

APPLICATION DETAILS

No: 25/0220 **Ward:** Liswerry

Type: Full (Major)

Expiry Date: 25th November 2026

Applicant: H Hobbs

Site: Land At Traston Lane Newport South Wales

Proposal: 22 AFFORDABLE DWELLINGS, NEW ACCESS WORKS, LANDSCAPE PLANTING, A NEW PUMPING STATION AND ASSOCIATED WORKS

Recommendation: GRANTED WITH CONDITIONS SUBJECT TO A SECTION 106 LEGAL AGREEMENT WITH DELEGATED AUTHORITY TO THE HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT TO USE DISCRETION TO REFUSE IF NOT SIGNED WITHIN 3 MONTHS OF A RESOLUTION

1.1 INTRODUCTION

- 1.1.1 This application seeks planning permission for the construction of 22no. affordable dwellings, a new access, landscape planting, pumping station and associated works at Traston Lane in the Lliswerry Word.
- 1.1.2 The application is presented to planning committee as it constitutes 'Major Development', owing to the number of dwellings proposed being greater than 10.
- 1.1.3 The following designations and constraints apply to the application site: -
- Urban boundary;
 - Policy H1 (23) - Housing Commitment;
 - Flood Zone 3 (Rivers and Sea)(Defended Zone – Against Sea);
 - Archaeologically Sensitive Area;
 - Parking Zone 4;
 - 20% Affordable Housing Target;
 - TPO 07/2004 (Southern and Western Boundary);
 - TPO 6/99 (T1 Oak, T2 Oak, T3 Willow).
- 1.1.4 The planning application as originally submitted proposed 26 affordable dwellings. Throughout the determination process, discussion and negotiation has taken place on a range of matters, including placemaking, design quality, site layout, and the impact on neighbouring amenity and landscape features. As a result, the final scheme has been amended to address the Local Planning Authority's key concerns and now proposes 22 dwellings, representing a reduction of four units from the original submission.
- 1.1.5 The proposed development has been screened under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It is concluded that the development is unlikely to have a significant environmental effect and is not EIA development.

1.2 SITE HISTORY AND FALLBACK POSITION

- 1.2.1 As outlined within Paragraph 2.0 of this report, the site has a extended planning history which is relevant in the consideration of this planning application. Planning application 05/0287 was granted for a residential development comprising of 21no. dwellings with associated road, sewerage and drainage works on 23rd August 2012.

- 1.2.2 As per the Standard Condition, the development approved under 05/0287 must begin not later than the expiration of 5 years from the date of permission in order to conform to the requirements of Section 91 of the Town and Country Planning Act 1990.
- 1.2.3 On the 20th June 2019 a Lawful Development Certificate (LDC)(19/0255) was Issued by Newport City Council. This certificate confirmed that within the 5 year life time of the 05/0287 planning permission the development had begun and the development is lawful under Section 191(2) of the Town and Country Planning Act 1990. The commencement of development related to a 'trench' being dug in relation to surface water drainage works.
- 1.2.4 Since the LDC application was Issued, no further works have continued on site. It is understood that the site ownership has changed hands more than once.
- 1.2.5 A Non Material Amendment (21/1183) was approved with conditions on 20th January 2022. This related to revised house types, minor layout amendments and soft landscape changes.
- 1.2.6 Since that approval a further Non Material Amendment application (22/0694) has been refused. That application sought changes to include a pumping station in order to meet current standards and regulations, a revised highway access to meet adoption standards and alterations to housing layout as a consequence of the prior two proposed amendments. It was concluded that the changes amounted to more than a Non Material Amendment and the application was refused.
- 1.2.7 Whilst the extant 05/0287 planning permission, which has been amended through the 21/1183 NMA, is a material planning consideration when assessing this application, the LPA give this limited weight as a fallback position for the site.

2. RELEVANT SITE HISTORY

22/0694	NON MATERIAL AMENDMENT TO PLANNING PERMISSION 05/0287 FOR RESIDENTIAL DEVELOPMENT COMPRISING 21NO. DWELLINGS WITH ASSOCIATED ROAD, SEWERAGE AND DRAINAGE WORKS (RESUBMISSION) TO CHANGE PLANS IN RELATION TO REALIGNMENT OF ACCESS, REVISED LANDSCAPE DESIGN, CHANGES TO DRAINAGE/PUMPING STATION AND ASSOCIATED CHANGES TO LAYOUT/LEVELS	REFUSED
21/1183	NON MATERIAL AMENDMENT APPLICATION TO VARY APPROVED PLANS IN RESPECT OF PLANNING PERMISSION 05/0287 FOR RESIDENTIAL DEVELOPMENT COMPRISING 21NO. DWELLINGS WITH ASSOCIATED ROAD, SEWERAGE AND DRAINAGE WORK (RESUBMISSION). AMENDMENTS INCLUDE REVISION TO HOUSE TYPES, MINOR LAYOUT AMENDMENTS AND SOFT LANDSCAPING PROPOSALS	APPROVED WITH CONDITIONS
21/0665	NON MATERIAL AMENDMENT APPLICATION FOR REVISION TO HOUSE TYPES, MINOR LAYOUT AMENDMENTS AND IMPROVED SOFT LANDSCAPING PROPOSALS IN RESPECT OF PLANNING PERMISSION 05/0287 FOR RESIDENTIAL DEVELOPMENT COMPRISING 21NO. DWELLINGS WITH ASSOCIATED ROAD, SEWERAGE AND DRAINAGE WORKS (RESUBMISSION)	REFUSED
19/0255	CERTIFICATE OF LAWFULNESS TO ESTABLISH COMMENCEMENT OF PLANNING APPLICATION 05/0287 FOR RESIDENTIAL DEVELOPMENT COMPRISING 21NO. DWELLINGS WITH ASSOCIATED ROAD, SEWERAGE AND DRAINAGE WORKS.	GRANTED WITH CONDITIONS
17/0639	PARTIAL DISCHARGE OF CONDITIONS 1 (MATERIALS), 2 (BOUNDARY TREATMENTS), 3 (SURFACE WATER DRAINAGE), 4 (LANDSCAPING), 6 (ROOT PROTECTION), 8 (ARBORICULTURALIST), 9 (CEMP), 10 (ENGINEERING) AND 13	APPROVED

	(REPTILE SURVEY) OF PLANNING PERMISSION 05/0287 FOR RESIDENTIAL DEVELOPMENT COMPRISING 21NO. DWELLINGS WITH ASSOCIATED ROAD, SEWERAGE AND DRAINAGE WORKS.	
17/0382	PARTIAL DISCHARGE OF CONDITIONS 01 (MATERIALS), 02 (BOUNDARY TREATMENT), 03 (SURFACE DRAINAGE), 04 (LANDSCAPING), 05 (TREE PROTECTION PLAN), 06 (BARRIER FENCING), 07 (ARBORICULTURAL METHOD STATEMENT), 08 (ARBORICULTURALIST), 09 (CEMP), 10 (ENGINEERING DETAILS), 11 (BAT ROOST), 12 (TRACK TEST), 13 (REPTILE SURVEY) OF PLANNING PERMISSION 05/0287 FOR RESIDENTIAL DEVELOPMENT COMPRISING 21NO. DWELLINGS WITH ASSOCIATED ROAD, SEWERAGE AND DRAINAGE WORKS	PART APPROVED PART REFUSED
05/0287	RESIDENTIAL DEVELOPMENT COMPRISING 21NO. DWELLINGS WITH ASSOCIATED ROAD, SEWERAGE AND DRAINAGE WORKS	GRANTED WITH CONDITIONS
99/0417	ERECTION OF 27 NO. TWO STOREY DWELLINGS TOGETHER WITH ASSOCIATED ROAD WORKS AND CULVERTING OF A REEN	DEEMED WITHDRAWN
97/0091	VARIATION OF CONDITIONS (B) AND (D) OF PLANNING PERMISSION 93/0980/O (TO ALLOW RENEWAL OF PERMISSION FOR A FURTHER THREE YEARS)	GRANTED WITH CONDITIONS
93/0980	DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES ROADWORKS AND OTHER ASSOCIATED WORKS.	GRANTED WITH CONDITIONS

3. POLICY CONTEXT

3.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

3.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6.2.12 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.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems.

3.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Objectives

Objective 1 Sustainable reuse of land;
Objective 2 Climate Change;
Objective 3 Economic Growth;
Objective 4 Housing Provision;
Objective 6 Conservation of Natural Environment;
Objective 8 Culture and Accessibility;
Objective 9 Health and Wellbeing;
Objective 10 Waste.

Policies

Strategic Policies

- SP1 – Sustainability
- SP3 – Flood Risk
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP10 – House Building Requirement
- SP13 – Planning Obligations
- GP1 – Climate Change

General Policies

- GP1 – Climate Change;
- GP2 – General Amenity
- GP3 – Service Infrastructure
- GP4 – Highways & Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health;

Housing Policies

- H1 – Housing Sites
- H2 – Housing Standards
- H3 – Housing Mix & Density
- H4 – Affordable Housing

Other Policies

- CE6 – Archaeology;
- T4 – Parking
- T5 – Walking and Cycling
- W3 – Provision for Waste Management Facilities in Development

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Planning Obligations SPG – August 2015
- Outdoor Play Space SPG – February 2017
- Affordable Housing SPG – August 2015
- Parking Standards SPG – August 2015
- New Dwellings SPG – August 2015

- Trees, Woodland, Hedgerows & Development Sites – Jan 2017
- Wildlife & Development SPG – Aug 2015
- Sustainable Travel SPG - 2020

4. CONSULTATIONS

4.1 NATURAL RESOURCES WALES: Final Response

We understand the development site benefits from extant planning permission, your reference 05/0287, which was granted permission with conditions in August 2012 and has deemed to have been lawfully implemented.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

- Flood Consequences Assessment (FCA) by JBA Consulting (dated September 2025)

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes highly vulnerable development (residential). The Flood Map for Planning identifies the application site to be at risk of flooding and is within Flood Zone 2 and 3 (Sea) and the TAN 15 Defended Zone.

We refer you to Section 10 of Technical Advice Note (TAN) 15: Development, flooding and coastal erosion (2025) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

Therefore, we have reviewed the FCA by JBA Consulting (September 2025). Our advice to you is that whilst the FCA does not fully demonstrate the potential risks and consequences of flooding are manageable for the reason explained below, if your Authority is satisfied the predicted flooding consequences, as outlined below, are acceptable, and in consideration of the extant planning permission at the site, we advise the FCA be included in the list of approved plans and documents on the decision notice. This will secure the proposed finished floor levels and ground levels.

The FCA recognises flooding can occur through two separate, but associated flood mechanisms - tidal flooding of the open coast and tidal flooding of the River Usk. NRW have separately modelled these two mechanisms. Both models have been inspected to identify which model provides the worst-case scenario. It is concluded the main source of tidal flooding is from the coast, as predicted by the Caldicot and Wentlooge Coastal Modelling Study. To facilitate a detailed assessment of flood risk, NRW's 2016 flood model has been updated to support this FCA. We are satisfied with the methodology used to update the model and its findings.

Site levels range from 5.9-6.11 metres above ordnance datum (m AOD). It is proposed to raise the finished floor levels (FFLs) of the dwellings to 7.43m AOD. It is proposed to raise the ground levels at the front of the properties to 7.23m AOD, and at the rear of the properties to 7.28m AOD. The access road through the site will vary in elevation between 6.2-7.2m AOD.

Frequency Thresholds (Figure 5 of TAN 15)

Based on the proposed FFLs and ground levels, the FCA shows:

- During the 0.5% (1 in 200 year) plus climate change to 2123 annual probability tidal flood event, the proposed dwellings and the residential curtilage are predicted to be flood free. This is compliant with Figure 5 of TAN 15;
- During the 0.5% (1 in 200 year) plus climate change to 2123 annual probability tidal flood event, the proposed access road is predicted to flood to a depth of 0.89m where it joins the existing highway. This does not comply with Figure 5 of TAN 15.

The FCA considers the predicted flooding of the proposed access road where it joins the existing highway is unavoidable as level access to the highway and surrounding infrastructure is required. Whilst this is not in line with the requirement of Figure 5 of TAN 15, we recognise the ground level cannot be raised at this location without compromising essential access, and it is unlikely the entire site could be designed to be flood free in this event. Ultimately, it is for your Authority to be satisfied that the predicted flooding consequences, as outlined, are acceptable. This includes considering whether mitigation measures, such as raising ground levels, are practical and achievable.

