access, parking and landscaping.

LNT Care Developments, part of LNT Group, specialise in the development of care facilities for older people. The Group has developed a series of care homes in locations nationwide and has an excellent reputation for the quality of care accommodation that it provides.

This proposal is to provide a local community care facility, the residents of which are expected to emanate from an area no more than three miles from the site but generally closer.

In addition, the development would generate between 50-60 jobs, the majority of which are expected to be offered to suitable candidates from the same local area.

From a general planning policy perspective, the facility would offer those in need of care an improved quality and choice of accommodation to that which exists within the local area at present.

The application is accompanied by the following supporting documents and plans:

Documents

1. Planning Statement
2. Design & Access Statement
3. Transport Statement
4. Travel Plan
5. Sustainability and Energy Statement
6. Air Quality Assessment by Kalaco Group
7. Noise Impact Assessment by Venta Acoustics
8. Geoenvironmental Appraisal by Lithos
9. Gas Monitoring Supplementary Report by Lithos
10. Preliminary Ecological Appraisal by Thomson
11. Preliminary Roost Assessment and Ground Level Tree Assessment by Thomson
12. Reptile Survey Report by Thomson
13. Arboricultural Survey Report by Thomson
14. Drainage Impact Assessment by JPG
15. Flood Consequences Assessment by Weetwood

Drawings/Plans

1. Location Plan – NP20 2NW-A-01 Location Plan
2. Topographical Survey – NP20 2NW-A-02 Topographical Survey
3. Proposed Site Plan – NP20 2NW -A-03 Proposed Site Plan
4. Proposed Floor Plans – NP20 2NW -A-04 Proposed Floor Plans
5. Proposed Elevations – NP20 2NW -A-05-1 Proposed Elevations
6. Proposed Visuals – NP20 2NW-A-06, NP20 2NW-A-06.1 3D Views
7. Landscape Masterplan by Mood
8. Surface Water Drainage Strategy by JPG
9. Foul Water Drainage Strategy by JPG

The required planning fee has been paid via the planning portal.

I hope this provides a satisfactory level of information in order to validate the application. If you have any queries, please do not hesitate to contact me.

Yours faithfully

C.L. Howes

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