

**PLANNING STATEMENT – S73
APPLICATION TO VARY
CONDITION 1 (APPROVED
PLANS) OF PLANNING
PERMISSION 25/0294 PARC
Y COLEG, CAERLEON
December 2025**

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1. INTRODUCTION

1.1. This planning statement has been prepared in order to support a Section 73 application to Vary Condition 1 (Approved Plans) of planning approval **"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"** (25/0294).

1.2. This S73 application seeks amendments to Plots 112 to 170 as detailed on plan CAE12-01-25-1000 - S73 Site Location Plan - 17.12.25.

1.3. This statement should be read in conjunction with the other documents that have been submitted with this Section 73 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-Bioretenction Verge Details

- 251218 - Draft DOV Caerleon Campus

Site Location and Description

1.4. The entire site extends to approximately 13.3 hectares and is located in Caerleon, Newport, approximately 300m to the north west of Goldcroft Common District Centre, 2.2 km to the east of the A4042 and 1.8 km to the north of the M4. The site is located approximately 6km northeast of Newport.

1.5. The Grade II listed Edwardian main building is also being developed by Acorn Property Group for the purpose of 44 flats. Three original listed buildings remain on the site, along with Felthorpe House. T J Webley and Ty Hywel listed buildings will comprise of 4 new dwellings. Felthorpe House will be converted to 1 new dwelling.

1.6. Much of the surrounding area is residential in character, including two storey terraces, detached and semi-detached dwellings. The remaining surrounding area comprises of St Cadoc's Hospital, two primary schools, Goldcroft Common and High Street District Centres, Roman Way local centre and a medical centre.

The site's boundaries are described as follows:

- Northern Boundary – The site is bounded to the north by vegetation and dwellings.
- Eastern Boundary – The site is bounded to the east by vegetation, Ponthir Road, dwellings and an industrial estate. Beyond the dwellings lies further vegetation and a trainline connecting Newport to Cwmbran and further afield.
- Western Boundary – The site is bounded to the west by Lodge Road, St Cadoc's Close, dwellings and St Cadoc's Hospital.
- Southern Boundary – The site is bounded to the immediate south by College Crescent, vegetation, and dwellings on College Crescent. Beyond this is the railway line which runs between Newport and Cwmbran.

1.7. Development progress at the site has advanced significantly since planning permission was granted on Wednesday 21st April 2021 (19/1212). The majority of the original buildings, except the Listed Buildings, have been demolished and plots are now occupied/ under construction along with associated open space, landscaping, and drainage infrastructure. In addition, the Acorn Property Group have completed all external works to the Grade II listed building and will be commencing internal works shortly.

Scope of S73 Application

1.8. Through the Section 73 application the changes being sort from the planning permission (23/0682) are plots 112 to 170 and the associated landscaping and engineering. The changes include:

- Air source heat pumps have been added to all plots.
- 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.



- Adoptable rain gardens have been added opposite Plots 136 and 141.
- Plot landscaping adjusted on plots 115 – 116, 133, 139, 142 – 143, 149 – 150, 156 and 158.
- Plots 117 – 119 have been handed and adjusted. Plot 119 has been 0 plotted with there now being 2.34m between plots 117 and 118. The fence line between 118 and 119 has also been adjusted.
- Plot 155 has been handed.
- Plots 140 – 154 have moved north by 1 metre.
- Plot 147 has been repositioned.
- 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.
- 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.
- There have been resultant level changes between -0.15m to -0.52m on plots 114, 119 – 121, 124 – 126, 128 – 130 and 133 – 136.
- Private drive changes on plots 112 – 113, 118 – 120, 133 – 134 and 137 – 144 are now to be blocked paved.
- Private drive changes on plots 155 – 157 are now to be tarmac.
- Under build has been reduced on plots 114, 116, 124 – 125, 147, 149 and 150 – 151.
- Under build has increased on plots 115, 117, 123, 126 – 130, 141, 143 – 144, 152, 155 – 156 and 158.
- Under build has been removed on plots 122, 135 – 136, 154 – 155 and 162.
- Under build created on plots 112 – 113, 119, 140, 142, 148, 158, 163 – 170.
- Under build and tanking profile has been changed on plots 139 – 140, 148 – 150, 153 and 157.
- Steps have been removed on plots 114 – 115, 124 – 125, 128 – 129, 131 – 132, 136, 140 – 144, 147 – 151, 153 – 160 and 162.
- Steps have been added on plots 123, 140 – 144, 153, 159 – 160, 163 – 170.
- 16 steps have been reduced to 8 on the footpath that is adjacent to plots 132 and 133.
- Retaining walls have been removed on plots 114 – 115, 124, 136 – 138, 159 – 160 and 162.

