

Highway Response

Ref: 26/0056

Date: 04/12/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 5 (INFRASTRUCTURE PHASING PLAN) IN RELATION TO PHASES 3B AND 3D ONLY OF PLANNING PERMISSION 06/0471 FOR REDEVELOPMENT OF SITE TO CREATE A MIXED-USE URBAN EXTENSION

SITE: Llanwern Works Queensway Llanwern Newport South Wales

Case Officer: Geraint Roberts

Highway Officer: Kevin Jackson

Highway recommendation:

Recommend no discharge.

Highway Comments:

Condition 5 reads:

(5) No development shall commence in relation to each phase (as defined by Condition 03), unless otherwise agreed in writing by the Local Planning Authority in relation to specific advanced works, until a detailed Infrastructure Phasing Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Infrastructure Phasing Plan shall include the sequence and trigger dates for the provision of the following infrastructure (including for the individual development parcels, links between parcels and phases, and links with the wider external network): highways and drainage, pedestrian and cycleways, public transport services including interim measures for temporary services during the course of construction, recreation areas and all formal and informal open spaces (including a landscaping implementation timetable), and flood mitigation measures. The development shall be implemented in accordance with the approved Infrastructure Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the necessary infrastructure and facilities to accommodate the development are provided.

It appears that all that has been provided is a general arrangement for the site. This is not sufficient to discharge the condition.