

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

01633 656656
planning@newport.gov.uk
www.newport.gov.uk



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Llanwern Village Development Site Phase 5

Address Line 1

Cot Hill

Address Line 2

Llanwern

Town/city

Newport

Postcode

NP18 2EJ

Description of site location (must be completed if postcode is not known)

Easting (x)

336502

Northing (y)

188715

Description

Land forming part of Great Milton Park, north of Cot Hill, Llanwern, Newport.

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Thomas

Company Name

Barratt David Wilson Redrow Homes

Address

Address line 1

Oak House

Address line 2

Village Way

Address line 3

Tongwynlais

Town/City

Cardiff

Country

United Kingdom

Postcode

CF15 7NE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

RESERVED MATTERS APPLICATION FOR 84NO. DWELLING HOUSES, ASSOCIATED INFRASTRUCTURE (INCLUDING SUBSTATION) AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 16/0864 FOR RESIDENTIAL DEVELOPMENT OF UP TO 1100 DWELLINGS AND ASSOCIATED INFRASTRUCTURE WORKS AFFECTING PUBLIC RIGHTS OF WAY 397/3, 397/7, 397/9 AND 397/10 AND DETAILS TO PARTIALLY DISCHARGE CONDITIONS 05 (BUILDING MATERIALS), 06 (HARDSCAPING MATERIALS), 07 (BOUNDARY TREATMENTS), 08 (HIGHWAY CONSTRUCTION DETAILS), 15 (ARBORICULTURAL IMPACT ASSESSMENTS) 18 (ECOLOGICAL MANAGEMENT PLAN), 21 (PARKING) AND 24 (LANDSCAPING)

Reference number

21/1301

Date of decision (date must be pre-application submission)

15/05/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 02 - Arboricultural Method Statement
Condition 04 - Ultra Low Emission Vehicle Charging
Condition 05 - Plot 456 & 490 Alternative Boundary Treatments

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Please see attached Cover Letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sam Thomas

Date

24/07/2025