

27 February 2025

VIA PLANNING APPLICATION WALES

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

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Dear Sir/Madam,

LLANWERN REGENERATION SITE / GLAN LLYN, NEWPORT

PHASE 4E/4G: RESIDENTIAL DEVELOPMENT – APPLICATION FOR THE APPROVAL OF RESERVED MATTERS AND DISCHARGE OF SELECTED OUTLINE CONDITIONS PURSUANT TO OUTLINE PLANNING PERMISSION REFERENCE: 06/0471

PLANNING PORTAL REFERENCE: PP-13746316

On behalf of St. Modwen Homes Limited, Savills is instructed to submit an application for the approval of reserved matters and the discharge of selected outline conditions associated with the next phase of housing at Glan Llyn (Phase 4E/4G).

The application for the approval of reserved matters

The application includes proposals for the next phase of housing development, including details of layout, scale and appearance of the new homes together with access to them and the landscaping for this phase of development. The application comprises the following information:

- The completed reserved matters application form (and discharge of conditions form);
- A Site Location Plan identifying the extent of the application site;
- A series of plans and documents which are listed in the accompanying Document Issue Schedule; and
- Design and Access Statement (DAS) explaining the main principles that have driven the design of the scheme. The document applies the guidance contained in the Eastern Sub Area Masterplan (ESAMP).

This cover letter explains the general approach to the application. The application fee will be paid directly to the Local Planning Authority by the applicant.

The application for the discharge of selected conditions

Similar to other reserved matters applications for residential phases, information is also submitted to discharge a number of the conditions on the outline planning permission relevant to the phase. This includes the details that need to be submitted with applications for the approval of reserved matters, but extends to a number of other outline planning conditions, including conditions 6, 8, 9, 10, 11, 12, 15, 16, 18, 22, 24, 33, 34, 39, 43 (as well as Condition 1, being the reserved matters itself).

The scope of the application

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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As you are aware, there is a connection between conditions and reserved matters applications at Glan Llyn, meaning they are submitted together. As agreed with the Local Planning Authority, a reserved matters application form will accompany the reserved matters submission, however, the application also includes information to discharge selected outline conditions.

In summary, this application also seeks discharge of selected outline conditions for Phase 4E/4G of the site. The approval of the following conditions is therefore requested under this submission:

- **Details of Condition 1:** which requires reserved matters details relating to layout, scale, appearance, access and landscaping captured under this submission to be submitted and approved;
- **Details of Condition 6:** which requires the agreement of the details of all formal and informal recreation areas as part of the reserved matters;
- **Details of Condition 8:** which requires details of materials and finishes to be used on the external surfaces of all buildings;
- **Details of Condition 9:** which requires details of materials and finishes in hard landscapes areas;
- **Details of Condition 10:** which requires details of all boundary treatments;
- **Details of Condition 11:** which requires a management strategy for the formal and informal open space proposed;
- **Details of Condition 12:** which requires details of off-street parking and covered cycle parking;
- **Details of Condition 15:** which requires details (if necessary) of emergency access;
- **Details of Condition 16:** which requires development to be served by roads which are first submitted to and approved by the Local Planning Authority;
- **Details of Condition 18:** which makes a similar requirement to Condition 16;
- **Details of Condition 22:** which requires reserved matters to include details of streetlighting;
- **Details of Condition 24:** which relates to site levels;
- **Details of Condition 33:** relates to surface water disposal details;
- **Details of Condition 34:** relates to foul and surface water drainage;
- **Details of Condition 39:** which requires the submission of a Carbon Reduction Strategy/Sustainability Statement; and
- **Details of Condition 43:** which requires details of access for firefighting appliances to the open space supplies of the site.

Design Concept

This application has been informed by a series of documents and plans. Principal amongst these is the ESAMP which was approved by the LPA in February 2020 (ref. 19/0650) to satisfy the terms of Condition 4 of the outline planning permission. The ESAMP carries forward the same principles, parameters and objectives established already at the site within the approved WSAMP – which has formed the basis for the approval of previous reserved matters applications and should, therefore, be considered acceptable for this next phase of residential development on the site.

The ESAMP establishes a number of principles and provides guidance for proposals for the public realm and landscaped areas of the site, as well as proposals for new built environment. It also sets out how each developed parcel will fit within the green and blue grid (of open space and drainage channels) and how movement strategies, connectivity and placemaking is established for this very large site.

Whilst there is no requirement for a DAS to accompany reserved matters applications, St. Modwen Homes has prepared a DAS to explain the concept for Phase 4E/4G. This provides more information on layout, density, scale, appearance, access and movement and landscaping. It also provides some commentary on the information submitted to satisfy some of the related conditions attached to the outline planning permission, including materials, hard landscaping and boundary details amongst others.



I trust this application and the supporting documents are in order and that the application may be registered and validated without delay. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Savills -". The signature is written in a cursive, flowing style.

Joshua Price
Associate Planner

Enc. As above

Cc. Huw Evans, St. Modwen Homes
Daniel Millward, St. Modwen Homes