

Environmental Compliance Statement– S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) (INSOFAR AS THEY RELATE TO PLOTS 91-111 ONLY) OF 23/0682 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1212 PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO PLOTS 91 to 111 AND THEIR ASSOCIATED LANDSCAPING AND ENGINEERING ONLY – December 2025

Redrow, December 2025

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1. INTRODUCTION

- 1.1 This statement explains the relationship of applications ('the S73 applications') being submitted pursuant to Section 73 (material amendment) of the Town and Country Planning Act 1990 to an Environmental Statement ('ES') dated November 2019 (submitted with application ref. 19/1212) and a Supplementary Environmental Statement ('SES') dated October 2020 in respect of Parc Y Coleg, Caerleon ('the Parc Y Coleg development'). Following the grant of planning permission ref. 19/1212 in April 2021, a S73 application (ref. 23/0682) was submitted which sought changes to the approved listed buildings plans. This application was accompanied by an Environmental Statement Addendum (dated August 2023) ('the ESA'). Permission ref. 23/0682 was subsequently granted in August 2024. A subsequent S73 (25/0294) was granted approval on 22nd September 2025.
- 1.2 The current S73 applications seeks to vary the plans listed under condition No. 1 of planning permission ref. 25/0194.
- 1.3 A S73 application is considered a 'new' application in the context of the Town and Country Planning (Environmental Impact Assessment ('EIA')) (Wales) Regulations 2017. This means that for those applications which require ETA (such as for the Parc Y Coleg development), that the local authority must ensure that they have taken into account the conclusions of an ETA of the development when they take their decision on whether to approve such a S73 application.
- 1.4 This statement reviews the amendments brought forward as part of the S73 applications against the findings and conclusions of the ES submitted with the full planning application (ref. 19/1212) in November 2019 and the SES submitted in October 2020 in order to determine whether they remain relevant and can be used to meet the legislative requirements of a S73 application of this nature, without the need for further or updated environmental information to be provided

2. DESCRIPTION of DEVELOPMENT

- 2.1 The description of development for the Parc Y Coleg development (approved under ref25/0294) is as follows:

*S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) (INSOFAR AS THEY RELATE TO PLOTS 91-111 ONLY) OF 23/0682
S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1212 PARTIAL DEMOLITION, REFURBISHMENT AND
CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF
TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING,
DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING,
ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS. AMENDMENTS INCLUDE
CHANGES TO PLOTS 91 to 111 AND THEIR ASSOCIATED LANDSCAPING AND ENGINEERING ONLY*

Land Use and Scale of Development

- 2.2 The initial phase of development included the demolition of existing buildings associated with the USW campus within the site, apart from the listed buildings that are being retained for conversion.
- 2.3 The development will deliver 219 new dwellings, of which 170 will be new-build houses and 49 will be apartments created within the retained and converted listed buildings within the site. 22 (10%) of the properties will be affordable housing and will consist of 1, 2 and 3-bedroom houses.
- 2.4 The housing will be set within landscaped areas and recreation areas, including:
- The retention of formal landscaping to the south east of the main building;
 - The alteration of the existing rugby pitch to accommodate a smaller kick-about/pitch area alongside a LEAP; and,
 - An area of open space incorporating exercise trail and landscaping in the north east of the site;
- 2.5 Apart from the converted listed buildings, which remain at their existing height, the new houses will be two storeys tall (up to 10 metres to the top of the roof from the proposed ground level). Where they are external to the property, garages will be single storey.

Access and Parking

- 2.6 Vehicular access to the site is from two locations. The primary access is from Lodge Road on the western boundary of the site and a secondary access from College Crescent at the southern boundary of the site.
- 2.7 Improvements have been made to the junction with College Crescent and Ponthir Road in order to improve pedestrian and cycle access, whilst maximising junction visibility. The junction is 2-way, controlled by a give way, with priority given to vehicles entering the site from College Crescent. Footpaths on either side of the access have been widened and 'build outs' will be provided at the junction on College Crescent, with dropped-kerb crossings and tactile paving.
- 2.8 The internal road layout within the site has been designed to be acceptable in terms of visibility, parking arrangements, turning heads for refuse vehicle movements and distance from bin stores. Raised tables are proposed at internal junctions to provide traffic calming within the site.
- 2.9 Pedestrian and cycle access to the site will be from Lodge Road and College Crescent, and from the Public Right of Way ('PRoW') in the northwest of the site, which is retained and will be widened to 3 metres to create a shared footway/cycleway.

