

4E/4G

|                            |                                                                                   |
|----------------------------|-----------------------------------------------------------------------------------|
| Client                     | St. Modwen Homes                                                                  |
| Project                    | Phase 4E/4G, Glan Llyn                                                            |
| Description of development | Reserved Matters - Phase 4E/4G                                                    |
| Type                       | Reserved Matters and discharge of selected Outline Planning Permission Conditions |
| Site address               | Glan Llyn, Newport                                                                |
| Local Planning Authority   | Newport City Council                                                              |
| Reference(s)               | 25/0152                                                                           |
| Date                       | 11/12/2025                                                                        |
| Revision                   | D                                                                                 |

| Reference / document no.                       | Title                                      | Author          | Scale | Size | Reserved Matter(s)                             | Condition(s)                        | Revisions |   |   |   |  |  |  |  |  |  |  |  |  |
|------------------------------------------------|--------------------------------------------|-----------------|-------|------|------------------------------------------------|-------------------------------------|-----------|---|---|---|--|--|--|--|--|--|--|--|--|
| <b>Administrative</b>                          |                                            |                 |       |      |                                                |                                     |           |   |   |   |  |  |  |  |  |  |  |  |  |
|                                                | Cover letter                               | Savills         | NTS   | A4   |                                                |                                     | *         |   |   |   |  |  |  |  |  |  |  |  |  |
|                                                | Letter                                     | Savills         | NTS   | A4   |                                                |                                     | *         |   |   |   |  |  |  |  |  |  |  |  |  |
| N/A                                            | Application form (Reserved Matters)        | Savills         | NTS   | A4   |                                                |                                     | *         |   |   |   |  |  |  |  |  |  |  |  |  |
| N/A                                            | Application form (Discharge of conditions) | Savills         | NTS   | A4   |                                                |                                     | *         |   |   |   |  |  |  |  |  |  |  |  |  |
|                                                | Document Issue Schedule [this document]    | Savills         | NTS   | A4   |                                                |                                     | A         | B | C | D |  |  |  |  |  |  |  |  |  |
| <b>Architecture</b>                            |                                            |                 |       |      |                                                |                                     |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0066-                     | Site Location Plan                         | St Modwen Homes | 1250  | A1   | Layout                                         | PC01                                |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0007                      | Existing Site Plan                         | St Modwen Homes | 500   | A2   | Layout, Access                                 | PC01, PC09, PC10, PC12, PC16 & PC18 | P02       |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0008                      | Planning Layout                            | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance, Access, Landscaping | PC01, PC09, PC10, PC12, PC16 & PC18 |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0009                      | Coloured Planning Layout                   | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance, Access, Landscaping | PC01, PC09, PC10, PC12, PC16 & PC18 |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0010                      | Boundary Treatment Plan                    | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance, Landscaping         | PC01, PC09, PC10, PC12, PC16 & PC18 |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0011                      | Proposed Materials Plan                    | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance                      | PC01 & PC08                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0012                      | Proposed Affordable Housing Plan           | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance                      | PC01 & PC08                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0013                      | Proposed Storey Heights Plan               | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance                      | PC01 & PC08                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0014                      | Proposed Parking Strategy Plan             | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance                      | PC01, PC08 & PC12                   |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0015                      | Proposed Building Size Plan                | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance                      | PC01 & PC08                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0016                      | Proposed PV Location Plan                  | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance                      | PC01 & PC12                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0017                      | Proposed Phasing Plan                      | St Modwen Homes | 500   | A2   | Layout, Scale, Appearance                      | PC01 & PC10                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-SK-A-0067                      | Proposed Site Sections                     | St Modwen Homes | 200   | A1   | Layout, Scale, Appearance                      | PC01 & PC12                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0018                      | Proposed Street Scenes Phase 4G            | St Modwen Homes | 200   | A0   | Layout, Scale, Appearance                      | PC01 & PC08                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-00-DR-A-0019                      | Proposed Street Scenes Phase 4E            | St Modwen Homes | 200   | A0   | Layout, Scale, Appearance                      | PC01 & PC09                         |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0020-Alban - Core         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0021-Alban - Pure         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0022-Wilfred - Core       | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0023-Wilfred - Pure       | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0024-Nina - Core          | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0025-Nina - Pure          | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0026-Lawrence - Pure      | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0027-Cennings - Core      | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0028-Cennings - Pure      | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0029-Mirin - Core         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0030-Mirin - Pure         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0031-Lelia - Pure         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0032-Houghton - Core      | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0033-Houghton - Pure      | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0034-Kea - Core           | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0035-Kea - Pure           | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0036-Webster - Core       | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0037-Webster - Pure       | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0038-Elwen - Core         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0039-Elwen - Pure         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0040-Thea - Core          | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0041-Thea - Pure          | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0042-Saxon - Core         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0043-Saxon - Pure         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0044-Theo - Pure          | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0045-Gabriella - Pure     | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0046-Edwena - Core        | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0047-Edwena - Pure        | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0048-Becket - Core        | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0049-Becket - Pure        | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0050-Hiero - Core         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0051-Hiero - Pure         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0052-D01 Clernont - Pure  | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0053-Hoxham - Core        | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0054-Hoxham - Pure        | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0055-Paris - Core         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0056-Paris - Pure         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0057-Garnet - Pure        | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0058-Mayne - Core         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0059-Mayne - Pure         | Housetype Plans and Elevations             | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0060-Single Garage - Core | Garage Plans and Elevations                | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0061-Single Garage - Pure | Garage Plans and Elevations                | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0062-Twin Garage - Core   | Garage Plans and Elevations                | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |
| R9138-SMH-25-ZZ-DR-A-0063-Twin Garage - Pure   | Garage Plans and Elevations                | St Modwen Homes | 100   | A2   | Layout, Scale, Appearance                      | PC01, PC08                          |           |   |   |   |  |  |  |  |  |  |  |  |  |

