

Notice of Decision



Z Aubrey
Redrow
Redrow House
Copse Walk
Cardiff Gate Business Park
CF14 0NP

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **24/0467**

Application Type: **Reserved Matters (Major)**

Proposal: **RESERVED MATTERS APPLICATION FOR SPORTS PITCHES, CHANGING FACILITIES AND ALLOTMENTS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT AND DETAILS TO DISCHARGE OUTLINE CONDITIONS 7 (BOUNDARY TREATMENTS), 12 (DRAINAGE), 21 (PARKING) AND 24 (LANDSCAPING)**

Site/Location: **Llanwern Village Development Site Phase 1 , Cot Hill, Llanwern, Newport, NP18 2DP**

Decision Date: **5th August 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 12th June 2024. The application has been:-

Approved & Conditions

Subject to the following standard condition:-

- (a) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of **FIVE YEARS** from the date of the OUTLINE permission to which these reserved matters apply; or
 - (ii) the expiration of **TWO YEARS** from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- (b) [In the case of any Reserved Matter, application for approval must be made not later than the expiration of **THREE YEARS** beginning with the date of the grant of OUTLINE planning permission.]
Reason: To conform to the requirements of Sections 91 and 92 of the Act 1990.

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents, unless amended by conditional discharges. In which case the scheme shall be implemented incorporating those agreed changes:
 - o Drawing P22 0593 EN 03G - NORTH OF LLANWERN - SPORTS PARK & NORTHERN PUBLIC OPEN SPACE
 - o Drawing P23 0005 04 - Great Milton Village, Llanwern, Newport; 20 Person Changing Room
 - o Drawing P23 0005 04 - Site Location Plan
 - o Drawing 10275 1400 01 J - Engineering Plan, Sheet 1
 - o Drawing 10275 1400 02 J - Engineering Plan, Sheet 2
 - o Drawing 10275 1400 03 B - Engineering Plan, Sheet 3
 - o Drawing 10275 1402 01 H - Pitch & Sections
 - o Drawing 10275 1400 04 A - Engineering Plan, Sheet 4
 - o PROPOSED NEW PITCHES, ALLOTMENTS & PUBLIC OPEN SPACE; DESIGN & CONSTRUCTION STANDARDS

(RGMP_DCS_24/5/24)

- o LANDSCAPE MANAGEMENT PLAN (May 2024)
- o Covering Letter 12.02.2025 (foul drainage)
- o Email 23.02.2026 14:00 (surface water drainage)
- o Drawing P22 0005 01 DE 06 A - S106 Allotment Area Overlay
- o Drawing P22 0005 05 Materials Plan

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

2. Pre - construction conditions

Additional Planting Scheme: Notwithstanding the submitted planting details; prior to the construction of the pitches, changing rooms and car parking, a scheme of additional planting for the area of the site around the changing rooms and car parking shall be provided in writing to the LPA. Following the LPA's written agreement the agreed scheme shall be implemented within the first full planting season (October to March inclusive) following the first beneficial use of the changing rooms / parking areas and shall be maintained in accordance with the approved Landscape Management Plan. All other new planting not covered by the 'Additional Planting Scheme' shall be implemented as approved to the same timescales as the Additional Planting Scheme and shall be managed in accordance with the approved Landscape Management Plan.

Reason: to ensure the site is suitably planted in the interests of visual amenity, landscape quality and green infrastructure. Policies SP1, GP2, GP5 and PPW12.

3. Tree and Hedge Protection Plan: Prior to the commencement of any works of construction to any part of this approval a Tree & Hedge Protection Plan shall be submitted in writing to the LPA. The Tree & Hedge Protection Plan shall identify by plan the location of exclusionary fencing and the nature of that fencing. Following the written agreement of the LPA the fencing shall be installed before any works commence and shall be retained as agreed for the duration of those works or in accordance with any phased programme of construction that may be agreed under this condition. No vehicles shall be trafficked, materials or waste stored, fires lit, fluids disposed of or any other activities undertaken within the exclusionary zones.

Reason: to protect existing green infrastructure on the site in the interest of visual amenity, ecological interest and overall Placemaking. Policies SP1, SP5, SP9, GP2 & GP5.