Tolerable Conditions (Figure 6 of TAN 15)

Based on the proposed FFLs and ground levels, the FCA shows: •

- During the 0.1% (1 in 1000 year) plus climate change to 2123 annual probability tidal flood event, the proposed dwellings are predicted to be flood free and the residential curtilage is predicted to flood to a depth of 0.16m. This flood depth is within the tolerable conditions in Figure 6 of TAN 15;
- During the 0.1% (1 in 1000 year) plus climate change to 2123 annual probability tidal flood event, the proposed access road through the site is predicted to flood to a depth of 1.19m. This flood depth exceeds the tolerable conditions in Figure 6 of TAN 15.

Breach Assessment

Breach modelling has been undertaken. We are satisfied with the methodology used. The FCA advises,

“The breach scenarios show negligible change in flood levels compared to the baseline results... The breach assessment shows that due to the massive overtopping of the coastal flood defences, a failure of the flood defence will have little to no impact on the flood risk at the site.”

We are satisfied with this assessment and consider it meets the requirement of section 10.26 of TAN 15.

Flood Risk Elsewhere

The FCA concludes,

“Given the small scale development, the small total footprint of the proposed buildings, and the tidal nature of the flooding event, the displaced volume of flooding and the impact of displaced water are expected to be negligible.”

We are satisfied with this conclusion and consider it meets the requirement of no increase in flooding elsewhere in section 11.4 of TAN 15.

Upper End Climate Change Estimates

Based on the proposed FFLs and ground levels, the FCA shows:

- During the 0.5% (1 in 200 year) plus climate change to 2123 annual probability tidal flood event, the proposed dwellings are predicted to be flood free;
- During the 0.5% (1 in 200 year) plus climate change to 2123 annual probability tidal flood event, the proposed residential curtilage is predicted to flood to a depth of 0.18m, and the proposed access road through the site is predicted to flood to a depth of 1.21m.

Current Welsh Government guidance on climate change allowances for planning purposes states upper end climate change estimate information should be used to inform mitigation measures that help to ensure the long term resilience of the development. Please note, it is not our role to comment on the acceptability long-term resilience of individual developments. As such, it is a matter for your Authority to assess information provided in respect of the upper end climate change estimate. To assist you, we recommend you seek advice from other appropriate advisors.

Flood Resistance and Resilience Measures

The FCA proposes the management of flood risk by recommending residents sign up to receive flood warnings from us, and the production of a Flood Response Plan.

The FCA advises,

“...the residential dwellings are predicted to be flood-free in all design events, with the FFLs raised above the extreme tidal flood level. Consequently, the application of PFR [Property Flood Resilience] measures is not recommended for this development.”

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN 15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Conclusion

The FFL of the proposed dwellings in this application (7.43m AOD) provides improvement in flood risk terms compared to the FFL of the consented dwellings in planning permission 05/0287 (6.8m AOD).

If your Authority is satisfied the predicted flooding consequences, as outlined above, are acceptable, and in consideration of the extant planning permission at the site, we advise the FCA be included in the list of approved plans and documents on the decision notice. This will secure the proposed finished floor levels and ground levels.

European Protected Species

The Preliminary Ecological Appraisal by Ecological Services Ltd. (October 2025) has identified a Ground Based Visual Roost Assessment of all trees proposed for removal and bat activity transect surveys are recommended for the site to gain an understanding of the site's usage by bat species. We note the results of the subsequent Bat Survey Report by Ecological Services Ltd. (October 2025), which involved bat activity transect surveys.

We also note the Bat and Trees Survey Report (by Ecological Services Ltd, dated 17 December 2025, version V1.0) submitted in support of the application. This advises that all PRF-I categorised trees listed for removal will require additional bat survey work if the trees cannot be felled during the winter, as bats may be present and that the one tree categorised as FAR will not be felled.

We recommend you seek the advice of your Authority's internal ecological advisor about the requirement for further information to be submitted in support of the application, the need for further bespoke surveys (including climbing inspection surveys), the scope of further information where required, and the need to secure further measures / avoidance measures.

- 4.2 HENEB: It is our opinion, as the archaeological advisors to your Members, that as there is no requirement for archaeological mitigation, we have no objection to the positive determination of this application. The Record is not definitive, however, and it remains a

possibility that archaeological features may be encountered during the work; please contact us if this occurs.

- 4.3 GWENT POLICE: No objection.
- 4.4 NEWPORT CIVIC SOCIETY: No response.
- 4.5 WELSH WATER DWR CYMRU: No objection.
- 4.6 FIRE PREVENTION OFFICER: No objection.
- 4.7 HEALTH AND SAFETY EXECUTIVE: The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.
- 4.8 NEWPORT CIVIC SOCIETY: No response.

5. INTERNAL COUNCIL ADVICE

5.1 HIGHWAYS:

Final Response

No objections subject to conditions.

The amendments do not raise any additional concerns.

Recommended conditions:

Except for the purposes of constructing the initial site access, there shall be no movement of construction or other vehicles between the highway and the application site until that part of the access extending from the nearside edge of the highway boundary of Traston Rd for a minimum distance of 15 metres into the site has been appropriately paved in a bound material such as tarmac, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: In the interests of road safety to prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users.

No dwelling within the development hereby approved shall be occupied until that part of the internal highway infrastructure which provides access to the individual dwelling has been constructed to binder course surfacing level (or paved) and is available for use in accordance with the approved plans.

Reason: To ensure that satisfactory access is provided before the development becomes operative in the interests of road safety and the convenience of users of the highway.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council. Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to:

Construction traffic routes, including provision for access to the site Entrance/exit from the site for visitors/contractors/deliveries

Location of directional signage within the site Siting of temporary containers

Parking for contractors, site operatives and visitors Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction

Temporary roads/areas of hard standing Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements Storage of materials and large/heavy vehicles/machinery on site

Measures to control noise and dust Details of street sweeping/street cleansing/wheelwash facilities Details for the recycling/disposing of waste resulting from demolition and construction works Hours of working Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

5.2 LANDSCAPE:

No objection.

Soft landscape proposals by TDA have been revised, now rev D, the changes are welcome.

1. Tree stock size Tree size at planting has increased from 12-14cmg to 16-18cmg which will have a more immediate impact.

2. North-east boundary

The retaining structure has reverted back from a hydroseeded wall to a standard retaining wall which will help minimise maintenance issues at the boundary onto existing rear gardens. No further revision or clarification required.

5.3 TREES:

Trees along the south western and north western boundary are protected by Tree Preservation Orders as they provide a high degree of public amenity, screening and a visual break between the leisure centre, sports fields and the sitesite.

As detailed LRM covering letter dated 16th January "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)." The loss of trees along the southern boundary continues to be of concern, with some trees appearing to be outside the application red line boundary. From the submitted information, it does not appear clear where the boundary ownership lies, especially in relation to tree groups.

Even with the loss of trees along the north eastern edge of the group as shown in TDA 3113.01(B) Detailed soft landscape proposals, there is no real attempt to mitigate this loss along the boundary. Although trees are lost due to their poor condition this does not diminish their long term landscape contribution (the reason why they are covered by a tree preservation order). The loss with no replacement planting will significantly impact views from the leisure centre and sports fields further increased by the elevated nature of the dwellings. The risk of further degradation occurring continues as plots 10-13 will still be dominated by remaining trees in Group 27 and making future applications to prune or remove the trees difficult to refuse.

It appears that development has been pushed as close to the boundary as possible with little consideration for mitigation planting to improve and enhance the long term viability of the feature. As previously stated: Engineering Layout 2595-PHG-XX-XX-DR-C-0001 Shows a 450mm surface water sewer and 150mm foul water sewer being installed within the RPA of Tree Moderate grade Tree 58. This, along with the installation of the highway / footpath will significantly impact on the health and condition of the tree. The works will require substantial excavation and root severance. The proposed footpath is even closer to the retained tree. The footpath now is just about acceptable but no revised drainage details appear to have been provided re-routing the sewer to minimise damage.

Conclusion:

Currently, the proposals do not accord with planning policy or of British Standard 5837 : 2012 as future growth and impacts have not been allowed for. As indicated in the first round of consultation, "trees should inform the design layout and not vice versa, all potential conflicts between the proposed buildings and the trees should be designed out. The health, safety and longevity of the trees should not be compromised by a development".

Tree loss needs to be carefully considered and avoided wherever possible especially in regard to the a climate and ecological emergency which was declared in in 2011. Where trees are removed suitable mitigation planting should be provided to replace those lost and provide a sustainable feature for future generations.

Technical Advice Note 12 Design (2016)

This advice note states the response to context should not be confined to architectural finishes. It is important to help integrate old and new development and reinforce hierarchy between spaces through the consideration of retaining existing landmarks, mature trees and hedgerows within housing areas as well as introducing new planting appropriate to the area. The guidance notes that opportunity should be taken when improving the public realm to protect and enhance biodiversity and assist pollution abatement through careful design, implementation and maintenance of planting. Planting, particularly large tree species can also be used to improve microclimate and reduce dust and the perception of noise through, shade, shelter and screening. The proposals result in the loss of protected trees from along the south west boundary with no adequate mitigation proposed.

Well-being of Future Generations (Wales) Act 2015

Long term: A greener city is a healthier city environmentally, and encourages investment and employment opportunities. Natural green space supports social resilience and community wellbeing, making the environment healthier for both people and wildlife. Planning decisions aim to build sustainable and cohesive communities in both the built and green environment.

Prevention: Sound decisions help promote a greener environment, via TPOs for trees and woodlands and hedgerows, and reduces the loss of trees and woodlands and hedgerows on private land. Trees and woodlands and hedgerows are essential in the fight against climate change, as they sequester carbon, and assist with increased biodiversity. The Council highlighted the importance of trees along the southwest boundary by serving a tree preservation order in the past and appears to have been largely ignored as far as design has evolved.

The proposals do not accord with Policy GP5: General Development Principle, Natural Environment, Criterion vii): [development will be permitted where] the proposal includes

appropriate tree planting or retention where appropriate and does not result in the unacceptable loss or harm to trees, woodland or hedgerows that have wildlife or amenity value. The boundary feature has considerable amenity value and the proposals will result in an immediate degradation with no proposed mitigation, in addition should the application be granted it will result in increased and sustained pressure for further works and felling as developing trees dominate the rear amenity space and become a nuisance as a result of leaf fall and perceived risk of harm during inclement weather.

Recommendation: Objection of Arboricultural Grounds

If you are minded on balance to grant consent, the following conditions should be applied:

No development shall take place until a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan consistent with BS 5837:2012 and including supervision and inspection schedules, has been submitted to and approved by the LPA. The development shall thereafter be carried out strictly in accordance with the approved AMS.

Reason: To ensure construction works do not harm retained trees, woodland or hedgerows in accordance with Policy GP5 of the LDP.

"All works on site shall be undertaken in accordance with the approved Arboricultural Impact Assessment and Method Statement by [Document Ref].

Reason: To protect valuable tree features on site. Policy GP5 of the LDP."

Arboriculturalist

No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for – (a) Pre construction site meeting (b) Signing of the tree root protection barrier (c) Regular site monitoring report confirming compliance with approved Arboricultural Method Statement and Plan

5.4 ECOLOGY: Awaiting final comments at time of writing report.

5.5 ENVIRONMENTAL HEALTH: No objection subject to conditions.

5.6 SENIOR SCIENTIFIC OFFICER:

Air Quality

Whilst the above proposed development is not within a current air quality management area it is close to the heavily trafficked A48 Spytty Road and as such new development and conventional car ownership would contribute to traffic emissions in the locality.

All new residential development should promote ultra-low vehicle (ULEV) ownership through provision of infrastructure for charging and ideally place covenants on new residential dwellings that require ULEV. There are also opportunities through new development to incorporate low carbon heating and photovoltaics. Provision of any additional green infrastructure for new dwellings must contain species of plants which are air quality positive (see attached paper). Anti idling schemes are sought for construction sites such that vehicles attending and using the site do not cause excessive emissions. It is sometimes the case that new development does not have easy access to public bus services and as such we would encourage the provision of a bus stop so that routes could take in this development.

