



11th May 2026
Our Ref: SC/23.139

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

Dear Mr Hawkins,

PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 22 AFFORDABLE DWELLINGS, A PUMPING STATION, LANDSCAPING, ACCESS, PARKING AND ASSOCIATED WORKS
LAND AT TRASTON LANE, NEWPORT, NP19 4RQ
LPA REFERENCE NO. 25/0220

On behalf of our client, Wellspring Homes, I enclose amended plans in support of the above application on land at Traston Lane, Newport, NP19 4RQ. This submission of amended plans responds to comments raised following our meeting held on the 20th February and to subsequent comments received thereafter, as set out below. To assist in the consideration of this proposal, you will find enclosed the following plans and documents:

DRAWING / DOCUMENT	REFERENCE	PREPARED BY
Architectural drawings		
Proposed site layout	LT2413.04.01 Rev I	LeTrucco design architects
Proposed boundary identification plan	LT2413.04.03 Rev C	LeTrucco design architects
Boundary details	LT2413.04.04 Rev D	LeTrucco design architects
Proposed street elevations	LT2413.04.05 Rev C	LeTrucco design architects
Site sections	LT2413.04.05 Rev B	LeTrucco design architects

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Pump house enclosure	LT2413.04.010	LeTrucco design architects
Plots 1 to 4 (2P 1B Flats)	LT2413.04.100 Rev C	LeTrucco design architects
Plots 5 to 7 (4P 2B House)	LT2413.04.101 Rev C	LeTrucco design architects
Plots 8 to 9 (4P 2B House)	LT2413.04.102 Rev C	LeTrucco design architects
Plots 10 to 11 (5P 3B House)	LT2413.04.103 Rev C	LeTrucco design architects
Plots 12 to 17 (2P 1B Flats)	LT2413.04.104 Rev C	LeTrucco design architects
Plots 18 to 19 (3P 2B Bungalow)	LT2413.04.105 Rev C	LeTrucco design architects
Plots 20 to 22(4P 2B House)	LT2413.04.106 Rev C	LeTrucco design architects
Engineering		
Engineering layout	2595-PHG-XX-XX-DR-C-0001-P07	PHG engineers
Landscaping and ecology		
Detailed soft landscaping proposals	TDA.3113.01 Rev C	TDA
Landscape specification and management plan	Updated April 2026 Rev B	TDA
Green infrastructure statement	Updated April 2026 Rev B	TDA
Ecology Addendum	May 2026	Ecological Services Ltd
Other		
Covering letter	May 2026	LRM Planning

SUMMARY OF KEY AMENDMENTS

Subsequent to the meeting held on 20 February, the design team sought to review the proposal making the following broad changes to the scheme, responding positively to the key concerns raised.

Coverage/Unit numbers - the overall number of units has been reduced by four plots down to a total of 22 units (omission of plots 1-4 from previous design). The number of two-bedroom houses have been reduced with a couple of bungalows now included.

Green space/additional landscaping and placemaking improvements - As a consequence of the above the amount of green space and scope for increased tree planting providing further mitigation is increased, with the first stretch of road into the site free from development (except for the pump station) providing an attractive approach into the site. The visitor bays in this area have been omitted, the road has been slightly realigned, removing the need for the retaining structure adjacent to T58/T57. The fencing has been omitted around pumping station and a brickwork boundary wall added to enclose the station and to form an attractive 'mews' entrance.

Apartment block (plots 12-17) - Parking bays for plots 12-17 repositioned to provide a more attractive appearance. Rationalisation of the rear amenity space and parking around the courtyard area formed at the end of the adopted highway, with the building brought slightly forward to deliver a more useable dedicated outside amenity space for each apartment. Turning head repositioned slightly with position of plots 18 – 19 altered to suit.

Amenity impact Former Plots 23-26 - Omission of apartment building at plots 23 to 26 to be replaced with 3 no. 2 bedroom houses (now plots 20 – 22). These have been brought forward slightly (more in line with the previously consented scheme and to avoid unacceptable impacts to both existing and proposed units (plots 18 and 19 in particular).