4. Allotment Preparation Plan: Prior to the construction of the allotments hereby approved an 'Allotment Preparation Plan' shall be prepared and submitted in writing to the LPA. The plan shall describe how the allotment plots will be brought to a status where they are suitable for immediate cultivation and shall include details of a water supply to the allotments. Following the written agreement of the LPA the Allotment Preparation Plan shall be implemented fully as agreed prior to the transfer of the allotments to any third party.

Reason: to ensure the allotments are fit for their intended purpose. Policy GP2.

5. ULEV Charging: Prior to the construction of the approved car parking, full details of a scheme for Ultra Low Emission Vehicle (ULEV) charging shall be submitted to and approved in writing by the Local Planning Authority. Following the written agreement of the LPA the ULEV charging scheme shall be installed as approved prior to the first beneficial use of the car parking area and shall be retained thereafter for the lifetime of the development.

Reason: to future proof the development and enable the charging of electric vehicles. Policy SP1 and Policy 12 (Regional Connectivity) of Future Wales.

6. Pre -occupation conditions

Cycle parking: Prior to the first beneficial use of the facilities hereby approved a scheme of securable cycle parking shall be provided in writing to the LPA. Following the LPA's written agreement the cycle parking shall be provided as agreed prior to the first beneficial use of the facilities and retained thereafter.

Reason: to encourage sustainable travel and to reduce crime risk in the interests of wider amenity. Policies SP1 & GP2.

7. Parking Barrier: Prior to the first beneficial use of the approved car park, full details of a gates(s) and/or barrier(s) to restrict vehicular access to that parking shall be submitted to and approved in writing by the Local Planning Authority. Following the written agreement of the LPA the barrier shall be installed as approved before the first use of the car park and shall be retained as such thereafter for the lifetime of the development.

Reason: to prevent unauthorised vehicular access to the parking in the interests of security, crime reduction and wider amenity. Policy GP2.

8. General conditions

Boundary Treatments: all approved boundary treatments (including hedge planting) shall be installed as agreed prior to the first beneficial use of the part of the site they serve and shall be retained as agreed thereafter.

Reason: to ensure the agreed boundaries are installed in a timely way. Policies GP2 & GP6.

9. Parking: The vehicle parking shall be provided as approved before the transfer of the facilities they serve to any third party and shall be retained as approved thereafter and kept available for the use of the persons using the approved facilities.

Reason: to ensure there is sufficient off-road parking in the interests of amenity, the free flow of traffic and highway safety. Policies GP2, GP4 & T4.

10. Tree Works: No trees or hedges shall be lopped, topped, felled or grubbed out unless directly necessary to implement built elements of this permission or unless otherwise agreed under other approvals under Outline permission 16/0864/O.

Reason: to protect existing green infrastructure on the site in the interest of visual amenity, ecological interest and overall

11. All foul and surface water drainage arrangements shall be provided as approved before the first beneficial use of the part of the site it serves and shall be retained thereafter.
Reason: to ensure foul drainage and surface water drainage is appropriately dealt with in the interests of public health, utility of the facilities provided, flood prevention and protection of the wider environment. Policies SP1, SP3, GP1, GP2, GP3 & GP7.

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals granted in the outline consent shown in the plans and particulars accompanying that application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

1. This decision relates to the following unconditioned plans & documents:
 - o Tree Survey, Categorisation & Constraints Report (June 2024)
 - o Drawing 22-036 Rev. 5 - Tree Constraints Plan, Public Open Space, Great Milton Garden Village (North), Cot Hill, Llanwern
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies:
 - SP2 - Health
 - SP11 - Eastern Expansion Area
 - SP12 - Community Facilities
 - SP13 - Planning Obligations
 - GP2 - General Amenity
 - GP4 - Highways & Accessibility
 - GP5 - Natural Environment
 - GP6 - Quality of Design
 - GP7 - Environmental Protection & Public Health
 - T4 - Parking
 - T5 - Walking & Cycling
 - CF2 - Play Space RequirementsWere relevant to the determination of this application.
3. As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.
4. As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.
5. This Reserved Matters approval is subject to outline conditions and a Section 106 legal agreement as well as the conditions attached to this approval. You must ensure compliance with all relevant conditions and agreements and failure to do so may result in your development being unauthorised. All facilities must be provided in accordance with the requirements of the S106 agreement in terms of time of delivery and in qualitative terms.

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

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

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

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

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

Purchase Notices

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