In view of the above the following conditions are recommended:

ULEV Infrastructure condition

No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained. ULEV Infrastructure shall be available to staff during the construction phase in so far as this is reasonably practicable.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

Low carbon heating/photovoltaics condition

No development shall take place until a low carbon heating/photovoltaics strategy and associated system has been submitted to the LPA. The sustainable heating system shall be implemented prior to occupation of the development and retained thereafter.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

Green infrastructure condition

No development shall commence on site until a scheme of Green Infrastructure including but not limited to street scene and landscaped areas has been submitted which identifies plantings which use species which are known to be beneficial to air quality. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

Anti Idling condition

Prior to commencement of the use hereby permitted an anti-idling scheme aimed at all vehicles using the site during construction and operation shall be submitted to the LPA for approval and thereafter be permanently retained.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

Access to Active Travel and low/zero emission public transport condition

No development shall commence on site until a scheme of active travel measures including but not limited to walking, cycling infrastructure and access to low/zero emission bus services has been agreed with the LPA.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

- 5.7 WASTE MANAGER: No objections.
- 5.8 SAB: Confirm receipt of pre application enquiry.
- 5.8 EDUCATION: No response.
- 5.9 LEISURE: No response.
- 5.10 HOUSING ENABLING OFFICER: Newport's Local Housing Market Assessment provides evidence regarding the high level of housing need, particularly for affordable housing, within Newport. In addition, Newport's Affordable Housing Prospectus 2025 sets out the Local Authority's strategic priorities for delivering new affordable housing (both documents can be found here: [Renting and home ownership | Newport City Council](#)).

Housing & Communities welcomes the development of planning policy compliant new affordable housing developments, that meet the Welsh Housing Quality Requirements.

This developments, with a mix of one, two and three bedroomed homes will help meet established need and strategic priorities.

- 5.11 PUBLIC RIGHT OF WAY OFFICER: No comments to make.

6. REPRESENTATIONS

- 6.1 NEIGHBOURS: All properties within 50m of the application site were consulted (54no. properties), a site notice displayed on 18th April 2025, and a press notice published in South Wales Argus on 19th April 2025.
- 6.1.1 Following the reduction in proposed housing numbers, a full neighbour reconsultation was repeated on 20th May 2026, a new site notice posted on 29th May 2026 and a press notice published on 19th June 2026.
- 6.1.2 Over both consultation periods, a total of 23no. objections have been received, with a summary of the key material planning considerations raised, listed below;

Objections:

- Flood risk and concerns that raising site levels could worsen flooding on adjacent land and nearby properties;
- Drainage and Sewer Capacity, including concerns that existing foul sewer network is already operating at capacity and could result in additional overflows;
- Impact of the proposed pumping station, particularly including noise, odour and visual impact;
- Highway Safety and traffic generation, including vehicle movements on Traston Lane/Road and impacts on local highway network;
- Number of car parking spaces including and potential overspill onto local roads that are at parking capacity;
- Concerns that construction traffic and future vehicles using the site will want to access Traston Lane which is a private road with resident access only;
- Impact on trees, landscaping and ecology;
- Effect on local character and the surrounding environment, arising from scale and appearance of the proposal;
- Overdevelopment of the site;
- Concerns that 9m high ballstop fence will not be sufficient and whether it can be accommodated;
- Concerns about flooding of cricket ground from increased run off reën.

- 6.2 COUNCILLORS HOWELLS, MORRIS AND STERRY: No response.

COUNCILLOR PETERSON:

I am writing to respond to the planning application for Traston Lane 25/0220, which proposes 26 units and a pump station. As a ward councillor living approximately 35 meters from the site on Traston Road, I must declare my proximity. However, I have been approached by numerous residents during the pre planning application consultation who have raised concerns after receiving PAC letter. To better understand their views, I visited homes around the site, including Traston Lane, Traston Road, and Traston Close. I encouraged residents to provide feedback.

In general, most residents are against the development, with only two expressing neutrality at the time of the pre application. however, since then one resident contacted myself and stated she wanted to make it clear that she opposed the development as well.

The primary concern is flooding, both surface and foul water.

All adjoining residents have highlighted that their gardens already flood during winter months. They fear that the development will exacerbate this issue by replacing natural drainage. The site is a green space that feeds into Great Spyty Reën, and replacing this with the proposed development will increase flooding. While the development includes surface water actions to meet SUDs requirements, such as ponds that will feed out of the site in the northwest corner, residents are worried. The ground on the site is being raised from 6.0m to 6.8m to allow drainage pipes to have a gradient fall. However, residents are concerned that raising the road will block the natural flow and create a taper from the high

point of the site to the low point of Traston Lane, which is 5.84m. The drainage on the outer boundaries of the site does not seem to account for the existing drainage or the taper that will be created. Traston Lane is not an adopted highway and relies on natural drainage for their flood defence, as do the private gardens that back onto the site. Additionally, a large proportion of the boundary vegetation, which absorbs water and serves as a flood defence, is proposed to be removed.

It should be noted that that 50% of the site has a boundary with a reën and the plans do not show access for plant machinery to clear any blockages caused by falling trees etc at the rear of the properties causing another potential flood risk.

Another major concern is the sewer system's capacity to handle an additional 26 properties and a pump station. The properties on Traston Lane are over 100 years old, with the lowest finished floor levels on the estate and ground-level toilets. In recent years, residents have experienced toilet overflows into the ground floor. They believe that the additional pressure on the sewer network will increase these events, disproportionately affecting them due to their location at the lowest point of the estate.

The proposed pump station has also raised concerns among nearby residents. It is proposed to be placed 10 meters from existing properties, raising issues about noise, smells, and unsightliness. While the pump station may meet specifications when installed, residents are concerned that over time, issues will arise, requiring their time and resources to rectify. The plans do not clearly show how or where the pump station will connect to the existing public sewer and the route the pipes will travel. Residents are concerned that even though they object to this development they will be forced to have their gardens dug up as the sewer lines in Traston flow through private gardens.

Traffic impact is another concern. The existing estate comprises about 100 properties, and an additional 26 properties represent a 26% increase in traffic on Traston Road. The highway is already showing signs of deterioration. Residents worry that the initial development, with lorries delivering supplies, will accelerate this deterioration and increase potholes, as the road is limited to 7.5-ton vehicles except for access. The continued traffic from new homes after development will exacerbate this issue. Furthermore, Nash Road outside the high school and college can get heavily congested, and additional traffic will worsen this congestion and its negative impacts. The plans also mention access through Traston Lane, but as it is a private lane and not an adopted highway, permission would be required to use this entrance.

Concerns were also raised about the 400-year-old oak trees on the site and the root protection area (RPA) necessary to maintain the tree's health. The exact measurements for the RPA seem inconsistent across different drawings. Specific concerns include:

1. Excavation: Digging into the soil to lay foundations or trenches is likely to damage roots, such as those of boundary fences/walls.
2. Soil Compaction: Parking vehicles, storing heavy materials, or operating machinery within the RPA can compact the soil and harm root systems.
3. Changes to Ground Levels: Raising or lowering the soil level disrupts the tree's access to oxygen, water, and nutrients.
4. Impermeable Surfaces: Installing asphalt, concrete, or other impermeable materials directly over roots prevents water and air from reaching them.

Residents are also worried about the devaluation of their properties due to affordable housing being put on the site. Although research shows that affordable housing does not negatively affect house prices in the long term, residents fear short-term impacts. Combined with the above concerns, some residents feel that this development will trap them in their current properties. A few residents reported that they bought their properties because they are on a private estate. If they choose to move due to this development, they believe they would not get the current market value and would have to move to a lower-standard property on another private estate.

These are a brief summary of the concerns shared with me as a councillor. While I support these concerns, I am aware that not all of them fall under your responsibilities. However, the impact on other authorities through this development affects residents' day-to-day lives.

I object for the above concerns along with the history of planning applications for this site as it is unfair on residents to continually having to object to proposals for over 32 years because (93/0980) developers can't meet the condition set by planning.

7. ASSESSMENT

7.1 The Proposal:

7.1.1 The application is seeking planning permission for the construction of 22no. dwellings, new highway access, soft landscaping, pumping station and associated works at land located off Traston Lane in the Lliswerry ward.

7.1.2 The site would be accessed via a new junction and access road formed to the west of Traston Lane. A pumping station is proposed to the north of the access, enclosed by a feature wall that would also extend south of the site entrance. A 5.5-metre-wide estate road would extend into the site, initially bounded by landscaped verges with tree planting, before continuing through the centre of the development and terminating at a turning head in the north-western part of the site. The proposed dwellings would be arranged on either side of the estate road and comprise the following mix of properties:

- 10 x one bedroom flats;
- 8 x two bedroom houses;
- 2 x three bedroom house;
- 2 x two bedroom bungalows.

7.1.3 The proposed dwellings whilst varying in house type, are all broadly of a consistent design with traditional pitched roof. The materials palette will consist of thru coloured render, anthracite grey fibre cement panels as the principal elevational treatment with reconstituted slate for the roof. The use of solar panels are included to building roofs where appropriately orientated.

7.1.4 In order to provide flood risk mitigation, the estate road (up to 7.30m AOD), dwellings (7.43m – 7.50m AOD) and their curtilages (circa 7.20m AOD) are proposed to be raised between 1.00 metres and 1.40 metres from original ground levels, which currently vary across the site. The external layout of the site would comprise of 34no. off street car parking spaces, a mix of soft landscaping features including retained trees, proposed street/avenue trees, native tree planting, wildflower planting and above ground SuDS features. Other ecological features such as hibernacula and bug hotel are proposed within communal landscaped areas. Communal cycle and refuse stores are also provided to serve the flatted accommodation. Boundary treatments across the site vary between brick walls, timber fences, hydroseed retaining walls and brickwork retaining walls.

7.2 Key Considerations:

- Establishing the principle of development;
- Flood Risk;
- Design and Layout;
- Residential Amenity (Future Occupiers & Neighbours);
- Highway Safety & Parking;
- Green Infrastructure, Trees and Biodiversity Enhancement;
- Air Quality;
- Refuse;
- Archaeology;
- Planning Obligations.

7.3 Principle of Development:

- 7.3.1 The site is located within the urban boundary and within an area that is considered as being relatively sustainable, with links to local amenities, such as shops and educational facilities and also within walking distance of public transport links.
- 7.3.2 The site is allocated through Policy H1(23) as a Housing Commitment for 21 dwellings under the Newport Local Development Plan 2011-2026 (adopted January 2015) and it also benefits from an extant planning consent, as discussed earlier within this report.
- 7.3.3 The site is located within Flood Zone 2 and 3 (Defended Against Sea) as per the Flood Maps for Planning and the proposal is for highly vulnerable development. Technical Advice Note (TAN) 15 Development, Flooding and Coastal Erosion states that applications for new development on Greenfield sites are not appropriate in Defended Zones unless they are allocated in development plans. As the site is allocated for houses under the NLDP, new residential development is acceptable under the TAN, subject to technical consideration as per Section 11 of the TAN.
- 7.3.4 As such, the proposal complies with the aims of Policy SP1 (Sustainability) and it is considered that the principle of residential development at the site is considered to be acceptable, subject to all other material planning considerations being addressed.

7.4 Flood Risk:

- 7.4.1 The planning application proposes highly vulnerable development (residential). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and is within Flood Zone 2 and 3 (Sea) and the TAN 15 Defended Zone.
- 7.4.2 A number of the objections received through the public consultation process have raised concerns in relation to flood risk, with neighbours citing the development of the existing site and raising of the land as having the potential to cause flooding elsewhere.
- 7.4.3 As outlined within the “Principle of Development” section of this report, as the site is allocated for residential development within the NLDP 2011-2026 (adopted January 2015), the development is justified in this location, subject to technical consideration through the submission of a Flood Consequence Assessment.
- 7.4.3 NRW are the statutory consultee for flood risk and development. In their response, NRW have advised that the FCA recognises flooding can occur through two separate, but associated flood mechanisms - tidal flooding of the open coast and tidal flooding of the River Usk. NRW have separately modelled these two mechanisms. Both models have been inspected to identify which model provides the worst-case scenario. It is concluded the main source of tidal flooding is from the coast, as predicted by the Caldicot and Wentlooge Coastal Modelling Study. To facilitate a detailed assessment of flood risk, NRW's 2016 flood model has been updated to support this FCA. NRW are satisfied with the methodology used to update the model and its findings.
- 7.4.4 Site levels range from 5.9-6.11 metres above ordnance datum (m AOD). It is proposed to raise the finished floor levels (FFLs) of the dwellings to 7.43m AOD. It is proposed to raise the ground levels at the front of the properties to 7.23m AOD, and at the rear of the properties to 7.28m AOD. The access road through the site will vary in elevation between 6.2-7.2m AOD.
- 7.4.5 It is noted that the extant planning permission permits 21 dwellings with finished floor levels of 6.80m AOD. The proposed scheme seeks finished floor levels of 7.43m AOD for the 22 dwellings, an increase of 0.63m above the approved levels.
- 7.4.6 Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere. There are requirements that must be in place for any development that is permitted to be located in flood risk areas. In all circumstances, developers and planning authorities should ensure the following conditions are met:

- No increase in flooding elsewhere
- Occupiers aware of flood risk
- Escape/evacuation routes present
- Flood emergency plans and procedures agreed and in place
- Flood resistant and resilient design
- Acceptable consequences for type of use.