Trees/Ecology – The southern boundary treatment has been simplified with a hydroseed bag retaining wall brought inward from the east boundary of plot 22 to allow for gradient bank down to Traston Lane and to allow access around to all boundaries. As explained, the trees recommended for removal include trees outside of the applicant's site and therefore outside of his direct control but are recommended for removal on arb grounds (with limited life expectancy). Consequently, we are only now indicating the removal of 16 no. of the trees/groups of trees within the site boundary. All but two of these are U category, with the remaining two category C. All of the better-quality trees are being retained and have been incorporated into the design.

The scope for mitigation has now further increased compared to the previous revision with significantly more space set aside for soft landscaping compared to the previously consented and implemented permission. As such, we believe that the scheme has suitably considered the stepwise approach, with mitigation as prescribed, including the hydroseed bag retaining wall, likely to provide long term biodiversity improvements.

General. Plot schedule and garden sizes updated. Boundary drawing updated to suit the site layout and now includes detail of the hydroseed bag retaining wall solution. Site sections updated to suit with existing tree planting indicated.

FURTHER MODIFICATIONS/QUERIES

Further to the key changes noted above further comments were received from Officers, emails dated 13 March and 18 March 2026, following presentation to the Major Applications meeting. The majority of these comments were addressed with the following section intending to trace our approach to these points with an explanation/justification provided where we have not directly followed the suggestions made. This summary combines both sets of comments moving logically around the site.

Pump Station - Noted and accepted regarding the precise details of the entrance wall/enclosures being aspects which can be conditioned. Change in surface treatment now indicated. We have updated the layout to simply the PS array. This will just be surface mounted lids and service cabinets (not the larger GRP type structures associated with sub-stations).

Plots 1-4 - Corner turning design has been provided. Fence changed to wall at plot 1. Increased amenity areas provided with each unit to have a dedicated area. We have decided against balconies on these units due to the increased amenity space provision for each plot and to protect the aesthetics of the scheme design with plots 1-2 being a focal point as you enter the site. The trees at the rear, as shown in the sections have been reviewed and updated to ensure that they accurately depict survey information.

Plots 5 to 7 - Parking positions amended. Plots and plot boundaries rearranged to maximise rear amenity areas, whilst balancing wider landscape and SAB requirements.

Plot 8 - Garden area extended to rear of parking bays to increase private amenity space.

Plots 12-17 - Amenity space and bin/cycle store positions repositioned as per the advice received. Dedicated private space indicated with first floor units having balconies. Engineering details amended to reflect levels.

Plots 18-22 - Attempts were explored to swap 18/19 with 20-22 but this created issues of poor rear gardens for what would have been plots 18-20 due to limited house type width and depth combined with the limitations of the plot. Furthermore, the area in front of 20-22 would become tarmac dominated. Instead, plots 20-22 have been handed. The internal arrangement for plot 20 will be rearranged so that bathroom (non-habitable room with frosted glass/restricted opening) will be at the front, nearest plot 19, to avoid any privacy concerns.

Private balconies - Now included where considered most appropriate (as discussed above).

Hydroseed system - Details of the system are included within the submission. Local mature/finished examples are being sought from manufacturer and will be forwarded once provided.

General comments - It is noted that the LPA will follow a process of reconsultation once the amended details are received. The comments raised about the accuracy of trees/sections has been considered and plans updated accordingly. The engineering layout has been updated to reflect the extent of adoption (and private plot SUDS features distinguished).

Ecology/Green Infrastructure - Amended reports have been prepared, which accompanies this submission, to respond to the comments raised through the previous consultation process.

FINAL MODIFICATIONS

Final comments were received dated 2 April 2026. Where possible, all of the suggestions were made including ensuring parking bay lengths with to minimum standards, repositioning of sheds, bin stores, additional planting to deter access, maximising garden/amenity areas etc. In certain situations, the suggestions were not carried forward due to conflict with other matters including the need to provide maintenance access or to provide for WDQR requirements.

I trust that these revisions address all of the outstanding issues raised regarding the site and support the progression of the application through to determination. I look forward to receiving confirmation of receipt. Should you have any questions or wish to discuss the proposals in further detail, please don't hesitate to get in touch.

Yours sincerely,



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Enc.