

APPLICATION NUMBER: 25/1095

SITE: University Of Wales College Newport College Crescent Caerleon

APPLICATION TYPE: S73

POTENTIALLY INCORRECT VERSIONS SUBMITTED

The changes are fully outlined in the Planning Statement by Redrow para 1.8 and are mainly to allow the development to meet SAB requirements. I have no issue with the changes, however the submitted soft landscape information may be incorrect.

The Planning Statement refers to the three documents below, however this does not accord with the documents submitted.

- Detailed Soft Landscape Design with plot planting Edp5601_d031revAF
 - Detailed Soft Landscape Plan Edp5601_d025rev AG
 - edp5601_r016 – Landscape Management Plan – SAB Application Phase 2B

There are no separate soft landscape design plans, instead these are only included as appendices to the Landscape and Ecology Management Plan Part 1 and Part 2. The plan versions both on plot (sheets 1-8) and wider structural planting (sheets 1-9) are all dated 12 December 2024 and may not match the layout in the engineering plans by Phoenix Design which is dated 16 December 2025.

Appendix EDP 2	Detailed Soft Landscape Plan (edp5601_d025ac 12 December 2024 LCH/DR)
Appendix EDP 3	Detailed Landscape Proposals for the Residential Plots (edp5601_d031z 12 December 2024 LCH/DR)

In addition the document highlighted below fails to load.

10338-400-1A-S73 - Engineering Plan	25/1095	23/12/2025
EDP5601 r016-A-SABs - Landscape Management Plan	25/1095	23/12/2025