- 2.10 There are also three pedestrian links from Bellin Close, St Cadoc's Close and Ponthir Road. An improved pedestrian / cycle link between St Cadoc's Close and Bellin Close along the current alignment of the PRow is proposed along the north / north west boundary of the site.
- 2.11 All new build dwellings benefit from parking spaces to the side of dwellings, private drives located to the front of dwellings or in courtyards and shared drives. An electric vehicle charging point will be provided for each house. The flats within the listed buildings will benefit from allocated parking spaces.
- 2.12 Cycle parking standards are not available for houses, though can be accommodated within the garage/shed for each individual dwelling. Cycle storage outside of the Listed Building will be for visitors only, with designated cycle storage being provided for apartment residents in the basement of the listed building. It is noted that the external ground level changes allow for level access to the basement cycle parking.

Landscape and Green Infrastructure

- 2.13 The redevelopment of the USW Caerleon site offers an opportunity to retain and preserve the best of the existing landscape and trees, incorporating these into newly landscaped areas to create an accessible and varied network of spaces across the development and connections to the landscape and the settlement beyond.
- 2.14 The landscape strategy seeks to integrate arboriculture, ecology, amenity, and Sustainable Drainage ('SuDS') provision, utilising some of the best existing areas of grassland, woodland and glades, improving and extending this character through the informal landscape areas across the site.
- 2.15 At the centre of the development, the gardens forming the historic foreground to the main building will be renovated, reinstating their original formal character and enhancing this space for relaxation and tranquillity.
- 2.16 The rugby field area will be partly 're-wilded', with significant tree and meadow planting creating a naturalistic feel while also maintaining a suitably large 'kick-about' space at its centre and providing a new Local Equipped Area for Play ('LEAP') at its northern end, together with space safeguarded for a later cycle scheme and off-road parking for landscape maintenance vehicles.
- 2.17 In the north east of the site the proposed landscaping capitalises on the topography and tree cover to create opportunities to enjoy framed views out to the east while also allowing residents to explore the more wooded character of this part of the site through a carefully engineered path which also allows for the inclusion of outdoor exercise and activity equipment along the route to create a 'trim trail' for those seeking a physical challenge engineered path which also allows for the inclusion of outdoor exercise and activity equipment along the route to create a 'trim trail' for those seeking a physical challenge.

Drainage

2.18 The proposed drainage strategy for the site includes the following elements:

- Restricted discharges to local watercourses and to existing public combined sewers;
- A site-wide reduction in the amount of hard paved areas and roof areas;
- The use of pervious paving suitable for pedestrian and/or vehicular traffic (private parking areas and shared drives) that allow rainwater to infiltrate through the surface and into the underlying sub-base layers. As the permeability of the soil is insufficient to allow infiltration, a lined system will be required with eventual connection onto the surface water drainage network;
- Bioretention filters (rain gardens) within shared surface adoptable roads. These are surface runoff controls that capture and treat storm water runoff, with excess runoff from extreme events passed forward to other drainage facilities. The filtered runoff is collected and returned to the conveyance system and part of the runoff will be removed through evaporation and plant transpiration;
- Local swales directly adjacent to key roads and at edges of parcels for water conveyance and water quality improvements; and
- Oversized swales and detention basins for water storage, to achieve a reduction in the final discharge rates.

Current Development

2.19 Construction on the site is currently underway, following a period of site clearance and demolition works. Phases 1 and 2 on the site are now complete and occupied and construction is ongoing on Phase 3 with over 84 occupied unit. The Proposed Development remains as described in the ES and SESs and set out above, but is also now subject to the amendments described in Section 4.0 of this Compliance Statement

3. PREVIOUS ENVIRONMNETA: ANAYSIS

- 3.1 The original planning application was accompanied by an ES (November 2019) and further environmental information was submitted during the determination of the original application (ref. 19/1212 granted 21 April 2021) and SES (October 2020).
- 3.2 Following the grant of planning permission ref. 19/1212 in April 2021, a S73 application (ref. 23/0682) was submitted which sought changes to the approved listed buildings plans. An ES Addendum was prepared and submitted alongside the S73 application. A further S73 was submitted which sought to regularize changes between the SAB approval and planning approval for Plots 91-111. This application was supported by a Compliance Statement.

- 3.3 Table 9.1 of the SES provided a summary of the residual effects of the Parc Y Coleg development and superseded Table K2.1 of the ES. The ESA considered the changes to the listed buildings on the site, which included relatively minor changes to the internal and external details and immediate environs of the listed buildings. The quantum of development remained unchanged. The ESA concluded that the conclusions of the ES as updated by the SES remained unchanged. As such Table 9.1 of the SES provided the Council with sufficient information to reach a reasoned conclusion on the likely significant effects of the development.
- 3.4 Table 2.1 below summarises the main outcomes of the ES, SES and ESA. It includes a summary of the baseline conditions of the site at the time of writing of the ES and SES but reflects any updates to account for the fact that demolition and construction works have since taken place on the site.