7.4.7 Flood Risk Elsewhere

The FCA concludes,

“Given the small scale development, the small total footprint of the proposed buildings, and the tidal nature of the flooding event, the displaced volume of flooding and the impact of displaced water are expected to be negligible.”

NRW are satisfied with this conclusion and consider it meets the requirement of no increase in flooding elsewhere in section 11.4 of TAN 15.

7.4.8 Occupiers Aware of Flood Risk & Flood Resistant and Resilient Design

The FCA proposes the management of flood risk by recommending residents sign up to receive flood warnings from NRW, and the production of a Flood Response Plan.

The FCA advises,

“...the residential dwellings are predicted to be flood-free in all design events, with the FFLs raised above the extreme tidal flood level. Consequently, the application of PFR [Property Flood Resilience] measures is not recommended for this development.”

NRW have confirmed that they do not comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as they do not carry out these roles during a flood. NRW's involvement would be limited to delivering flood warning to occupants/users.

The LPA do not have the technical expertise to review such a response plan. However in terms of making future residents aware of the flood risks, the site is to be owned and managed by a Rented Social Landlord moving forward, and they will be aware of the risks and have the ability to liaise with residents

7.4.9 Escape Routes/Evacuation Routes Present

As the risk to the site is from tidal flooding, there would be flood warnings with significant (24 48hr) lead times, which would allow residents to prepare, monitor and evacuate the site as necessary. If evacuation is not possible for whatever reason, the properties are predicted to remain flood-free for the lifetime of the development.

7.4.10 Frequency Thresholds (Figure 5 of TAN 15)

Based on the proposed FFLs and ground levels, the FCA shows:

0.5% (1 in 200 year) plus climate change to 2123 annual probability tidal flood event

The required design standard for new development is to be flood free during this flood event.

The proposed dwellings and the residential curtilages are predicted to be flood free.

In the Upper End Climate Change Estimate scenario, the proposed dwellings and residential curtilages remain flood free.

This is compliant with Figure 5 of TAN15.

The proposed access road is predicted to flood to a depth of 0.89 metres, where it adjoins the existing highway at Traston Road.

In the Upper End Climate Change Estimate scenario, the proposed access road, where it adjoins the existing highway at Traston Road is predicted to flood to a depth of 1.21 metres.

This does not comply with Figure 5 of TAN15.

The FCA considers the predicted flooding of the proposed access road where it joins the existing highway is unavoidable as level access to the highway and surrounding infrastructure is required. Whilst this is not in line with the requirement of Figure 5 of TAN 15, NRW recognise the ground level cannot be raised at this location without compromising essential access, and it is unlikely the entire site could be designed to be flood free in this event. Ultimately, NRW it advise that it is for the LPA to be satisfied that the predicted flooding consequences, as outlined, are acceptable. This includes considering whether mitigation measures, such as raising ground levels, are practical and achievable.

7.4.11 Tolerable Conditions (Figure 6 of TAN 15)

The tolerable conditions set out within Figure 6 advise that new highly vulnerable development should be designed to have a maximum flood depth of 600mm, and velocity of 0.15m/s.

Based on the proposed FFLs and ground levels, the FCA shows:

During the 0.1% (1 in 1000 year) plus climate change to 2123 annual probability tidal flood event, the proposed dwellings are predicted to be flood free and the residential curtilage is predicted to flood to a depth of 0.16m.

This flood depth is within the tolerable conditions in Figure 6 of TAN 15.

During the 0.1% (1 in 1000 year) plus climate change to 2123 annual probability tidal flood event, the proposed access road through the site is predicted to flood to a depth of up to 1.19m at the site access with Traston Road.

This flood depth exceeds the tolerable conditions in Figure 6 of TAN 15.

7.4.12 Breach Assessment

Breach modelling has been undertaken. NRW are satisfied with the methodology used. The FCA advises,

“The breach scenarios show negligible change in flood levels compared to the baseline results... The breach assessment shows that due to the massive overtopping of the coastal flood defences, a failure of the flood defence will have little to no impact on the flood risk at the site.”

NRW are satisfied with this assessment and consider it meets the requirement of section 10.26 of TAN 15.

7.4.13 Surface Water Flooding

The FCA has considered the risk of surface water flooding and flooding from small watercourses and has identified that the site is within Zone 1, which has less than a 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year. The risk of surface water and small watercourse flooding will be further reduced by the proposed raising of the site and implementation of SuDS drainage. Consequently, the risk of flooding from this source is concluded as being very low.

Objections received raise concerns that the raising of the site could result in displacement of surface water flooding to land outside of the application site. Whilst a material planning consideration, surface water drainage is considered by a separate regulatory body i.e. the

Sustainable Drainage Approving Body (SAB) under Schedule 3 of the Flood & Water Management Act.

A pre application enquiry has been submitted to the SAB, however a formal application is not yet understood to be submitted. Where planning permission is sought prior to SAB approval, TAN14 advises that the applicant will be expected to provide a Drainage Statement as part of the planning application. In this respect, a Drainage Strategy/Statement has been provided for the development and this outlines how SuDS has been incorporated into the scheme, and provides the LPA with the confidence the scheme incorporates SuDS appropriately.

The overall site layout includes various external space for SuDS features, as shown on the submitted plans, and there are significant areas of soft landscaping retained across the site as well as private SuDS feature shown within plots, linked to the surface water network. Sufficient information has been submitted to demonstrate that the proposed layout can accommodate the necessary features required for SAB approval. Importantly, if there is existing flooding occurring to neighbouring properties, it is not for this development to resolve it, only to ensure that it does not demonstrably and adversely affect the existing situation. It must sustain itself in surface water terms and as part of SuDS, include robust mechanisms to ensure surface water flood risk does not worsen off site as a consequence of the development.

7.4.14 Flood Risk Conclusion

The FCA has demonstrated that the proposed dwellings will remain flood free in all events, and the front and rear gardens would experience minimal flooding in the 0.1% event plus climate change. The site access will experience greater flooding, however this is unavoidable given that the levels will need to tie into the existing highway at Traston Lane.

Overall, it is generally considered that the application has demonstrated that the risks and consequences of flooding can be managed appropriately, subject to the proposed mitigation as outlined, such as land raising and FFLs, which is recommended to be secured by planning condition.

7.5 Design and Layout:

7.5.1 PPW12 requires proposals to contribute to the concept of Placemaking, which is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. Placemaking draws upon an area's potential to create high quality development and public spaces that promotes people prosperity, health, happiness and well being. Good placemaking should consider the context, function and relationships between a development site and its wider surroundings.

7.5.2 Policy GP6 (Quality of Design) states that good quality design will be sought in all forms of development. The aim is to create a safe, accessible, attractive and convenient environment. In considering development proposals the following fundamental design principles should be addressed;

- I) Context of the site: all development should be sensitive to the unique qualities of the site and respond positively to the character of the area;*
- II) Access, permeability and layout: all development should maintain a high level of pedestrian access, connectivity and laid out so as to minimise noise pollution;*
- III) Preservation and enhancement: where possible development should reflect the character of the locality but avoid the inappropriate replication of neighbouring architectural styles. The designer is encouraged to display creativity and innovation in design;*
- IV) Scale and form of development: new development should appropriately reflect the scale of adjacent townscape. Care should be taken to avoid over-scaled development;*
- V) Materials and detailing: high quality, durable and preferably renewable materials should be used to complement the site context. Detailing should be incorporated as an integral part of the design at an early stage;*

VI) *Sustainability: new development should be inherently robust, energy and water efficient, flood resilient and adaptable, thereby facilitating the flexible re use of the building. Where existing buildings are present, imaginative and sensitive solutions should be sought to achieve the re-use of the buildings.*

- 7.5.3 The application site comprises a parcel of land within the settlement boundary and surrounded by established residential development. Although the site is currently undeveloped, it benefits from an extant planning permission for residential development. The proposed use is therefore considered compatible with the character and function of the surrounding area. The scheme will deliver 100% affordable housing and has been designed to meet the requirements of the future Registered Social Landlord, Bron Afon who intend to retain ownership and manage the site.
- 7.5.4 Extensive discussions have taken place throughout the application process regarding the layout and design of the development. These negotiations have resulted in the removal of four residential units and a reconfiguration of the site layout including an increase in soft landscaping and tree planting, leading to a scheme that is now considered acceptable in design and placemaking terms.
- 7.5.5 At the site entrance, the proposed pumping station has been substantially revised from the original submission. While final infrastructure details can be secured by condition, the current proposal comprises a low profile concrete plinth with surface mounted access covers and service cabinets with a paved access area. The facility will be enclosed by a powder coated mesh fence and access gates to the front, with the remaining boundaries formed by a 1.8m high facing brick wall incorporating feature piers. The brick wall will continue on the opposite side of the site entrance, creating a strong and attractive feature. Together with the proposed landscaping, this treatment provides an attractive entrance and enhances the development's appearance within the wider street scape.

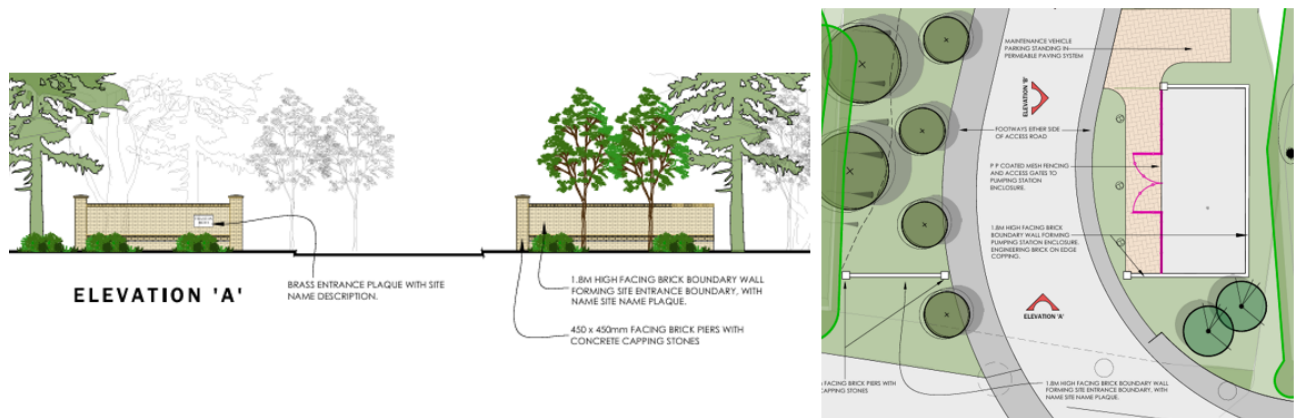


Figure 1 – Pumping Station and Site Entrance

- 7.5.6 The estate road broadly follows the layout established under the historic approval. However, the revised scheme introduces enhanced soft landscaping and tree planting along the approach into the site, creating a more attractive street scene. The highway incorporates a combination of permeable paving and tarmac surfaces, increasing visual interest.
- 7.5.7 The central road arrangement allows dwellings to front the public highway, providing active frontages and opportunities for natural surveillance, consistent with good design and placemaking principles as required by local and national planning policy. The properties are generally set back behind areas of private planting and bioretention features, which create defensible space, soften the appearance of the development, and improve the quality of the public realm. In addition, areas of open space, landscaping, tree planting and SuDS features are integrated throughout the site, providing visual breaks between buildings and contributing to a greener and more attractive environment. Through negotiation, and the reduction in house numbers, additional areas of soft landscaping and tree planting have been provided within the final site layout, which makes a positive contribution to placemaking objectives and

visual amenity as well as in relation to Green Infrastructure and biodiversity objectives, which will be discussed in greater detail later within this report.

- 7.5.8 Prominent plots incorporate dual aspect designs to provide active elevations facing public areas. In particular, Plots 1–4 have been amended through negotiation to include windows, entrances and architectural detailing on both the southern and eastern elevations. These design measures enhance natural surveillance, create more engaging street frontages and improve the appearance of the building when viewed from the site entrance.

