

Delegated Decision Report

Application No:	26/0136	Statutory Period Expires:	08th May 2026
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Site:	<i>Llanwern Works, Queensway, Llanwern, Newport, South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 17 (GREEN TRAVEL STRATEGY) OF 06/0471 FOR THE REDEVELOPMENT OF THE FORMER LLANWERN STEELWORKS TO CREATE A MIXED USE URBAN EXTENSION. DISCHARGE IS FOR PHASES 4B, 5D, 4E, 4G AND 4C ONLY</i>		
Applicant:	<i>M. Marsh</i>		
Type:	Discharge Conditions	Ward:	Bishton & Langstone
Decision:	Approved		

1. BACKGROUND

- 1.1 Outline Permission 06/0471 granted the redevelopment of the western end of the former Llanwern Steelworks for a mixed use, housing led regeneration scheme. Condition 17 of that permission required the submission of Travel Plans to reduce car dependency within the scheme by encouraging active travel and public transport.

2. SITE LOCATION AND CONTEXT

- 2.1 See above.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The applicant is seeking to partially discharge Condition 17 (Travel Plan) of Permission 06/0471 for the redevelopment of the former Llanwern Steelworks as a mixed-use urban extension. The application relates to housing Phases 4B, 5D, 4E, 4G and 4C only.

4. RELEVANT SITE HISTORY

Ref. No.	Description	Decision & Date
06/0471	REDEVELOPMENT OF SITE TO CREATE A MIXED USE URBAN EXTENSION COMPRISING: A RANGE OF NEW HOMES (APARTMENTS, HOUSES AND SOME SHELTERED ACCOMMODATION FOR THE ELDERLY - USE CLASSES C2&C3); NEW OFFICES, WORKSHOPS, FACTORIES AND WAREHOUSES (USE CLASSES B1, B2&B8); COMMUNITY FACILITIES INCLUDING NEW SCHOOLS AND COMMUNITY CENTRES (USE CLASSES D1&D2); A LOCAL CENTRE INCORPORATING SHOPS, OFFICES AND COMMERCIAL LEISURE FACILITIES INCLUDING NEW BARS, CAFES AND LICENSED PREMISES (USE CLASSES A1, A2, A3&D2); A NETWORK OF OPEN SPACES INCLUDING PARKLAND, FOOTPATHS, SPORTS PITCHES AND AREAS FOR INFORMAL RECREATION; NEW ROADS, ACCESSES AND PATHS; HEALTHCARE AND FITNESS FACILITIES (USE CLASSES D1&D2); PROVISION FOR A NEW RAILWAY HALT/STATION; OTHER ANCILLARY USES AND ACTIVITIES; AND REQUIRING: SITE CLEARANCE, TREATMENT AND PREPARATION; THE INSTALLATION OF NEW SERVICES AND INFRASTRUCTURE; THE CREATION OF NEW WATER BODIES AND DRAINAGE	GC 04 April 2010

5. PLANNING POLICY

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

Policy 12 – Regional Connectivity: The Welsh Government will support and invest in improving regional connectivity. In urban areas, to support sustainable growth and regeneration, our priorities are improving and integrating active travel and public transport.

The Welsh Government's aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. The sustainable transport hierarchy in Planning Policy Wales, which prioritises active travel and public transport, is a fundamental Welsh Government principle that underpins Future Wales.

5.2 PLANNING POLICY WALES (EDITION 12) 2024

4.1.13 The sustainable transport hierarchy should be used to reduce the need to travel, prevent car-dependent developments in unsustainable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

The following Policies of the adopted Newport Local Development Plan 2011-20256 (NLDP) are relevant to this determination.

- SP1 – Sustainability
- GP4 – Highways & Accessibility

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The following SPG is relevant to this determination:

- Sustainable Travel (July 2020)

6. CONSULTATION RESPONSES

6.1 NCC Highways: No comment.

6.2 NCC Active Travel: No objection.

7. PUBLIC REPRESENTATIONS

No representations were received.

8. ASSESSMENT

8.1 The applicant is seeking to discharge Outline Condition 17 (Travel Plan) of permission 06/0471 in relation housing phases 4B, 4C, 4E, 4G & 5D. That condition reads as follows:

(17) A Green Travel Strategy for each phase of development as defined under condition 03 (including provision for a Travel Plan Co-ordinator) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any development relating to the relevant phase unless an alternative timescale is otherwise agreed in writing by the Local Planning Authority. Green Travel Plans shall be submitted to and approved in writing by the Local Planning Authority for individual development parcels prior to commencement of development of the relevant parcel. The Green Travel Strategy and Green Travel Plans shall be implemented and maintained thereafter in accordance with the approved details.

Reason: *In the interests of reducing the need to travel by car and encouraging use of alternative modes of transport.*

- 8.2 The submitted Travel Plans have been reviewed by the Council's Active Travel Section who do not object to the plan content. The details are acceptable and can be agreed. Policies SP1 (Sustainability) and GP4 (Access) are complied with.

9. OTHER CONSIDERATIONS

9.1 *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.

9.2 *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.

- 9.3 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.

- 9.4 The above duty has 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.

9.5 *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.

9.6 *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.

10. CONCLUSION

- 10.1 The submitted details are acceptable and the condition can be approved in part.

11. DECISION

Approved

NOTE TO APPLICANT

01 This decision relates to the following plans & documents:

- Residential Travel Plan, Phase 4C Glan Llyn Regeneration Site (13.02.2026)
- Residential Travel Plan, Phase 4B/5D Glan Llyn Regeneration Site (13.02.2026)
- Residential Travel Plan, Phase 4E/4G Glan Llyn Regeneration Site (13.02.2026)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1 & GP4 were relevant to the determination of this application.

03 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.

04 This discharge relates to Housing Phases 4B, 4C, 4E, 4G & 5D of the Glan Llyn Regeneration Site. See Drawing 8111-08-A011 P10 - Glan Llyn -ESAMP Indicative Masterplan.