- Retaining walls have been added on plots 119, 123, 125 – 127, 142 – 144, 153 and 157 – 158.
- Retaining walls have been reduced on plots 116 and 135.
- 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.
- Tanking has been removed or reduced on plots 114 – 115, 122, 130, 132, 147 and 148.
- Tanking has been increased on plots 116, 123, 127, 141 – 144.
- There has been a screen wall added to plot 114.
- There have been material changes to plots 116, 120, 136 and 138.
- Garages have been repositioned on plots 139, 155 and 158.
- There has been an adjustment to the visitor spaces arrangement opposite plots 148 – 151 therefore resulting in one fewer space.
- Parking spaces have been adjusted on plots 145 – 146, 155 and 158 – 160.
- Garden sizes on plots 114, 117, 121 – 122, 137 – 138, 140 – 143, 145, 154 – 155 and 159 – 170 have been adjusted.
- Front paths on plots 114, 123, 141 – 144, 148 – 152, 155 and 159 – 160 have been adjusted.
- A screen wall has been adjusted at plot 136.
- Garden rollovers have been created on plots 136 – 139 and 153 – 154.
- Sheds have been added or rearranged on plots 145 – 146 and 159 – 170.
- Gravel boards have been removed on plots 148, 152 and 154.
- There has been an adjustment made on plot 155 private drive.
- Existing vegetation has been removed in front of plots 140 – 144 but replaced with new structural planting.

Engineering

1.9. 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 sought introduce more green and blue infrastructure across the development as a whole to allow the development to meet the SAB requirements.

2. PLANNING POLICY CONTEXT

2.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

2.2. The planning policy framework relevant to the determination of the planning application is as follows:

Newport City Council Local Development Plan (January 2015).

2.3. The statutory development plan for the area is the Newport City Council Local Development Plan (LDP) 2011-26 which was adopted January 2015. Redrow considers the following LDP policies relevant to the determination of this planning application:

- SP1: Sustainability;
- SP2: Health;
- SP4: Water Resources;
- SP9: Conservation of the Natural, Historic and Built Environment;
- SP10: House Building Requirement;
- SP13: Planning Obligations;
- SP15: Integrated Transport;
- SP18: Urban Regeneration;
- GP2: General Amenity;
- GP3: Service Infrastructure;
- GP4: Highways and Accessibility;
- GP5: Natural Environment;
- GP6: Quality of Design;
- GP7: Environmental Protection and Public Health;
- CE3: Environmental Spaces and Corridors;
- CE5: Locally Listed Buildings and Sites;
- CE6: Archaeology;
- H2: Housing Standards;
- H3: Housing Mix and Density;

- H4: Affordable Housing;
- T3: Road Hierarchy;
- T4: Parking;
- CF1: Protection of Playing Fields, Land and Buildings used for Leisure, Sport, Recreation and Play;
- CF2: Outdoor Play Space Requirements;
- CF12: Protection of Existing Community Facilities; and,
- W3: Provision for Waste Management Facilities in Development.

Supplementary Planning Guidance

2.4. The following locally adopted documents are also material considerations and have been considered as part of the application submission.

Planning Obligations SPG;

Affordable Housing SPG;

Archaeology and Archaeologically Sensitive Areas;

Wildlife and Development SPG;

New Dwellings SPG;

Parking Standards SPG;

Outdoor Play Space Provision; and,

Trees, Woodland, Hedgerows and Development Sites.

Planning Policy Wales (Edition 12, February 2024)

2.5. Planning Policy Wales (PPW) is also a material consideration in the determination of this planning application and the following chapters and subsections are considered relevant:

Chapter 2 (People and Places: Achieving Well-being Through Placemaking)

i Maximising Well-Being and Sustainable Places through Placemaking;

ii Planning Policy Wales and Placemaking.
Chapter 3 (Strategic and Spatial Choices)

i Good Design Making Better Places;

ii Promoting Healthier Places;

iii Sustainable Management of Natural Resources;

iv Accessibility;

v Previously Developed Land; and,

vi Supporting Infrastructure.

Chapter 4 (Active and Social Places)

i Transport;

ii Housing;

iii Community Facilities; and,

iv Recreational Spaces.

Chapter 6 (Distinctive and Natural Places)

i The Historic Environment;

ii Green Infrastructure;

iii Landscape;

iv Biodiversity and Ecological Networks; and,

v Air Quality and Soundscape.

2.6. Whilst Planning Policy Wales has been updated several times since 2019, the proposed S73 application is considered to still meet the objectives of PPW.