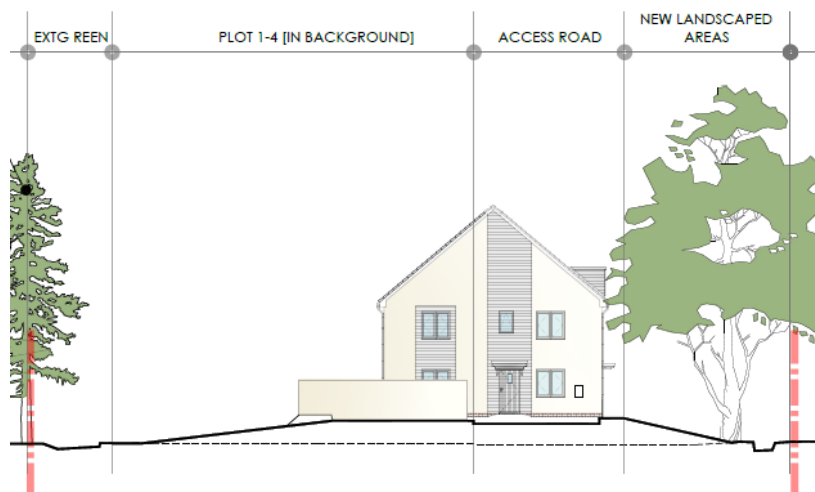


Figure 2 Plot 1 – 4 South Facing Elevation towards Site Entrance

- 7.5.9 Within the northern section of the site, Plots 21 and 22 have been revised from two storey dwellings to a pair of bungalows, with the displaced two storey units relocated to Plots 18–20. This amendment creates a more consistent built form along the main estate road, with a coherent scale and character of development. Given its physical separation from the main street frontage, the northern projection of the site is considered an appropriate location for the bungalows, with lower scale and distinct appearance providing variation whilst remaining compatible with the overall scheme.
- 7.5.10 Boundary treatments across the development comprise a combination of timber fencing and facing brick walls. Where boundaries are highly visible and sensitive within the public realm, facing brick walls are proposed to provide a more robust and attractive appearance, contributing positively to the character of the development. Timber fencing is reserved for less prominent side and rear boundaries where visual impacts are more limited.
- 7.5.11 In terms of the dwellings themselves, it has been raised within a public objection that the proposed properties are not compatible with the local character and surrounding environment due to their design and appearance.
- 7.5.12 The properties previously approved on the site were very much of their time, and included large suburban houses of a greater scale, with quite intricate and detailed design features. The properties proposed within this application are considered to be of a scale that is more inkeeping with the surrounding area, however are of a simple and more contemporary design. The proposal will have its own access and be of a cul-de-sac type arrangement and will clearly be seen as a more recent addition to the wider estate which includes a range of older terraced units at Traston Lane and pre and post war semis in other areas.



Figure 3 – Streetscape Elevation (Plot 1 to 13)

7.5.13 It is considered that good design should merely not replicate the existing appearance of the site's location, but respond positively and appropriately. The development comprises of four different house types, which are each of their own design and appearance, however are considered to be consistent in their scale, appearance, materiality and architectural features. Materials comprise of thru coloured render and anthracite grey fibre cement cladding as the principal elevational treatments, with reconstituted slate as the roof covering. This is considered to be a robust and acceptable choice of material when compared with the surrounding residential context, where render and standard roof tiles are common place. Whilst the house types are notably different from the more traditional house design within the surrounding area, where properties often contain bay fronted windows and hipped roofs, the site is read separately from the existing pattern of development and it is considered that the approach chosen is acceptable.

7.5.14 Overall, it is considered that the proposed layout and design of the site and the scale and appearance of the proposed dwellings are acceptable and that the scheme has demonstrated compliance with good principles of placemaking and is considered to successfully integrate with the surrounding area.

7.5.15 The proposal complies with Policy GP2(iv) and GP6 of the NLDP 2011-2026 (adopted January 2015).

7.6 Residential Amenity:

7.6.1 Policy GP2 (General Amenity) is the relevant policy used when making assessment on residential amenity, and is set out below;

Development will be permitted where, as applicable:

- i) *there will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality;*
- ii) *the proposed use and form of development will not be detrimental to the visual amenities of nearby occupiers or the character or appearance of the surrounding area;*
- iii) *the proposal seeks to design out the opportunity for crime and anti-social behaviour;*
- iv) *the proposal promotes inclusive design both for the built development and access within and around the development;*
- v) *adequate amenity for future occupiers.*

7.6.2 The New Dwellings SPG is adopted as an addition to the NLDP and provides a clear, in depth advice on a range of planning and development issues that relate to the development of new dwellings. The main function of the New Dwelling SPG is to:

- i) To ensure that occupants of new dwellings have reasonable living conditions;
- ii) To ensure that new dwellings do not deprive persons in existing dwellings of reasonable living conditions; and
- iii) To protect the character and appearance of the natural and built environments.

Neighbouring Occupiers

7.6.3 The site is situated within an established residential area and, as noted previously, benefits from an extant planning permission for 21 residential dwellings. In this context, the proposed

residential development represents an appropriate and compatible use of the site, reflecting the character of the surrounding area.

- 7.6.4 In order to demonstrate compatibility with TAN 15, as previously considered, the site will need to be raised in part. This predominantly relates to the central access road and the residential curtilages and properties. As such, it must be considered how this will relate to neighbouring properties and whether this would result in any harmful impact on residential amenity, such as through overbearing effect, loss of light or privacy. In order to help with the assessment of this, a number of proposed cross sections through the site have been provided.
- 7.6.5 The residential properties at Traston Lane are set approximately 1.10 metres lower than the proposed estate road, with the adjacent ground levels within the site being reduced down in height to tie into adjacent ground levels at the site boundary. The proposed dwellings are set at 7.430 metres Above Ordnance Datum (AOD), which is approximately 1.10 – 1.20 metres above Traston Lane.
- 7.6.6 The properties at Traston Lane face the site, however distances between the existing and proposed dwellings are significantly beyond the 21 metre distance set out in the SPG for face to face protected windows serving habitable rooms. In this instance, many of the properties along Traston Lane do not directly face new dwellings as a large part of the site in this location is for the provision of soft landscaping. As shown in the extract of the proposed landscaping plan, 4 to 7 Traston Close are not in line with any proposed dwellings, and Nos. 8 to 10 face Plot 1-4, however there is sufficient distance and also intervening tree planting proposed, and the retention of existing landscape features which would further offer screening.

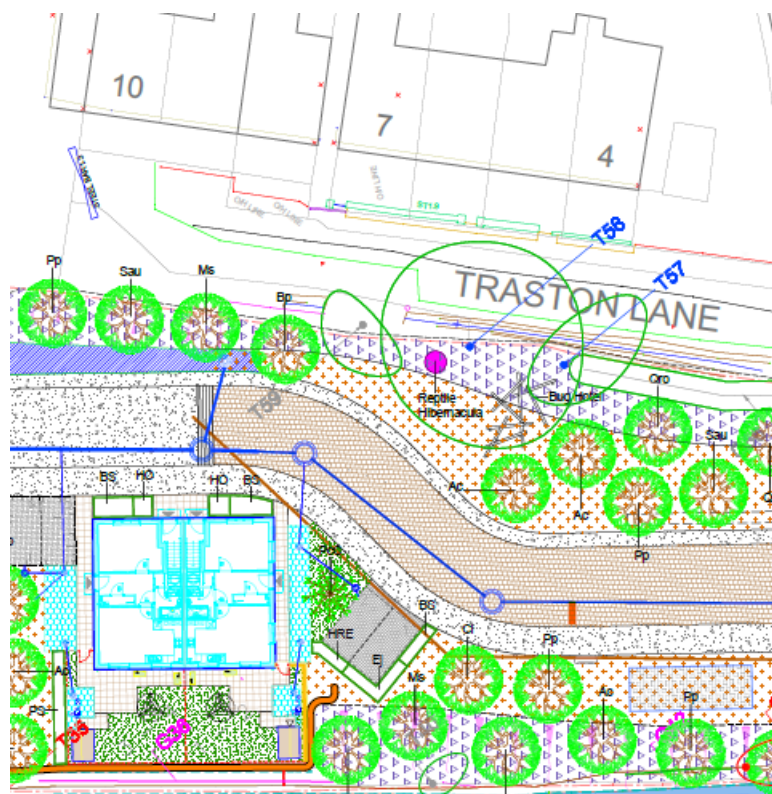


Figure 4 – Extract of Soft Landscape Plan

- 7.6.7 An objection received has raised concerns about the existing relationship with Traston Lane changing, with views of the existing undeveloped site changing significantly. The site is allocated in the plan for housing, and it is accepted that when developed, the relationship here would be different. However, as outlined within this report it is not considered that there would be any demonstrable harmful impact on visual amenity or the residential amenity of existing residents as a result of the development that would warrant a robust reason to refuse planning permission. The impact on light received by existing properties has also been raised, however the 25 degree light test has been undertaken from the relevant properties in line

with new dwellings and this has been passed. The appearance of the site will change with development as it currently has re-vegetated and is vacant or underused urban land.

- 7.6.8 To the north of 10 Traston Lane, as shown in the proposed site plan extract below, a single storey bungalow is located with south facing side elevation, containing three window openings. Due to the limited height of the bungalow and the blank side elevation of no.10 it is not considered that there is any issue of privacy between openings and there is no unacceptable overbearing impact caused. An intervening strip of land to the side (north) of no.10 is separated from the residential curtilage by a boundary treatment, with the rear garden separated again by such treatment and this is under a separate land title. Consequently, there is no concern that the proposed bungalow would result in any loss of privacy or direct views into the residential curtilage of this property and cause an unacceptable impact on its amenity.

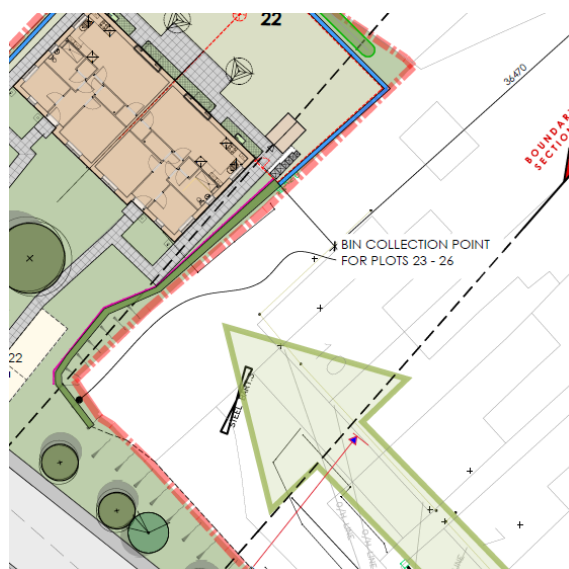


Figure 5 – Site Plan Extract showing Relationship of Plot 22 with side elevation of 10 Traston Lane

- 7.6.9 Along the north eastern boundary, the site backs onto properties at 7 to 23 Traston Close. The site boundary is predominantly hedgerow and trees, with a mix of fencing located at the foot of the existing gardens. As such, intervisibility between the site and the rear gardens is generally limited. As the site is being raised, retaining walls are proposed and are set in from the perimeter. These range in height between 0.90 metres and 1.05 metres and above these a 1.80 metre high close boarded timber fence is to be installed. This fence will prevent any intervisibility between the gardens of the existing and proposed properties, maintaining amenity.
- 7.6.10 The proposed two storey dwellings at Plots 18-20 and bungalows at Plots 21-22 all have a distance in excess of 10 metres from rear elevation to the site boundary and the distance from rear elevations to the rear elevations of the properties at Traston Close are all significantly in excess of the 21.00 metre standard for facing protected windows. This is acceptable and in accordance with adopted guidance to ensure privacy and residential amenity is preserved.
- 7.6.11 The rear elevation of the two storey flatted block at Plots 12 – 17 is again well in excess of the 21.00 metres to the rear elevation of the properties at 21 and 23 Traston Close and intervisibility between habitable windows is not a concern due to this. The distance from the rear elevation to the gardens of no. 21 and 23 varies between 8.25 metres and 10.00 metres, and this is just short of the recommended 10 metres. The 10 metres distance in the SPG for garden depth of new dwellings is designed to ensure there is a minimum of 20 metres between facing elevations, and as demonstrated this is significantly exceeded. The rear elevations of the proposed flats do contain windows that would have views towards the bottom of the gardens of no.21 and 23, however there is a tall intervening conifer hedge that is outside of the application site red line, and is within the control of these neighbouring properties. To a degree, due to the height of the conifer hedge it will control the level of

overlooking towards these gardens. Whilst it is accepted that the relationship at this boundary is to differ from the existing situation, on balance it is not considered to be of such a harmful extent that would warrant the refusal of planning permission in this instance.