Table 3.1 Summary of main outcomes from the Parc Y Coleg ES, SES and ESA

Environmental Topic	Baseline Conditions	Summary of Main Outcomes During	Summary of Main Outcomes During Operation
Transport	The site is currently accessed from Lodge Road and College Crescent. The site is very well placed in terms of access to local facilities and services such as medical services, shops, schools and public transport services.	Impacts on all receptors (road users, pedestrians and cyclists) are expected to be negligible following the implementation of a Construction Traffic Management Plan ('CTMP').	Impacts on all receptors (driver delay, pedestrian and cyclist delay, pedestrian and cyclist amenity and accidents and safety) are expected to be minor beneficial following the implementation of a Travel Plan, sustainable travel initiatives and off-site highway improvements.
Air Quality	Air quality in Caerleon is largely good, with pollutant concentrations widely within the air quality objectives for both NO2 and particulate matter. However, in places, roadside pollution levels are elevated and Newport City Council has declared an Air Quality Management Area (AQMA) on account of monitored exceedances of the air quality objective for annual mean NO2. The AQMA is located on the south-west corner of the gyratory system within the town, where the narrow roads form street canyons that hinder the dispersion of emissions from traffic, and High Street to the south of the town to the junction with New Road.	All impacts are expected to be negligible . This includes the impact of dust soiling and exposure to pollution from construction traffic on residential properties, Caerleon Hospital and schools; the impact of dust/alkaline deposition on ecology receptors; and air quality impacts on human health.	Negligible impacts are predicted at all receptors, except for Caerleon High Street AQMA which is expected to experience a minor beneficial impact.
Landscape and Visual	The site is a previously developed but now disused college/university campus with a range of buildings of various types and sizes. Demolition has taken place and construction activity is currently underway on the site. The site is not subject to any national or local designation nor do any statutory landscape designations cover any aspect of the study though historic designations are present (Scheduled Monument and Conservation Area). A number of PRoW are located in the vicinity of the site and TPOs protect a number of trees within its boundaries. The	Landscape Character Effects: Neutral impacts on Geological Assets, the Historic Landscape and Cultural Landscape receptors. Minor/negligible adverse impacts on Landscape Habitats. Moderate adverse impacts on Visual and Sensory receptors.	Landscape Character Effects: Geological Assets at Year 1 will experience a neutral adverse impact, reducing to neutral at Year 15. Landscape Habitats and the Historic Landscape will experience a minor beneficial impact at Year 1, increasing to moderate/minor beneficial at Year 15.

Environmental Topic	Baseline Conditions	Summary of Main Outcomes During Construction	Summary of Main Outcomes During Operation
	character of the site is directly influenced by its former use as a university campus to form the current baseline character. The site is mostly built up with a mix of accommodation and educational buildings, some relatively large scale and incongruous compared to the surrounding town character. The site is situated on Lodge Hill in similar prominence with extensive 20th century housing located adjacent, upon visible higher land to the north and west. There are long distance views from within the site to the surrounding lower lying land especially to the east and south east.	Visual Amenity Effects: Minor adverse impacts on the rugby ground. Moderate adverse impacts on all other receptors; namely nearby residents and the Public Right of Way east of the site. All of the identified impacts are temporary, apart from the rugby ground, which will undergo development to create a LEAP and kickabout area.	Visual and Sensory receptors will experience a moderate/minor adverse impact at Year 1, improving to a minor beneficial impact at Year 15. The Historic Landscape will experience a minor/negligible beneficial impact at Years 1 and 15. Visual Effects: Receptors 1, 2, 3 and 4 (residential) will experience minor/negligible adverse impacts at Year 1, improving to minor/negligible beneficial impacts at Year 15. Receptors 5, 6, 7 and 8 (residential) will experience a major/moderate neutral impact at Year 1, reducing to a moderate neutral impact at Year 15. Lodge Road (2, 3 and 4), Roman Way, College Glade (6) and College Crescent (1) will experience a moderate adverse impact at Year 1 and a moderate/minor adverse impact at Year 15. The Rugby Ground will experience a minor adverse impact at Year 1 and a minor/negligible adverse impact at Year 15.