Technical Advice Notes

2.7. The following Technical Advice Notes (TANs) are material considerations in the determination of this application:

TAN 2 (Planning and Affordable Housing);

TAN 5 (Nature Conservation and Planning);

TAN 10 (Tree Preservation Orders);

TAN 12 (Design);

TAN 16 (Sport, Recreation and Open Space);

TAN 18 (Transport); and,

TAN 24 (The Historic Environment)

Key Policy Considerations

2.8. A review of the planning policy framework has identified the following key policy considerations that need to be considered in determining the enclosed S73 planning application:

- The principle of development;
- Sustainable development considerations;
- Heritage considerations;
- Sport and Open Space considerations;
- Transport considerations;
- Placemaking, Design and landscaping considerations;
- Air quality considerations;
- Drainage considerations

3. PLANNING POLICY ANALYSIS

3.1. After a review of the planning policy framework key considerations and the nature of the proposed changes, it is considered that the proposed development still complies with the key policy considerations set out below:

Principle of Development

3.2. Policy SP1 states development should promote the efficient use of land and be concentrated in sustainable locations on brownfield sites within the settlement boundary. Policy GP6 goes on to say development should also facilitate the flexible re-use of buildings.

3.3. The amended development proposal still provides 170 new homes on a brown field site that is located within the settlement boundary therefore the principle of development remains acceptable. The Grade II listed Edwardian main building is also still being developed for the purpose of 44 flats which comply with Policy GP6 of the LDP.

Sustainable Development

3.4. Policies SP1, SP2 and GP6 of the LDP seek to deliver good quality, sustainable design that is sensitive to the unique qualities of the development site and responds positively to the character of the area. This involved meeting a number of principles such as:

- Providing a healthy and convenient environment for all users that supports the principles of community safety, enables employment, essential services, and community facilities to be accessible by sustainable transport, particularly

walking and cycling, and other green infrastructure to encourage healthier lifestyles;

- Promoting the efficient use of land, increasing energy efficiency, minimising, re-using, and recycling waste and facilitating the flexible re-use of buildings.

3.5. The proposed amendments are minor and 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 key areas of open space remain on site contributing to healthy lifestyles. The amendments sought introduce more green and blue infrastructure across the development as a whole to allow the development to meet the SAB requirements, so the policy aspirations continue to be met at the site.

Heritage Considerations

3.6. Policy SP9 of the LDP states that all new development will need to conserve, enhance, and manage historical assets. Paragraph 4.16, 4.18 and 4.19 (Historic Environment) support this stating there is a presumption in favour of the retention, safeguarding, conservation, and enhancement of sites recognised as being of historic interest. Therefore, it is very important that all new development is of the highest quality and does not prejudice the protection of the recognised heritage within Newport, which plays a significant role in the townscape and architectural heritage of the area.

3.7. The amended proposals do not have any impact on the Listed Building or its setting. The amended development still provides an opportunity to preserve and enhance the listed buildings located on the site, which will ensure their survival. The importance of which is encouraged within the LDP, PPW and TAN 24. The proposed development will also create a high-quality development, based on placemaking principles that reflects the heritage of the locally listed buildings and the surrounding area. Therefore, the proposed amended development still meets heritage policy considerations.

Sports and Open Space considerations

3.8. Policy CF1 and CE3 of the LDP states that redevelopment of playing fields, other land and buildings used for sport, recreation areas of play and community uses will only be permitted where alternative provision of the same benefit is made available in the immediate locality, or the land or building(s) is surplus to requirements. Policy CF2 goes on to say that where new development results in the loss of open space or a requirement for open space is demonstrated, provision will be sought, and the developer will be required to pay a commuted sum to cover future maintenance.

3.9. Policy SP2 of the LDP suggests all development proposals should seek to maximise their positive contributions to health and well-being. Paragraph 4.5.1 of PPW promotes recreational spaces as being vital to local residents' health, well-being, amenity and can contribute to an area's green infrastructure. Paragraph 4.5.1 goes on to say that networks of high quality, accessible green spaces and recreation spaces will promote nature conservation, biodiversity and provide enjoyable opportunities for residents and visitors to participate in a wide range of physical activities, which are important to both children and adults.

3.10. The proposed amendments make no changes to the open space provided on site which is set out below:

- A LEAP and formal open space including a kick-about area to the south east of the LEAP;
- A naturalised exercise trail and informal open space;
- Other areas of formal open space; and,
- Incidental areas of open space for public enjoyment.

3.11. Therefore, the policy requirements of the LDP are still met in relation to sports and open space.

Transport Considerations

3.12. Policy SP15 and GP4 of the LDP promote development that gives priority to sustainable modes of transport, including walking, cycling, and using public transport. These various modes of transport should be designed to prevent or reduce transport noise and air pollution and should ensure that the proposed development will not result in unacceptable harm to highway or pedestrian safety.

