

**PLANNING STATEMENT – S73
APPLICATION TO VARY
CONDITION 1 (APPROVED
PLANS) OF PLANNING
PERMISSION 23/0682 PARC Y
COLEG, CAERLEON APRIL 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) 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” (23/0682).**

1.2. Whilst the original permission was for 170 new homes, this S73 application only seeks amendments to Plots 91 to 111 as detailed on plan CAE11-01-25-1000 - S73 Site Location Plan.

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, April 2025
- CAE11-01-25-1000 - S73 Site Location Plan - 14.04.25
- CAE11-01-25-1001 - S73 Planning Layout - 14.04.25
- CAE11-01-25-1002 - S73 External Materials Plan - 14.04.25
- CAE11-01-25-1003 - S73 Boundary Enclosure Layout - 14.04.25
- CAE11-01-25-1005 - S73 Affordable Housing Layout - 14.04.25
- CAE11-01-25-1004 - S73 Refuse Collection Layout - 14.04.25
- Environmental Statement
- ES Addendum Final Draft with Appendices by LRM Planning August 2023
- Environmental Compliance Statement, Lichfield, April 2025
- Land and Ecology Management Plan December 2024
- Arboricultural Method Statement Parts 1 and 2 Steve Ambler & Sons Ltd January 2025 Rev 4a
- 10338-400-1-S73 Engineering Plan
- 10338-400-2-S73 Engineering Plan
- 10338-400-3-S73 Engineering Plan
- 10338-400-4-S73 Engineering Plan
- 10338-401-01 - S73 Refuse & Large Car Tracking Two Way
- 10338-402-01 - S73 Refuse Tracking Turning Heads
- 10338-403-01 Fire Tender Tracking
- 18137(05) 1105 Existing Site Sections
- 10338-404-S73 Site Sections NMA including relevant section of Lodge Road
- 10338-SAB- 02-1D-Bioretenention Verge Details
- Landscape Strategy
- Detailed Soft Landscape Plan
- Draft Deed of Variation

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 that are all under Redrow's control. 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 84 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 focused on plots 91 to 111 and the associated landscaping and engineering. The changes include:

- Air source heat pumps have been added to all plots.
- Plots 91-94 have been moved north by 1m with Plots 92 and 93 handed being with associated minor changes to parking and landscaping.
- Plots 95-98 have been handed with associated minor changes to parking and landscaping.
- To the rear of the plots the rain garden has been replaced with a swale. A retaining wall has been adjacent with a landscaping belt adjacent to the PROW. Additional landscaping proposed along the redline boundary.
- Plot 99 has been moved further north by circa 1m with the garage being repositioned to accommodate adoptable bio-retention features with the associated changes in landscaping.
- Bio-retentions features added along the road to the north of plots 98, 100 and 101.



- Adoptable bio-retention feature added near Plots 100 and 101, whilst an onplot rain garden is added to Plot 103.
- The boundary wall of Plot 104 has been moved to adjacent to the road.
- On plot rain gardens are added to Plots 106, 107, 108, 109 and 110 with the footpaths to Plots 105, 109 and 110 being amended. Adoptable bio-retention verge to rear of plots 106-110 removed.
- Plots 106 and 107 have been reposition with resultant changes in access paths and car parking. A rain garden is also added.
- Adoptable bio-retention feature added in open area opposite Plots 104 & 105 and to the front of Plot 111 and associated landscaping changes.

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 life styles. 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 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. 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 plots are raised along the north eastern boundary and along Lodge Road, the impacts on the adjacent townscape are considered to still be acceptable. As demonstrated by the sections, the properties continue not to be overbearing.

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. In addition, whilst a retaining wall is introduced along the PROW, significant landscaping is provided which actually adds to the experience of users of the public right of way. The area is further enhanced by the previous rain garden being replaced by a swale which again contains significant planting.



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.