			Receptor 21 (the PRoW east of the site) will experience a moderate/minor neutral impact at Year 1, improving to a minor beneficial impact at Year 15).
Arboriculture	The site comprises of a diverse age range and species mix of trees, groups, woodland/parkland, an orchard	Impacts range from moderate adverse to neutral/negligible.	Minor adverse impacts are predicted on retained trees due to increased pressure on

Environmental Topic	Baseline Conditions	Summary of Main Outcomes During Construction	Summary of Main Outcomes During Operation
	and hedges (both formal and informal). The tree stock on site has clearly been well-managed as part of the University's ground maintenance commitment, with some forethought for future generations through a tree planting programme. Many trees were seemingly planted along with the mid 1990's student residential developments as landscape enhancements. There are several category A trees and groups recorded on the site and equating to approximately 6% of tree cover. This category rating is due to their prominent locations, generally good health and on occasion unusual species. The majority of category B trees, which equates to approximately 35% of tree cover, are larger, more prominent specimens in good condition, or groups which have the potential to provide screening of views into or out of the site (or between parts of it). The remaining trees are not considered to be of any particular arboricultural or visual merit; are below the threshold of 75-mm stem diameter when measured at 1.5 metres above ground level or are in poor condition and have been allocated a retention category of C or U. These equate to approximately 42% of tree cover across the site.	Moderate adverse impacts will occur from the loss of trees, several of which may be subject to a Tree Preservation Order ('TPO'). U Category trees and those with significant underlying condition issues will experience a neutral impact from their removal. Trees north-east of the driveway off College Crescent are expected to experience minor adverse impacts from ground level changes. All arboriculture receptors will experience a neutral/negligible impact as a result of tree damage.	trees in a residential setting and a change in wind dynamics and wind loading.
Ecology	No part of the site is covered by any statutory or non-statutory designations. However, there are a number of such designations within the site's potential zone of influence. Of these, the Severn Estuary Ramsar/Special Area of Conservation (SAC)/Special Protection Area (SPA), River Usk SAC/Site of Special Scientific Interest (SSSI) and Afon Llwyd/Afon Llwyd Grassland Sites of Interest for Nature Conservation (SINCs) were considered further as Important Ecological Features (IEF) by virtue of the site's potential hydrological connectivity with these designations. Habitats within the site largely comprise hardstanding and buildings	Negligible impacts are predicted on all receptors, including the Severn Estuary SAC/SPA/Ramsar, River Usk SAC/SSSI, Afon Llwyd/Afon Llwyd Grasslands SINC, Semi-natural broadleaved woodland, scattered trees, breeding birds, roosting/foraging/commuting birds and common reptiles (slow worm). Reptiles in	Negligible impacts are predicted for the Severn Estuary SAC/SPA/Ramsar, River Usk SAC/SSSI, Afon Llwyd/Afon Llwyd Grasslands SINC, Roosting/foraging/commuting bats, common reptiles (slow worm) and Semi-natural broadleaved woodland. Negligible to possible minor beneficial impacts with appropriate landscaping are expected on breeding birds.

Environmental Topic	Baseline Conditions	Summary of Main Outcomes During Construction	Summary of Main Outcomes During Operation
	which are predominantly vacant, in addition to areas of amenity grassland and ornamental shrub planting. The north-eastern corner and eastern boundary of the site is characterised by an unmanaged, tussocky grassland sward with scattered non-native and native trees. Such habitats are considered to be of limited/negligible ecological importance and thus scoped out of the assessment. Adjacent semi-natural broadleaved woodland and trees with Tree Protection Orders (TPOs) scattered across the site are otherwise considered to be of ecological value at the local level however and were included as IEFs on this basis. Update dusk emergence/dawn re-entry surveys of onsite buildings with potential to support roosting bats, undertaken during 2019, have identified a summer day roost for low numbers of common pipistrelle bats within buildings B1/B2, B3/4 and B16. B16 also supports a summer day roost for low numbers of soprano pipistrelle bats. Both B1/B2 (Camelot/Dolaucothi accommodation block) and B16 (Felthorpe House) have previously been confirmed as supporting roosts for common pipistrelle and presumed Myotis bat species following detailed survey effort undertaken by Ecosulis in 2016. Myotis bat species were not recorded roosting within B1/B2 during surveys undertaken by EDP in 2019. In addition, habits inherent within the site support a foraging/commuting bat assemblage dominated by common and widespread generalist species such as common pipistrelle bats, with a population considered of ecological importance at the local level. Detailed surveys in respect of common reptiles identified a low population for slow-worm (Anguis fragilis) important at the site level. Nesting birds are also likely to use areas of scrub, trees and	general area also predicted to experience negligible impacts.	