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|-----------------------------|--------------------------------------|---------------------|-----|----|-------------|-------------|-----|--|-----|-----|--|--|--|--|--|--|--|
| <b>Landscape</b>            |                                      |                     |     |    |             |             |     |  |     |     |  |  |  |  |  |  |  |
| 1562A10-LLA-XX-XX-RP-L-0901 | Landscape Management Plan            | Liz Lake Associates | NTS | A4 | Landscaping | PC07 & PC11 | P01 |  |     |     |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0001 | Landscape Masterplan                 | Liz Lake Associates | 500 | A2 | Landscaping | PC07 & PC11 | P03 |  |     |     |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0201 | Detailed Planting Proposals (1 of 7) | Liz Lake Associates | 200 | A1 | Landscaping | PC07 & PC11 | P03 |  | P06 | P08 |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0202 | Detailed Planting Proposals (2 of 7) | Liz Lake Associates | 200 | A1 | Landscaping | PC07 & PC11 | P03 |  | P06 | P08 |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0203 | Detailed Planting Proposals (3 of 7) | Liz Lake Associates | 200 | A1 | Landscaping | PC07 & PC11 | P03 |  | P06 | P08 |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0204 | Detailed Planting Proposals (4 of 7) | Liz Lake Associates | 200 | A1 | Landscaping | PC07 & PC11 | P03 |  | P06 | P08 |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0205 | Detailed Planting Proposals (5 of 7) | Liz Lake Associates | 200 | A1 | Landscaping | PC07 & PC11 | P03 |  | P06 | P08 |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0206 | Detailed Planting Proposals (6 of 7) | Liz Lake Associates | 200 | A1 | Landscaping | PC07 & PC11 | P03 |  | P06 | P08 |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0207 | Detailed Planting Proposals (7 of 7) | Liz Lake Associates | 200 | A1 | Landscaping | PC07 & PC11 | P03 |  | P03 | P05 |  |  |  |  |  |  |  |
| 1562A10-LLA-XX-XX-DR-L-0301 | Landscape Specification and Details  | Liz Lake Associates | 200 | A1 | Landscaping | PC07 & PC11 | P01 |  |     |     |  |  |  |  |  |  |  |
| 1562A10-LLA-ZZ-00-DR-L-0401 | Detailed LAP Proposals               | Liz Lake Associates | 100 | A1 | Landscaping | PC07 & PC11 | P03 |  | P04 |     |  |  |  |  |  |  |  |
| February 2025               | Green Infrastructure Statement       | Liz Lake Associates | NTS | A4 | Landscaping | PC07 & PC11 | *   |  |     |     |  |  |  |  |  |  |  |
| <b>Lighting</b>             |                                      |                     |     |    |             |             |     |  |     |     |  |  |  |  |  |  |  |
| 24519-C-025                 | Street Lighting Layout Phase 4E/4G   | Quad Consult        | 500 | A0 |             | PC22        | 0   |  | B   |     |  |  |  |  |  |  |  |
| GC3957-CAP-79-XX-DR-E-1303  | Main Street Layout                   | Capita              | NTS | A1 |             | PC22        | P01 |  |     |     |  |  |  |  |  |  |  |
| GC/3957 (September 2021)    | Main Street Outdoor Lighting Report  | Lighting Reality    | NTS | A4 |             | PC22        | *   |  |     |     |  |  |  |  |  |  |  |

|                          |                                                  |
|--------------------------|--------------------------------------------------|
| <b>Distribution list</b> |                                                  |
| Geraint Roberts          | Principal Planning Officer, Newport City Council |
| Joanne Davidson          | East Area Planning Manager, Newport City Council |

|                          |                             |
|--------------------------|-----------------------------|
| <b>Key</b>               |                             |
|                          | Latest version              |
| <del>Strickthrough</del> | Omitted drawing             |
| P                        | Planning Applications Wales |
| E                        | Email                       |
| H                        | Hard copy                   |
| L                        | Download link               |
| *                        | No revision number          |

|                      |    |    |    |      |  |  |  |
|----------------------|----|----|----|------|--|--|--|
| <b>Date of issue</b> |    |    |    |      |  |  |  |
| Day                  | 27 | 24 | 23 | 11   |  |  |  |
| Month                | 02 | 03 | 10 | 12   |  |  |  |
| Year                 | 25 | 25 | 25 | 2025 |  |  |  |

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| P | E | E | E |  |  |  |  |
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