3.13. Policy SP2 of the LDP states that development should seek to maximise its positive contribution to health and well-being by locating in the most sustainable locations, close to public transport and should provide efficient walking and cycle routes, as well as green infrastructure. Paragraph 4.1.8 also encourages more sustainable and healthy forms of travel which will improve air quality and the health of local people.

3.14. The proposed amended development still provides an environment in which pedestrians and cyclists feel as though they are afforded highest priority. The development still maximises and enhances the permeability of the site to cyclists and aims to encourage cycling as a mode of transport for short trips.

3.15. It is concluded that the amended development is acceptable in transport policy terms and is supportive of the principles in Newport's adopted LDP in relation to masterplanning, placemaking and movement.

Air Quality Considerations

3.16. Policies GP2 and GP4 of the LDP seek to ensure development proposals are designed to avoid or reduce adverse effects on air quality. Policy GP7 states that development will not be permitted which would cause or result in unacceptable harm to health because of air pollution. Policy SP14 states that transport proposals will be supported where they result in other environmental improvements, including air quality.

3.17. The proposed number of units remains the same and the sustainable transport and active travel links remain the same, it is therefore concluded that the proposed amended development still complies with the requirements of Policies GP2 and GP4 of the LDP.

Drainage Considerations

3.18. Policy SP4 of the LDP promotes water sensitive urban design solutions. This includes design that focuses on: the use of sustainable drainage systems; the reuse of water and reduction of surface water run-off; careful consideration of the impact upon finite water resources; and, ensuring development is appropriately located and phased so that there is capacity in the waste water, sewerage and water supply as well as the protection of water quality.

3.19. The proposed changes to the layout have been driven by ensuring a SAB compliant surface water scheme can be delivered at the site. The scheme seeks to retain surface water as close to source as possible and introduces attenuation, rain gardens and swales to achieve this. The rain gardens and swales also add to the biodiversity of the site with the proposed planting mixes including species rich and meadow grassland species. Furthermore, whilst scrub vegetation and category C trees need to be removed to allow the installation of the attenuation tank in front of plots 140 and 144, replacement planting is proposed that adds to biodiversity. It is therefore concluded that the amended scheme meets the policy requirements of Policy SP4.

Placemaking, Design and Landscaping considerations

3.20. Policy H2 of the LDP states residential development should be built to high standards of environmental and sustainable design, taking into account the whole life of the dwelling. Policy GP6 of the LDP explains that good quality design will be sought in all forms of development. The aim is to create a safe, attractive, and convenient environment. The policy explains that in considering development proposals the following fundamental design principles should be addressed:

- Are sensitive to the unique qualities of the site and the character of the area;
- Maintain a high level of pedestrian access, connectivity and should minimise noise pollution;
- Reflect the character of the locality but also display creativity and innovation in design;
- Appropriately reflect the scale of adjacent townscape, making sure to avoid over-scaled development;
- Consist of high quality, durable and preferably renewable materials to complement the site context;
- Are inherently robust, energy and water efficient, flood resilient and adaptable, thereby facilitating the flexible re-use of the building. Where existing buildings remain, imaginative and sensitive solutions should be sought to achieve the re-use of the buildings.

3.21. In relation to Points 1 and 4, whilst the finished floor levels of some plots are raised, the impacts on the adjacent townscape are considered to still be acceptable.

3.22. No changes are proposed to boundary treatments or the elevations of the properties, so the amended development still addresses and respects the unique qualities of the site and the character of the area.

3.23 The principle of rain gardens and swales has been established as acceptable and contributing to placemaking and high quality through the grant of previous S73 applications at the site.

3.24. It is therefore concluded that the amended development will provide a new high-quality residential development with a landscape led approach to integrate the development into the historic and landscape character of the site. No amendments are proposed to boundary treatments. The amended proposal actually increases the quality of landscape through the introduction of raingardens and swales with the associated species rich and meadowland planting. The development continues to retain and build on key mature green infrastructure to create a variety of high-quality contrasting green public open spaces across the site, including the formal landscape gardens of the listed building, the woodland edge including the exercise trail, the LEAP and kick about area as well as a number of informal open spaces around the site, many that surround retained trees. These open space areas are suitably overlooked by properties in order to provide natural surveillance.

4. CONCLUSION

4.1. An assessment of the proposed development against relevant national and local planning policy considerations has been undertaken and the amended development has been found to be in accordance with the Local Development Plan as a whole, Future Wales, Planning Policy Wales 12 and the relevant Technical Advice Note.