Environmental Topic	Baseline Conditions	Summary of Main Outcomes During Construction	Summary of Main Outcomes During Operation
	buildings. Both were included as an IEF by virtue of their statutory legal protection.		
Cultural Heritage	The site includes three listed buildings comprising: 1. Former Caerleon Teacher Training College Building (Grade II Listed) Ref: 877290 2. Caretaker's / Gardener's Lodge at the University of South Wales, Caerleon Campus (Grade II Listed) Ref: 87727 3. Principal's Residence at the University of South Wales, Caerleon Campus (Grade II Listed) Ref: 87726	No effects predicted on the Grade II listed Gate Piers or potential buried archaeological remains. The Grade II listed Former Caerleon Teacher Training Building and Grade II listed Principal's Residence and Caretaker's/Gardener's Lodge will experience minor adverse impacts.	The Grade II listed Former Caerleon Teacher Training College Building, Grade II listed Principal's Residence and Caretaker's/ Gardener's Lodge and the Grade II listed Gate Piers will experience minor beneficial impacts. There will be no effect on potential buried archaeological remains.
Socio-economics	The age profile of the population of Newport is younger than both the wider Wales region and the national average; however, the population of Caerleon is older than the average in Newport, Wales and Great Britain. Newport has experienced higher levels of growth than the Wales average between 2007 and 2017 but the population of Caerleon has reduced. Economic activity in Newport is higher than the regional level but lower than the national level. The unemployment rate in Newport is the same as the average for Wales and is slightly higher than the average for Great Britain. Newport's level of employment growth is higher than the growth recorded in Wales and Great Britain. Newport is a net importer of labour and has large commuting flows in both directions. Caerleon has relatively low levels of deprivation, as one of the 40% most deprived LSOAs in Wales. Recent housing delivery in Newport has not met the LDP housing requirement. There is currently an overall deficit of open space in Caerleon but a surplus of informal playing space	Moderate beneficial impacts on construction employment.	Moderate beneficial impacts are predicted as a result of increased resident expenditure, fiscal impacts, the local labour market/commuting and the provision of new housing. Minor beneficial impacts are predicted on deprivation indicators and open space, community, leisure and recreation. Education and healthcare will experience negligible impacts.

4.0 RELEVANCE OF PREVIOUS ANALYSIS TO THE S73 APPLICATION

- 4.1 This Compliance Statement sets out the changes proposed from Plots 112 – 170. This section reviews the form and nature of the amendments to the Parc Y Coleg development to confirm that they do not give rise to a need to provide any further environmental information to either update or supplement the ES, SES or ESA. In effect, this confirms that the Council can proceed to determine the S73 applications in confidence that the ES, SES and ESA provides all necessary information on the likely significant effects associated with the Parc Y Coleg development and does not need updating at this time.

Summary of S73 Amendments

- 4.2 The S73 applications propose a series of amendments to the approved Parc Y Coleg development. The amendments seek to introduce more green and blue infrastructure across the Parc Y Coleg development as a whole to allow the development to meet the SAB requirements. The number of units to be delivered across the development remains unchanged at 170 dwellings and there are no amendments to the approved scale of development, building heights, density, elevational treatment or extent of built development area. The amendments proposed are summarised as follows:

1. Air source heat pumps have been added to all plots.
2. Plots 112, 117 – 125, 127 – 132, 134 – 140, 144 – 147, 151 – 156 and 159 – 162 have all had rain gardens added to the front of their plots with associated landscaping adjusted to suit.
3. Adoptable rain gardens have been added opposite Plots 136 and 141.
4. Plot landscaping adjusted on plots 115 – 116, 133, 139, 142 – 143, 149 – 150, 156 and 158.
5. Plots 117 – 119 have been handed and adjusted. Plot 119 has been 0 plotted with 2.34m between plots 117 and 118. The fence line between 118 and 119 has also been adjusted.
6. Plot 155 has been handed.
7. Plots 140 – 154 have moved north by 1 metre.
8. Plot 147 has been repositioned.
9. Adoptable bio-retention features have been added to the front of plots 123 – 126, 130 – 132, 135 – 137, 142 – 144, 148 – 151, 155 – 158 and 163 – 166.
10. There have been resultant level changes between 0.10m to 0.70m on plots 112 – 113, 115 – 118, 123, 129 – 130, 132, 137 – 146 and 148 – 170.
11. There have been resultant level changes between -0.15m to -0.52m on plots 114, 119 – 121, 124 – 126, 128 – 130 and 133 – 136.
12. Private drive changes on plots 112 – 113, 118 – 120, 133 – 134 and 137 – 144 are now to be blocked paved.
13. Private drive changes on plots 155 – 157 are now to be tarmac.
14. Under build has been reduced on plots 114, 116, 124 – 125, 147, 149 and 150 – 151.
15. Under build has increased on plots 115, 117, 123, 126 – 130, 141, 143 – 144, 152, 155 – 156 and 158.