7.6.12 There has been some concern from the public consultation in relation to the pumping station and whether this would result in any impact on amenity due to noise generation. The pumping station is underground, with limited above ground infrastructure such as small cabinets and is not considered likely to result in any noise generation that would be audible to neighbouring properties to an unacceptable degree. The pumping station is also enclosed by a brick screen wall and there is also existing landscape features to the north that would offer some form of buffer and protection. Environmental Health have provided comments on the application, and have not raised any concerns in relation to the provision, location or siting of the pumping station. Pumping stations are common place within residential development sites and within proximity to dwellings, and there is no reason to believe that the proposed station would cause an adverse impact on residential amenity through an unacceptable level of noise an disturbance.

7.6.13 As is standard practice, a planning condition is recommended to secure a Construction Environment Management Plan (CEMP) to control working practices on site as part of the construction phase of development.

7.6.13 Overall, as has been demonstrated within this section of the report, it is considered that an acceptable level of residential amenity for neighbouring properties is maintained and the proposal complies with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

Future Occupiers

7.6.14 All of the new dwellinghouses proposed have acceptable ground and first floor layouts that are of a suitable size, served adequately by window openings to allow for natural light, outlook, ventilation and allow residents a good level of space. Whilst there are no space standards for new dwellings, the size and layouts of the properties are proportionate to the number of bedrooms and anticipated residents to provide acceptable amenity.

7.6.15 The New Dwellings SPG advises that dwellinghouses should have 1sqm of private amenity space, ideally located to the rear, for every 1sqm of the properties footprint. Over the course of the application, negotiations have taken place regarding external gardens, particularly in relation to the properties that are located south of the highway. Some of these properties have irregular shaped gardens owing to the proximity to the site boundary, and initially were considered to be too small. Following some adjustments to boundary treatment locations it is now considered that all houses across the site have acceptable gardens to provide residents with sufficient external space to provide adequate levels of outdoor amenity.

7.6.16 Turning to the assessment of amenity for the flats, the SPG sets out a minimum desired gross internal floor space for new flats, as set out in the table below. The proposed flats are 'walk up' flats as opposed to 'common access' and each have one bedroom.

Beds/bedrooms	Flat type			
	<i>Studio</i>	<i>Converted</i>	<i>New</i>	
			Common Access ²	Walk up ³
1	32	45	46	50
2	n/a	58	59	65
3	n/a	74	84	90
4	n/a	86	93	99

Figure 8 – Desired Gross Internal Area

7.6.17 In line with the SPG, the one bedroom flats are desired to have a minimum of 50sqm GIA. The proposed flats range from 50.34sqm to 58.96sqm in size and as such, all meet and exceed the desired standards. The internal configuration of each flat is also acceptable and

are served by suitably positioned and sized windows to offer access to natural light, ventilation, perceived space and outlook for residents.

7.6.18 Externally, the SPG specifically sets out desired standards for private and communal amenity space for flatted development. For a one bedroom flat a 1.50 metre by 1.50 metre balcony should be provided as private amenity space. The flatted building at Plot 12 - 17 contains three ground floor flats with rear private amenity space measuring 1.70 metres x 2.20 metres and first floor balconies for three flats that measure 1.25 metres x 2.20 metres. As such, each flat is considered to have suitable private amenity space.

7.6.19 In terms of communal amenity space, the SPG also desires the below space, which is based on the number of occupiers for that block;

No of occupants	Square metres per occupant
1-20	15.00
21-40	14.00
41-60	13.00
61-80	12.00
81-100	11.00
100+	10.00

Figure 9 – Desired Communal Amenity Space

7.6.20 The proposed 8no. one bedroom units at Plots 12-17 would accommodate up to 16no. occupants and subsequently 240sqm of communal space should be provided to meet the desired standards. Approximately 150sqm of communal amenity space is located to the rear of the block, and this does fall short of the desired requirements, and weighs against the proposal. As illustrated on the plans however, this space is of a reasonable shape and form and is readily accessible, with the ability to use for functional purposes such as hanging and drying washing. It is also acknowledged that there are other areas of outdoor communal space within the wider development that residents could use for recreation. More importantly, the residents of this block each benefit from acceptable private amenity space that is anticipated to be more frequently used, and on balance it is considered that this offsets any shortfall in communal space in this instance.

7.6.21 The flats at Plots 1 – 4 do not have private amenity space in the form of balconies, however Plot 1 and 2 and Plot 3 and 4 each share a large enclosed rear garden area just short of 120sqm in size. For upto 8no. residents across the four flats within this building, it is desired that 120sqm is provided in accordance with the SPG. Therefore, this communal space does fall marginally short, however it is of a practical and useable layout and is considered to offer residents acceptable outdoor amenity.

7.6.22 The proposed positioning of the dwelling houses and the flatted buildings are laid out in an acceptable manner as to not result in any unacceptable overlooking or intervisibility between proposed dwellings that would result in an harmful adverse impact on privacy.

7.6.23 South of the site beyond the ree and tree line is Newport Cricket Club, which is a County standard cricket facility, and it is advised to be used locally by teams and also by visiting professional teams as a training base. Under the extant planning permission for the site, a S106 legal agreement secured the implementation of a 9 metre high chain linked ball stop fence to the south of the tree line, in order to prevent cricket balls entering the development site, protecting the amenity of the residential properties. This is proposed again by the applicant, and will be discussed in greater detail later in this report.

- 7.6.24 The Newport International Sports Village is located within close proximity and walking distance of the site and this will offer residents a good level of recreational opportunity and is a further merit of the site's location in terms of future amenity.

Conclusion

- 7.6.24 Overall, it is considered that the final design and layout of the proposed development successfully demonstrates that it provides an acceptable level of residential amenity for the future occupiers of the site and is compliant with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

7.7 Highway Safety & Parking:

- 7.7.1 The principle of the residential development of the site for a comparable number of dwellings is established through the extant planning permission and the allocation of the site within the NLDP. As such, the main Highways focus is centred around the newly proposed access to the site, internal road layout, accessibility and on site parking.
- 7.7.2 A new vehicular access is proposed from Traston Road which, following amendments to the submitted plans, has now been provided with an appropriate level of detail. The Council's Highways Officer has confirmed that the works will require the applicant to enter into a Section 111 Agreement, however the proposed access arrangements are considered acceptable in principle.
- 7.7.3 The internal estate road would be constructed to a width of 5.5 metres throughout the development, which is considered acceptable and capable of accommodating the anticipated traffic generation whilst also allowing for a degree of on street parking where appropriate. Footways are proposed at a width of 2.0 metres along the southern side of the carriageway and 1.0 metre along the northern side. Having regard to the scale of development proposed, the cul-de-sac nature of the estate road with no through route, and the fact that the approved extant scheme incorporated footways of only 1.0 metre width on both sides of the carriageway, the proposed arrangement represents an improvement and is considered acceptable from both highway safety and pedestrian accessibility perspectives.
- 7.7.4 Planning Policy Wales (PPW) Edition 12 promotes sustainable placemaking and seeks to reduce reliance on private car travel by prioritising walking, cycling and public transport. As such, parking provision should be proportionate to the accessibility of a site and should support opportunities for sustainable travel rather than encourage unnecessary car use. In locations that are well served by alternative modes of transport, a reduction in parking provision may be appropriate where it can be demonstrated that parking demand can be accommodated without giving rise to unacceptable impacts. This approach aligns with the objectives of PPW to encourage modal shift, reduce carbon emissions, make efficient use of land and create sustainable, well-connected communities.
- 7.7.5 Public objections received refer to the existing parking situation within the surrounding area, with on street parking being at capacity and residents often being unable to park within close proximity of their property. Concerns raised refer to occupiers of the proposed development further contributing to this and worsening the current situation resulting in pedestrian and highway safety issues. The site lies within Parking Zone 4 and, in accordance with the Council's adopted Parking Standards SPG, each dwelling generates a parking requirement of one space per bedroom, up to a maximum of three spaces per dwelling. Appendix 5 of the SPG also provides for reductions in parking provision where developments demonstrate sustainable credentials, having regard to factors such as walking distances to local facilities, accessibility to public transport, proximity to cycle routes and the frequency of public transport services.
- 7.7.6 In support of the application, a Sustainability Matrix has been submitted to assess the development against the criteria set out within the SPG. The assessment achieves a score of seven sustainability points, sufficient to justify a reduction of one parking space per dwelling as required. Whilst the Council's Highways Officer has noted that supporting evidence was not provided in respect of all measurements contained within the matrix, Officers are generally satisfied with the relevant walking distances and accessibility criteria

and are content that the submitted assessment accurately reflects the site's sustainability credentials and that the reduction claimed is justified.

- 7.7.7 There has been a public objection submitted in relation to the matrix, advising that the Post Office and bus frequency stated is inaccurate and if corrected, these errors would lower the sustainability credentials of the site. It is worth noting that the Sustainability Matrix was submitted at the time that the scheme contained 26no. dwellings and there was a greater parking shortfall. Following the reduction of the scheme to 22no. dwellings, this has improved that shortfall and even if disregarding the submitted information there would only be a deficit of 2no. spaces across the whole site. Taking into account the aspirations of national planning policy to a modal shift away from reliance on private vehicle use, in this worst case scenario a shortfall of 2no. spaces would not be considered a robust reason to refuse planning permission in any event.
- 7.7.8 The table below summarises the parking requirements in accordance with the adopted SPG, the overall parking demand generated by the development, the applicable sustainability reduction and the level of parking provision proposed.

Dwelling Type	No. of Units	SPG Parking Demand Per Unit	Total SPG Required Parking	Sustainability Reduction	Final Proposed Parking Provision
1 Bed Flat	10	1	10	0	10
2 Bed House	10	2	20	0	20
3 Bed House	2	3	6	2	4
Total	22		36	-2	34

Figure 10 – Parking Standards

- 7.7.9 In addition to resident parking, the adopted Parking Standards require the provision of one visitor parking space for every five dwellings. Based on the scale of development proposed, four visitor parking spaces are therefore required. Rather than being formally allocated within dedicated parking bays, these spaces are proposed to be accommodated on street within the estate road. The Council's Highways Officer is satisfied that the width and layout of the internal highway are capable of accommodating this requirement safely. Furthermore, it is often the case that formally designated visitor parking spaces located adjacent to residential properties become informally associated with, and effectively privatised by nearby occupiers, thereby limiting their availability for genuine visitor parking. In this instance, the proposed on street provision is considered an appropriate and practical solution that will adequately serve the development.
- 7.7.10 In line with the requirements of the Sustainable Travel SPG, all units have been provided with secure cycle parking. The dwellinghouses have provision through a shed within the garden space, and the flatted units at Plots 12 to 17 have communal provision to the north western elevation. The proposed dwellinghouses also have the provision for on plot refuse storage ready for presentation on the highway on collection day and the flatted units also have communal storage, which is closely located to the highway and within the applicable refuse collection distances. As shown on the Newport Active Travel Map, the site is closely linked with a shared path/off road cycle lane and on road cycle lane at Traston Road to the north and south, which will offer residents active travel accessibility from the site.
- 7.7.11 Final details for the communal storage enclosures for cycles and refuse areas are recommended to be controlled by a suitably worded planning condition.
- 7.7.12 Overall, it is considered that all matters relating to transport, highway safety and parking have been suitably addressed by the applicant throughout the course of the application, and the proposal now complies with Policy SP1, GP4 and T4 of the NLDP 2011-2026 (adopted January 2015).

7.8 Green Infrastructure, Trees and Biodiversity Enhancement:

- 7.8.1 Chapter 6 'Distinctive and Natural Placemaking and Well-Being' of Planning Policy Wales (PPW) Edition 12 (updated February 2024) states that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term benefit.
- 7.8.2 PPW 12 also advises that a Green Infrastructure Statement (GIS) 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. PPW 12 states that having worked iteratively, in line with Figure 12 through the stages of The Stepwise Approach, and providing a GIS that the step wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.

