

23 October 2025



VIA EMAIL
GERAINTN.ROBERTS@NEWPORT.GOV.UK

Geraint Roberts
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Dear Geraint,

PHASE 4E/4G, LLANWERN REGENERATION SITE / GLAN LLYN, NEWPORT

RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR RESIDENTIAL DEVELOPMENT AT PHASE 4E/4G PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471 FOR A MIXED USE REGENERATION OF THE FORMER LLANWERN STEELWORKS AND PARTIAL DISCHARGE OF CONDITIONS 01 (RESERVED MATTERS), 06 (RECREATIONAL AREAS), 08 (MATERIALS), 09 (DETAILS OF HARD LANDSCAPED ACCESS), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE), 12 (OFF STREET PARKING AND CYCLE PARKING), 15 (EMERGENCY ACCESS), 16 (DETAILS OF ROADS/CYCLEWAYS/FOOTWAYS), 18 (ESTATE ROADS), 22 (STREET LIGHTING AND CAR PARKING AREAS), 24 (SITE LEVELS), 33 (SURFACE WATER DISPOSAL, 34 (FOUL AND SURFACE WATER DRAINAGE), 39 (SUSTAINABILITY STATEMENT) AND 43 (FIRE FIGHTING ACCESS)

Thank you for your comments received 3 September 2025 relating to the Reserved Matters application for Phase 4E/4G at Glan Llyn, Newport (ref. 25/0152).

Alongside our client Miller Homes (incorporating St. Modwen Homes Limited) and their wider consultant team we have considered the comments at length and are now pleased to enclose a revised submission pack of drawings in response. The revised drawings are identified on the enclosed Document Issue Schedule Rev C for ease.

Your feedback has been thoroughly considered in the refinement of the revised proposals and we consider the amendments made to be comprehensive and positively address the comments received such that it achieves high standards of design and place-making and in accordance with national and local planning policy, while satisfying the various requests.

We trust these revised drawings may now be met with your approval and we look forward to the positive determination of this application as soon as possible.

We note that there will be a need for consultees to be reconsulted (we assume 14 days will suffice) post re-submission. We have a meeting diarised for Thursday 13 November 2025 to review further as necessary and look forward to this meeting. Should you have any questions in the meantime, or wish to discuss then please do not hesitate to contact me.





Yours sincerely,

A handwritten signature in blue ink that reads "Savills".

Rhys Govier
Director

Enc. Document Issue Schedule Rev C
Drawings as per Document Issue Schedule Rev C