16. Under build has been removed on plots 122, 135 – 136, 154 – 155 and 162.
17. Under build created on plots 112 – 113, 119, 140, 142, 148, 158, 163 – 170.
18. Under build and tanking profile has been changed on plots 139 – 140, 148 – 150, 153 and 157.
19. Steps have been removed on plots 114 – 115, 124 – 125, 128 – 129, 131 – 132, 136, 140 – 144, 147 – 151, 153 – 160 and 162.
20. Steps have been added on plots 123, 140 – 144, 153, 159 – 160, 163 – 170.
21. 16 steps have been reduced to 8 on the footpath that is adjacent to plots 132 and 133.
22. Retaining walls have been removed on plots 114 – 115, 124, 136 – 138, 159 – 160 and 162.
23. Retaining walls have been added on plots 119, 123, 125 – 127, 142 – 144, 153 and 157 – 158.
24. Retaining walls have been reduced on plots 116 and 135.
25. Retaining walls have been increased on plots 117 – 120, 125, 127, 130 – 132, 140 – 141, 148 – 149, 151 – 152, 155 – 156, 160 – 161 and 163 – 170.
26. Tanking has been removed or reduced on plots 114 – 115, 122, 130, 132, 147 and 148.
27. Tanking has been increased on plots 116, 123, 127, 141 – 144.
28. There has been a screen wall added to plot 114.
29. There have been material changes to plots 116, 120, 136 and 138.
30. Garages have been repositioned on plots 139, 155 and 158.
31. There has been an adjustment to the visitor spaces arrangement opposite plots 148 – 151 therefore resulting in one fewer space.
32. Parking spaces have been adjusted on plots 145 – 146, 155 and 158 – 160.
33. Garden sizes on plots 114, 117, 121 – 122, 137 – 138, 140 – 143, 145, 154 – 155 and 159 – 170 have been adjusted.
34. Front paths on plots 114, 123, 141 – 144, 148 – 152, 155 and 159 – 160 have been adjusted.
35. A screen wall has been adjusted at plot 136.
36. Garden rollovers have been created on plots 136 – 139 and 153 – 154.
37. Sheds have been added or rearranged on plots 145 – 146 and 159 – 170.
38. Gravel boards have been removed on plots 148, 152 and 154.
39. There has been an adjustment made on plot 155 private drive.
40. Existing vegetation has been removed in front of plots 140 – 144 but replaced with new structural planting.

- 4.3 As a result of the proposed amendments above, changes are required to the levels of each plot. The changes to levels range from +0.7 m at Plot 156 to -0.40m to Plot 114. As a result of changes to levels, consequential changes have also been made to retaining walls, steps and under builds to various plots to various extents. Details of these changes are provided at Appendix 1 and have been reviewed as part of this Compliance Statement.

Amended Plans

- 4.4 As a result of the above amendments, replacement plans have been prepared and for which approval is sought through this S73 application. The list of plans to be approved is provided in Table 4.1 below and have been subject to review as part of this Compliance Statement.

Table 4.1 List of plans to be approved through s73 application



- Green Infrastructure Statement, Redrow, December 2025
- Planning Statement, Redrow, December 2025
- CAE12-01-25-1000 - S73 Site Location Plan - 17.12.25
- CAE12-01-25-1001 - S73 Planning Layout - 17.12.25
- CAE12-01-25-1002 - S73 Materials Layout - 17.12.25
- CAE12-01-25-1003 - S73 Boundary Enclosures Layout - 17.12.25
- CAE12-01-25-1004 - S73 Refuse Collection Layout - 17.12.25
- CAE12-01-25-1005 - S73 Affordable Housing Layout - 17.12.25
- 18137(05) 1105 Existing Site Sections
- CAE12-01-25-1006 – Hard Surfacing
- Environmental Statement
- ES Addendum Final Draft with Appendices by LRM Planning August 2023
- Environmental Compliance Statement, December 2025
- Assessment & Arboricultural Method Statement Ambler & Sons Ltd December 202519-012 Former University Campus Caerleon TCP - Revision (PDF v4)
- 10338-400-1A-S73 Engineering Plan
- 10338-400-2A-S73 Engineering Plan
- 10338-400-3A-S73 Engineering Plan
- 10338-400-4A-S73 Engineering Plan
- 10338-401-01A-S73 Refuse & Large Car Tracking Two Way
- 10338-401-02A-S73 Refuse & Large Car Tracking Two Way
- 10338-402-01A-S73 Refuse Tracking Turning Heads
- 10338-402-02A-S73 Refuse Tracking Turning Heads
- 10338-402-03A-S73 Refuse Tracking Turning Heads
- 10338-403-01A-S73 Fire Tender Tracking
- 10338-403-02A-S73 Fire Tender Tracking
- 10338-403-03A-S73 Fire Tender Tracking
- 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
- 10338-SAB- 02-1D-Bioretenion Verge Details
- 251218 - Draft DOV Caerleon Campus

Review Against Conclusions of ES

4.5 A review of the S73 application amendments against the conclusions of the ES, SES and ESA (for the purposes of Table 4.2 collectively referred to as 'ES') has been undertaken in Table 4.2 below.