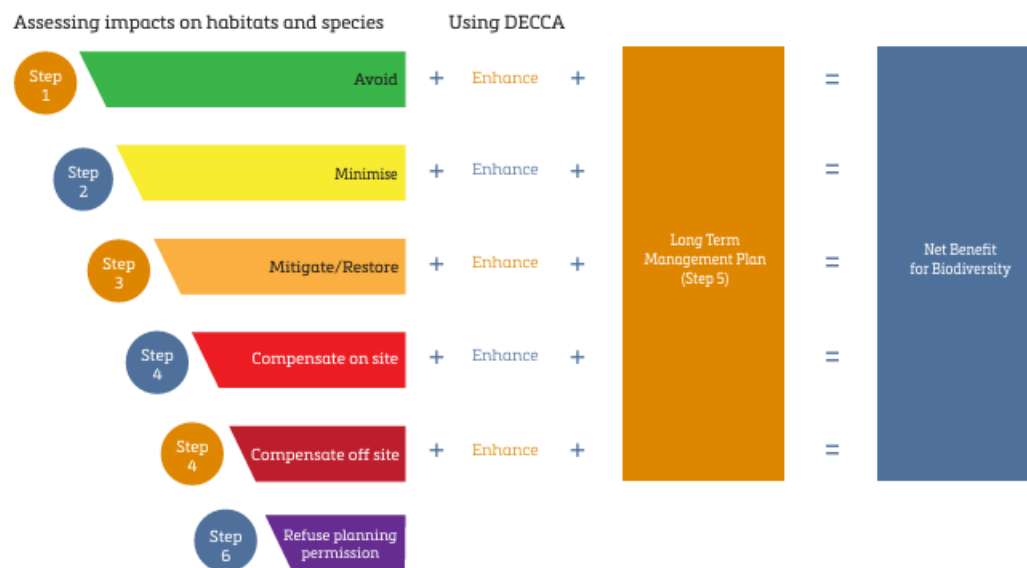


Figure 11 – The Stepwise Approach

- 7.8.3 The environmental impacts of the proposal have been assessed through a comprehensive package of supporting technical information. During the course of the application, a number of amendments and updates have been submitted in response to consultee comments, including:
- Preliminary Ecological Assessment (December 2024);
 - Green Infrastructure Statement (updated April 2026);
 - Ecology Addendum (7 May 2026);
 - Bat Transect Survey Report (October 2025);
 - Bat and Trees Survey Report (17 December 2025);
 - Reptile Survey Report (October 2025);
 - Arboricultural Impact Assessment (10 October 2025);
 - Tree Survey;
 - Tree Constraints Plan;
 - Proposed Tree Removal Plan;
 - Landscape Specification and Management Plan (updated April 2026); and
 - Detailed Soft Landscape Plan Rev D (June 2026).

- 7.8.4 PPW12 states that the permanent removal of trees, woodland and hedgerows should only be permitted where this would deliver significant and clearly defined public benefits. Where losses are unavoidable, a sequential approach should be followed to avoid, minimise and compensate for impacts. Compensatory planting should be proportionate to the green infrastructure value of the trees lost and, wherever possible, be provided on or immediately adjacent to the site. PPW12 advises a minimum replacement ratio of three trees for every one tree removed. In response to the Council Ecologists comments, a new Green Infrastructure Statement, Ecology Addendum and soft landscaping scheme have been submitted. At the time of writing this report, final comments from the Ecologist had not been received, and these will either need to be submitted as a Late Representation or reported verbally at Planning Committee if they are received in time.
- 7.8.5 The site is enclosed by a number of trees and tree groups, several of which are protected by Tree Preservation Orders (TPOs). Trees T4 (site), T57 (site) and T58 (site) are protected by a 1999 TPO, whilst Tree T24 (outside of site) is protected by a 2004 TPO. These trees will remain. The submitted arboricultural information identifies that the overall quality of the tree stock associated with the site is relatively poor. Approximately 60% of the surveyed trees are categorised as dead, dying, dangerous or otherwise unsuitable for retention, 33% are classified as low-quality Category C specimens, and only 6% are moderate-quality Category B trees. No Category A trees are present within or adjacent to the site.
- 7.8.6 The Arboricultural Impact Assessment identifies the removal of 41 trees and tree groups in total. Of these, 25 are located outside the application site on Council-owned land, comprising 24 Category U trees recommended for removal on arboricultural grounds and 1 Category C tree. Within the application site, a further 16 trees and tree groups are proposed for removal, including 14 Category U specimens and two Category C trees.
- 7.8.7 Importantly, only 3 Category C trees are proposed to be removed specifically to facilitate the development. The remaining 38 trees and tree groups have been identified as requiring removal irrespective of the development due to their poor condition, structural defects, disease (including Ash Dieback), collapse risk, or because they are dead or dying. In the view of the Local Planning Authority, where trees are being removed primarily for arboricultural reasons rather than as a consequence of development, a one for one replacement ratio is appropriate. The three Category C trees removed to accommodate the development should, however, be replaced in accordance with the minimum 3:1 ratio advocated by PPW12.
- 7.8.8 Applying these replacement ratios results in a requirement for 50 replacement trees. The submitted Green Infrastructure and landscaping proposals include 48 native trees and 13 avenue street trees, providing a total of 61 new trees across the site. This exceeds the calculated replacement requirement. Following discussions with the Council's Landscape Officer, the specification of the proposed trees has been increased from 12–14cm girth stock to 16–18cm girth stock, providing a more immediate landscape contribution. Subject to implementation in accordance with the approved plans, the proposed species mix, quantity and specification of replacement planting are considered acceptable.
- 7.8.9 The Council's Tree Officer has raised concerns regarding the loss of group TPO trees along the site boundaries, which as a group TPO currently provide a valuable visual buffer and screening between Newport International Sports Village and the application site. Although many of the trees are in poor condition and unsuitable for retention, it is acknowledged that their removal will nevertheless result in changes to the character and appearance of the site boundaries. Concerns were also expressed regarding the limited scope for replacement planting along these boundary areas and the potential for future pressure to undertake pruning or removal works to retained trees adjacent to proposed plots 10–13.
- 7.8.10 The Tree Officer additionally raised concerns regarding the proximity of the proposed highway, footway and drainage infrastructure to Tree 58 and the potential impact upon its Root Protection Area. However, revised plans have subsequently amended the highway layout, relocating the road further away from the tree and outside its Root Protection Area. Officers are satisfied that this concern has been adequately addressed. The proposed layout has been arranged to avoid implications to the protected T4 Oak Tree and it is considered that sufficient space around the tree has been provided in relation to the Root Protection Area and canopy.

- 7.8.11 The Tree Officer's concerns regarding the loss of the existing boundary screening are acknowledged. However, it is considered that replacement planting concentrated within the development site represents the most appropriate long term solution. Extensive boundary planting in close proximity to future residential properties on this site allocated for residential development could give rise to management conflicts and increased pressure for future tree works. The proposed landscaping strategy provides a substantial level of replacement planting which exceeds policy requirements and will secure an overall enhancement to the site's green infrastructure resource. The trees referred to that are located outside of the site boundary are under the control of Newport City Council, and as landowner the the recommendation to fell does not have to be followed, so it is possible that in this event the current screening could, in theory, remain. However, the application is being assessed on the worst case scenario that the trees are removed as per recommendation.
- 7.8.12 On balance, whilst the removal of a number of boundary trees will alter the visual character of the site and surrounding area, the losses are largely associated with trees of poor arboricultural quality that justify removal irrespective of the development. The replacement planting proposed is considered proportionate, policy compliant and capable of delivering long term landscape benefits for an allocated residential site. When weighed against the significant public benefits arising from the delivery of a 100% affordable housing scheme, the loss of the identified trees is considered acceptable. Recommended conditions have been put forward in relation to tree protection and management during the construction phase of development.
- 7.8.13 The Council's Ecologist is satisfied that the proposed mitigation measures for the biodiversity interests at the site as set out within the submitted supporting documents is acceptable. They have requested that these measures are secured through the use of a planning condition that the development must follow during the construction phase. This has been included within the recommended conditional regime.

7.9 **Refuse:**

The proposed layout of the site incorporates private garden space for all of the dwelling houses proposed, with refuse storage located within private garden spaces. This is typical of a residential development for houses and is acceptable, with residents being able to store refuse receptacles privately before presenting kerbside for collection.

The communal buildings that comprise of the flats, benefit from external refuse storage areas that are enclosed, appropriately located as to benefit from being overlooked and within close enough proximity for residents to utilise and for refuse workers to access and collect. Final details of the enclosures are recommended to be secured via planning condition.

As such, the proposal is acceptable in this regard and complies with Policy W3 of the NLDP 2011-2026 (adopted January 2015).

7.8 **Archaeology:**

The site is located within an archaeologically sensitive area, however HENEB have confirmed there is no record of know archaeological structures or remains within close proximity to the site. Additionally, previous archaeological works in the surrounding area have not identified archaeological material. Therefore, it is considered unlikely that buried archaeological remains could be encountered during the groundworks.

As such, no mitigation is recommended and HENEB offer no objection to the positive determination of the planning application. The proposal complies with Policy CE6 of the NLDP 2011-2026 (adopted January 2015).

7.9 **Air Quality:**

The site is not located within an Air Quality Management Area (AQMA) or within a buffer zone and the scheme incorporates mitigation measures in relation to air quality. These measures include;

- Electric Vehicle Charging Points;
- Photovoltaic solar panels;
- Soft landscaping scheme including tree planting;
- On plot secure cycle storage.

The Council's Senior Scientific Officer (SSO) has provided comments on the proposal as part of the consultation process and has offered no objection to the scheme. As the site is located near the busy A48 southern distributor road. They have requested that the mitigation proposed is secured by the planning conditional regime.

Additional conditions have been requested in relation to the incorporation of a low-carbon heating system and the implementation of vehicle anti-idling measures. With regard to anti-idling measures, these can be appropriately secured through the Construction Environmental Management Plan (CEMP) for the site.

The incorporation of a low-carbon heating system is not considered necessary to make the development acceptable in planning terms. Furthermore, there is no adopted planning policy requirement that would necessitate the provision of such a system for this development. Accordingly, a condition requiring a low-carbon heating system would not satisfy all of the six tests for planning conditions set out in Circular 016/2014 (in particular the tests of necessity and reasonableness) and is therefore not recommended.

The proposal complies with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

7.10 Installation of Ballstop Cricket Fence

- 7.10.1 The need to provide a ballstop fence at Newport Cricket Club has been established as part of the extant planning permission previously granted at the site. The construction of the fence was secured by a S106 Legal Agreement as part of that permission, with the obligation being that the applicant (or future successor) construct this prior to the occupation of any dwelling comprised in the development.
- 7.10.2 This application has acknowledged the requirement for the ballstop fence, and the submission included provision as per the previous legal agreement, with the applicant confirming their willingness to enter a legal agreement.
- 7.10.3 The fence will need to be constructed as close to the existing tree line as practicably possible, and this will be on Newport City Council owned land, which is leased to Newport Cricket Club. It is the concern of Newport Cricket Club within their objection, that the erection of the fence would compromise the ability of the ground to meet the requirements of a County Cricket Ground and they have also requested (along with Cricket Wales) that a ball strike analysis takes place.
- 7.10.4 Following discussions with Environment and Leisure, it has been agreed that the most suitable way to secure this fence would be to secure a financial obligation from the applicant to cover the cost of the fence, which is index linked to inflation. The Council as the landowner would then construct the fence using the money obtained.
- 7.10.5 As Newport City Council is the land owner, the LPA is consider that there is a reasonable prospect that an acceptable ballstop fence can be secured through the signing of the legal agreement, and as such are satisfied to progress with the recommendation to the Planning Committee to resolve to grant the application with conditions. Following any resolution to approve the development, it will be down to all parties to negotiate the final details of the legal agreement to secure this ballstop fence. In the event that these negotiations are unsuccessful, the LPA are additionally seeking the delegated authority to use discretion to refuse planning permission.

7.11 Foul Drainage

- 7.11.1 Concerns from the public consultation include the capacity of the local sewer network to deal with foul drainage. Some comments have advised that there is an existing issue with capacity in the area.
- 7.11.2 Welsh Water Dwr Cymru have been consulted as the statutory consultee in relation to this and they have advised that the proposed development site is located in the catchment of a public sewerage system which drains to Nash Wastewater Treatment Works. WWDC have considered the impact of foul flows generated by the proposed development and conclude that flows can be accommodated within the public sewerage system.
- 7.12.3 WWDC have advised that the pumping station compound will need to be built to an adoptable standard and advise that as the foul water drainage will be subject to mandatory adoption under S104 of the Water Industry Act 1991, the applicant will need to ensure it is designed to an adoptable standard.