Table 4.2 Review of the S73 application against the conclusions of the Parc Y Coleg development as reported in the ES

Environmental Topic	Review Against Conclusions of the ES During Construction	Review Against Conclusions of the ES - During Operation
Transport	A range of effects have been identified during the enabling works and construction period, many of these have been reduced to negligible or neutral residual effects once mitigation measures incorporated into the Construction Environmental Management Plan ('CEMP') have been taken into account. None of the changes proposed are considered to affect the outcomes of the ES in respect of construction stage effects.	There are no changes to dwelling numbers and the slight increase in parking spaces to some units will not lead to changes to the overall transport conclusions reached in the ES. The S73 amendments therefore do not affect the outcomes of the ES in respect of transport. All mitigation previously identified can be implemented as envisaged.
Air Quality		There are no changes to dwelling numbers and therefore NO _x and particulate matter emissions from development related traffic on the local road network are unchanged. The S73 amendments therefore do not affect the outcomes of the ES in respect of air quality. All mitigation previously identified can be as envisaged 1, which could be significant. Given the nature and scale of the amendments, it is considered that these effects would remain unchanged.
Landscape and Visual		For users of PRoW, construction and demolition activities will, for the most part, be contained by intervening built form and mature vegetation. Users of the PRoW to the east may notice the demolition process of the vacant campus buildings and subsequent construction on the eastern flank of the site, however, given the distance, it would not fundamentally change the focus of their view given the distance involved. Furthermore, one would have to stay in a specific location on that route to appreciate the ongoing change. The magnitude of change would therefore be medium, resulting in a moderate level of effect. The nature of the effect would be adverse as a result of the additional construction activities and the level of effect would be significant but temporary for the duration of the construction activities only. During operation maturation of retained trees and the additional landscaping along the boundary of the development, combined with maturation of interplanting, is likely to heavily filter views and could contribute towards reducing the prominence of the dwellings. The effects on receptors using the PRoW east of the site are identified to be moderate/minor neutral at Year 1, improving to minor beneficial at Year 15. These effects are not significant and are beneficial. The amendments include the provision of a 0.9m retaining wall measuring 27m in length in proximity to the PRoW and includes the

		provision of a circa 6m landscape buffer to soften the appearance of the retaining wall. With these measures in place, the S73 amendments therefore do not affect the outcomes of the ES in respect of landscape and visual effects.
Arboriculture		There is a small increase in trees lost but enhanced mitigation is proposed and the revised layout has resulted in minor revisions to the landscaping strategy and approved landscape plans. The S73 amendments therefore do not affect the outcomes of the ES in respect of arboriculture. All mitigation previously identified can be implemented as envisaged.
Ecology		The amendments would not change the effects on any onsite or offsite ecological receptors. Overall, the S73 amendments result in an increase in landscaping throughout the site, in particular in relation to the proposed rain gardens, and therefore the beneficial effects are expected to remain unchanged or more beneficial. The S73 amendments therefore do not affect the outcomes of the ES in respect of ecology. All mitigation previously identified can be implemented as envisaged.
Cultural Heritage		Given the scale and nature of the amendments, the revised layout will not change the overall beneficial effects of the development on nearby heritage assets and effects are considered to remain unchanged. There are therefore no changes to the effects previously identified in the ES and SES and the subsequent ESA (August 2023) in respect of cultural heritage and all mitigation previously identified can be implemented as envisaged.
Socio-economic		There are no changes to dwelling numbers provided as part of the Parc Y Coleg development and no changes to proposed facilities on site. None of the amendments will therefore affect any outcomes of the ES in respect of socio-economics. All mitigation previously identified can be implemented as envisaged.
Cumulative Effects		The developments considered in the ES may be further advanced in their ongoing construction but are not materially changed. No further developments that could give rise to new significant cumulative effects are relevant in the context of the S73 applications. The S73 amendments do not give rise to any change to the cumulative impact assessment described in the ES.

4.6 Table 4.2 has demonstrated that the changes described in paragraph 3.2 of this Compliance Statement do not affect the overall conclusions of the ES, SES or ESA.

4.7 Regulation 25 of the ETA Regulations requires

25.—(1) When determining an application or appeal in relation to which an environmental statement has been submitted the relevant planning authority or the Welsh Ministers, as the case may be, must—

(a) examine the environmental information;

(b) reach a reasoned conclusion on the significant effects of the proposed development on the environment, taking into account the examination referred to in sub-paragraph (a) and, where appropriate, their own supplementary examination;



(c)integrate that conclusion into the decision as to whether planning permission or subsequent consent is to be granted; and

(d)if planning permission or subsequent consent is to be granted, consider whether it is appropriate to impose monitoring measures.