7.12 Section 106 Planning Obligation matters

Summary

- 7.12.1 In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Regeneration and Economic Development	To provide on site affordable housing	20% affordable housing units in accordance with policy SP13 of LDP and the Planning Obligations SPG	Yes	No
Education	To provide a financial contribution towards increased pupil numbers as a result of development.	Primary – No obligation sought. Secondary - £29,741	Yes	No
Leisure	To provide a financial contribution towards deficit in “Equipped” and “Informal” play provision	Surplus of formal play provision in Lliswerry Ward – No contributions requested. Deficit of “Equipped” and “Informal” play provision in Lliswerry Ward. Financial	Yes	No

		contribution towards off site provision.		
Leisure	To provide a financial contribution to cover the cost of the ball stop fence at Newport Cricket Club.	To be confirmed.	Yes	No

Heads of Terms Agreed by Applicant

7.12.2 The applicant has confirmed the agreement of the financial obligations sought as outlined in the table above.

7.12.3 The applicant has also confirmed their in principle agreement to pay an index linked financial contribution for the installation of the ball stop fence. At the time of writing the report, the exact costs of this are being sought by the Council's Environment and Leisure Manager.

8. OTHER CONSIDERATIONS

8.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

8.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

8.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.6 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

8.7 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle 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. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

9. CONCLUSION

9.1 Overall, it is considered that on balance, the proposed development has demonstrated compliance with the relevant national planning and NLDP 2011-2026 (adopted January 2015) policies and is acceptable.

9.2 As such, it is recommended that the application is granted with conditions, subject to the signing of the Legal Agreement.

10. RECOMMENDATION

GRANTED WITH CONDITIONS SUBJECT TO A SECTION 106 LEGAL AGREEMENT WITH DELEGATED AUTHORITY TO THE HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT TO USE DISCRETION TO REFUSE IF NOT SIGNED WITHIN 3 MONTHS OF A RESOLUTION

Approved Plans and Documents

01 The development shall be implemented in accordance with the following plans and documents:

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;

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

Pre- commencement conditions

Construction Environmental Management Plan (CEMP)

02 No development, including site clearance or enabling works, shall commence until a site specific Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall demonstrate the adoption and use of best practicable means to minimise the effects of construction activities on the amenities of neighbouring occupiers and the local environment and shall include, but not be limited to, the following:

- Procedures for maintaining good public relations, including arrangements for public consultation, liaison and complaint management;
- Arrangements for liaison with Newport City Council's Noise and Neighbourhood Team;
- A construction traffic management plan, including approved vehicular routes, site access arrangements, delivery and collection schedules, measures to avoid conflict with nearby educational facility drop off and pick up periods, and details of vehicle manoeuvring within the site;
- Details of the construction programme, site clearance works, phasing of development, and anticipated start and completion dates for each phase;
- Site layout details, including the location of site compounds, welfare facilities, temporary buildings and containers, contractor and visitor parking, material storage areas, temporary roads and hardstanding, working areas, and the extent of temporary fencing and site security measures;
- Details of site drainage arrangements, containment measures for fuels, oils, chemicals, concrete mixing and washing areas, and appropriately sized buffer zones between storage areas and any watercourse or surface water drainage system;
- Measures to minimise noise, vibration, dust, mud and other airborne particulates arising from demolition and construction activities, including the implementation of relevant mitigation measures contained within BS 5228-1:2009 and BS 5228-2:2009, wheel washing facilities, street cleansing arrangements, and the sheeting of vehicles carrying materials;
- The permitted hours for deliveries, collections, plant movements, demolition and construction activities, together with procedures for managing any emergency deviation from agreed working hours;
- Measures for the control of site lighting required for construction, demolition, safety or security purposes;
- Details of waste management arrangements, including the storage, recycling and disposal of waste arising from demolition and construction activities; and
- A schedule of large vehicle movements associated with the import and export of materials, plant, equipment and waste.

The development shall be carried out in accordance with the approved details for the full duration.

Reason: To safeguard the amenities of neighbouring occupiers, ensure highway safety, minimise environmental impacts arising from construction activities in accordance with Policy GP2, GP4 and GP7 of the NLDP 2011-2026 (adopted January 2015).

Arboricultural Method Statement & Arboriculturalist

03 No development, including site clearance or enabling works, shall commence until a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan, prepared in accordance with BS 5837:2012, have been submitted to and approved in writing by the Local Planning Authority.

The AMS shall include details of the appointment of a suitably qualified arboriculturist to oversee the development, including arrangements for a pre-commencement site meeting, inspection and sign-off of tree protection measures prior to the commencement of works, and a programme of monitoring and reporting to demonstrate compliance with the approved AMS and Tree Protection Plan.

The development shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure that construction works do not adversely affect retained trees, woodland and hedgerows in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

Vegetation Clearance Method Statement

04 No development, including site clearance and enabling works, shall commence until a method statement for a two-stage vegetation clearance of the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include the timing of the vegetation clearance works and provision for supervision by a suitably qualified ecologist. The vegetation clearance works shall be carried out in accordance with the approved method statement.

Reason: To safeguard protected species and wildlife interests during site clearance works, in accordance with Policies SP9 and GP5 of the NLDP 2011–2026 (adopted January 2015).

Scheme of Soft Landscaping

05 The scheme of landscaping, tree planting and management schedule hereby approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the first beneficial occupation of the development or the completion of that development, whichever is the sooner. Thereafter the trees, hedges, grasses and shrubs shall be maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

- a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the completion of the landscape scheme and showing the site before and after planting, seeding, fencing has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and
- b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for year 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme and green infrastructure in the interests of visual amenity, ecological enhancement and placemaking having regard to policies GP2, GP5 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Final Details of Ecological Enhancement

06 No development shall commence until a final Ecological Enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme

shall be based on the recommendations and mitigation measures set out the following documents;

Green Infrastructure Statement (Rev B);
Section 5 – Biodiversity Enhancements & Green Infrastructure of the Preliminary Ecological Appraisal by Ecological Services Ltd.

The scheme shall include a timetable for implementation of all enhancement measures. The development shall thereafter be carried out in accordance with the approved scheme and timetable.

Reason: To safeguard biodiversity interests and secure appropriate ecological enhancement as part of the development, in accordance with Policies SP1 and GP5 of the NLDP 2011–2026 (adopted January 2015).

External Materials

07 No work shall commence on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces of all buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Pre – construction conditions

Site Construction Access

08 Except for the purpose of constructing the site access, no construction or other vehicles associated with the development shall enter or leave the site until that part of the access extending from the back edge of the highway boundary of Traston Road for a minimum distance of 15 metres into the site has been surfaced in a bound material, such as tarmacadam, concrete or block paving, or in an alternative material first approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety by preventing loose surface material and debris from being deposited onto the public highway, in accordance with Policy GP4 of the NLDP 2011–2026 (adopted January 2015).

Pumping Station Details

09 Prior to its construction, full details of the pumping station, including its layout, elevations and the materials and finishes of any above ground infrastructure, shall be submitted to and approved in writing by the Local Planning Authority. The pumping station and the approved 1.8 metre high facing brick enclosure shall be installed in accordance with the approved details prior to the first occupation of any dwelling hereby approved and shall thereafter be retained.

Reason: To ensure the satisfactory provision and appearance of drainage infrastructure in the interests of visual amenity and good design, in accordance with Policies GP2 and GP4 of the Newport Local Development Plan 2011–2026 (adopted January 2015).

Hydroseed Bag Retaining Wall Management Plan

10 No construction of the hydroseed bag retaining wall shall commence until a Management and Establishment Plan for the hydroseed bag planting has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to:

- details of the seed mix and planting specification;
- details of the growing medium and irrigation arrangements (where required);
- a programme for implementation and establishment;
- measures for the monitoring of plant establishment and management of invasive species;
- details of the replacement of any failed vegetation;

- a maintenance and management regime, including responsibilities for its implementation, for a period of not less than five years from completion of the retaining wall.

The hydroseed bag retaining wall shall thereafter be constructed, planted, managed and maintained in accordance with the approved Management and Establishment Plan. Any vegetation which dies, is removed or becomes seriously damaged or diseased within the approved management period shall be replaced in the next available planting season with vegetation of a similar species and specification, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory establishment, long-term maintenance and visual integration of the hydroseed bag retaining wall in the interests of visual amenity and biodiversity in accordance with Policy GP2 and GP5 of the NLDP 2011-2026 (adopted January 2015).

Retaining Wall Details

11 Full details of the means of construction, design and finishing materials to the retaining wall located along the north eastern boundary of the site (Plots 12 to 22) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of its development. The wall shall be constructed in accordance with the details agreed and retained in that state thereafter.

Reason: In the interests of visual amenity and good design in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Pre –occupation conditions

Cycle and Refuse Details (Plot 12-17 (Inclusive))

12 Prior to the first occupation of any of Plots 12–17 (inclusive), details of the provision of communal cycle parking and refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided in accordance with the approved details prior to the first occupation of any of those units and shall thereafter be retained, kept available for their intended purposes, and kept free from obstruction at all times.

Reason: To promote active travel at the site and to provide suitable refuse storage, in accordance with Policy SP1, GP2, GP4 and W3 of the NLDP 2011-2026 (adopted January 2015).

Cycle and Refuse Provision (Plot 1 – 11 and 18 – 22)

13 Prior to the first occupation of Plots 1–11 and 18–22 (inclusive), the cycle parking and refuse storage facilities serving those plots shall be provided in accordance with the approved plans. The facilities shall thereafter be retained, kept available for their intended purposes, and kept free from obstruction at all times.

Reason: To promote active travel at the site and to provide suitable refuse storage, in accordance with Policy SP1, GP2, GP4 and W3 of the NLDP 2011-2026 (adopted January 2015).

Provision of Parking

14 No residential unit hereby approved shall be occupied until the parking provision serving that unit has been laid out and made available for use and the highway providing access to that unit has been constructed to at least base course level. The parking provision shall thereafter be retained, kept free from obstruction and maintained available for the parking of vehicles at all times.

Reason: In the interests of residential amenity and highway safety and in accordance with policy GP2 and GP4 of the NLDP 2011-2026 (adopted January 2015).

Boundary Enclosures

15 No residential unit shall be occupied until the associated boundary enclosures for it have been installed in accordance with the details hereby approved. The enclosures shall be retained thereafter and no other treatment installed.

Reason: To ensure a suitable means of enclosure is provided for residential amenity and in the interests of placemaking and good design in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Site Entrance Boundary Provision

16 Prior to the occupation of any residential unit hereby approved, the 1.80 metre high facing brick boundary wall at the site entrance shall be constructed in accordance with the approved plans and shall be retained thereafter.

Reason: In the interests of visual amenity, good design and placemaking objectives in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Obscure Glazing

17 Prior to the first occupation of each dwelling hereby approved, all bathroom windows serving that dwelling shall be fitted with obscured glazing to a minimum of Pilkington Level 4 (or equivalent) and shall thereafter be retained as such for the lifetime of development.

Reason: To safeguard the privacy and amenity of future occupiers and adjoining occupiers in accordance with Policy GP2 of NLDP 2011-2026 (adopted January 2015).

General conditions

Ecological Mitigation

18 The development shall take place in accordance with the ecological mitigation measures as set out in approved documents; *Section 4 – Preliminary Ecological Appraisal (V2) by Ecological Services Ltd; Section 3 – Reptile Survey Report by Ecological Services Ltd; Section 4 – Bat Survey Report by Ecological Services Ltd.*

Reason: To safeguard ecological interests at the site in accordance with Policies SP1 and GP5 of the NLDP 2011–2026 (adopted January 2015).

Finished Floor Levels

19 The finished floor levels at ground floor of the dwellings hereby approved shall be constructed at 7.43 metres Above Ordnance Datum (AOD) and the ground levels of the residential curtilages constructed in accordance with the levels shown on the approved plans.

Reason: To manage the risk of flooding, in accordance with Policy SP3 of the NLDP 2011-2026 (adopted January 2015).

Removal of Permitted Development Rights

20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re enacting that Order), Schedule 2, Part 1, no development within Classes A to E (inclusive) shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties in accordance with Policy GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

Surface Water

21 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy GP2 and GP5 of the NLDP 2011-2026 (adopted January 2015).

No Additional Windows

22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no additional openings shall be inserted in the elevations of the dwellings hereby approved.

Reason: To safeguard the privacy and residential amenity of neighbouring occupiers in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 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.

02 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.

03 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.

04 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.