4.8 This Compliance Statement demonstrates that for the S73 applications, the ES, SES and ESA are considered to remain relevant and can be used to meet the legislative requirements under Regulation 25 for the S73 applications, without the need for further or updated environmental information to be provided under the ETA Regulations. The ES, SES and ESA accompany the S73 applications.

Appendix 1: Engineering Changes

<u>Plot Numbers</u>	<u>Approved Levels</u>	<u>Proposed Levels</u>	<u>Change</u>	<u>Steps Change</u>	<u>Retaining Wall</u>	<u>Under Build</u>
112	38.00	38.15	0.15	1		Garage UB Added Height 0 - 375mm
113	38.00	38.45	0.45			House UB Added Height 300mm Garage Added Height 0 - 375mm
114	45.80	45.40	-0.40	-5		
115	45.00	45.325	0.325	-8		
116	42.95	43.35	0.40	-2		
117	42.85	43.25	0.40	-2	RW extended in the back garden, height 675mm	Garage UB Removed
118	42.20	42.55	0.35	2	RW added in the back garden, height 450mm	House UB Added Height 450mm



119	42.15	42.075	-0.07	1		House UB Added Height 300mm
120	42.05	41.775	-0.27	3	RW extended, height 450 - 600mm	
121	45.00	45.60	0.60	4		
122	45.15	45.70	0.55			Removed
123	44.40	44.70	0.30	3	RW extended, height 900- 1200mm	House UB Added, Height 0 - 900mm
124	43.95	44.10	0.15	-5	RW extended in the back garden, height 450mm	
125	43.15	43.50	0.35	-5	RW extended in the back garden, height 600mm	
126	42.35	42.85	0.50		RW extended in the back garden, height 600mm	
127	41.88	42.25	0.37			
128	40.00	39.80	-0.20			
129	39.00	38.75	-0.25	2		
130	36.90	37.00	0.10	2		House UB Added, Height 0 - 450mm
131	37.00	37.05	0.05	3		
132	37.00	37.20	0.20	-5	Removed	
133	40.90	40.85	-0.05			
134	42.15	41.90	-0.25			
135	36.45	36.30	-0.15		Removed	Removed
136	37.25	36.90	-0.35	-3		Removed
137	37.65	37.75	0.10			



138	37.70	37.85	0.15			
139	38.05	38.20	0.15		Removed	
140	36.10	36.50	0.40	3		House UB Added, Height 0 - 300mm Garage UB Removed
141	36.10	36.40	0.30	5		House UB Increased, Height 375mm Garage UB Removed
142	36.00	36.15	0.15	3	RW added in the back garden, height 750 - 975mm	House UB Added, Height 0 - 150mm Garage UB Removed
143	35.90	36.15	0.25	4	RW added in the back garden, height 450mm	House UB Increased, Height 300mm Garage UB Removed
144	35.85	36.15	0.30	4	RW added in the back garden, height 0 - 450mm	House UB Increased, Height 450mm Garage UB Removed
145	37.10	37.75	0.65	2		
146	37.10	37.75	0.65			
147	38.10	38.65	0.55	1	RW added in the back garden, height 900 - 975m	
148	40.15	40.85	0.70		RW extended, height 750mm	House UB Addedd, Height 0 - 750mm
149	40.45	41.00	0.55			
150	40.75	41.15	0.40			



151	41.40	41.65	0.25			
152	41.65	41.85	0.20			
153	39.45	39.30	-0.15	2	RW added in the back garden, height 900 - 975mm	
154	38.45	38.35	-0.10	1		Removed
155	38.50	38.80	0.30			Removed
156	38.85	39.55	0.70		RW reduced in the back garden, height 0 - 600mm	
157	39.50	40.15	0.65		RW added in the back garden, height 450mm	
158	39.60	40.15	0.55		RW added, height 450mm	House UB Added, Height 0 - 450mm
159	38.20	38.35	0.15		Removed	
160	38.20	38.35	0.15		Removed	
161	37.20	37.45	0.25		Removed	
162	37.20	37.45	0.25	-1	Removed	Removed
163	35.10	35.70	0.60	4		House UB Added, Height 0 - 300mm
164	35.10	35.70	0.60			
165	35.10	35.70	0.60	3		
166	35.10	35.70	0.60			
167	35.10	35.70	0.60	1		
168	35.10	35.70	0.60			
169	35.10	35.70	0.60	1		
170	35.10	35.70	0.60			