



Our Ref: 2507/01

Your Ref:

21st November 2025

Newport City Council
Regeneration, Investment and Housing
Civic Centre
Newport
South Wales
NP20 4UR

BY ELECTRONIC SUBMISSION

To whom it may concern,

Please find enclosed an application to make a Non-Material Amendment to outline planning permission 19/0439 relating to the former Whiteheads Steelworks site (PP-14468560).

We act on behalf of Tirion Homes as planning consultants and submit herewith our application for a non-material amendment to the above outline planning permission.

The amendment relates to the approach to delivering public open space on the site, notably the public space located in the north-east of the site fronting Mendalgief Road. A redesign and slight reduction of this space is proposed as a result of the development of a care home now in the area allocated for the Neighbourhood Centre. The care home is to be progressed through a detailed planning application separate from the outline permission.

As a result of the changed approach, there will be no reduction in POS provided on the site. As the redevelopment of the scheme has progressed, greater areas of space provision have been provided. A summary of the changes is below:

Existing outline provision	Proposed amendment
2.788ha (public open space 0.70, Eco park 1.022, bat roost area 0.226, and school 0.84).	2.834ha (public open space 0.645, Eco park 1.074, bat roost area 0.226, and school 0.889).

Based on the above, it is considered that the amendment is suitable and would not have a detrimental impact on public amenity in the site. An updated landscape and public open space parameter plan (14022

(05) 106 Rev E) has been provided to illustrate the changed approach, and an NMA, to the existing reserved matters approval for the relevant space can follow.

What is clear from the updated parameter plan is that Mendalgied Road would still retain a strong green character, with the amended space continuing to have a presence and contributing to the site's green edge, which is provided by other public spaces provided as part of the Royal Victoria Court development. Indeed, as a result of the provision of the new care home, a much stronger green edge will be provided in the north of the site, as, instead of parking serving retail units, the new care home will be framed by green spaces for the residents, which will provide a further green background to the amended public space.

The delivery of the care home will also replace the assisted living units previously proposed in the Neighbourhood Centre, reducing the actual public space requirements for the scheme.

To agree this suitable amendment to public space provision, a replacement Figure 2 (17073-90-102 D Proposed Areas of POS) to the legal agreement is also provided. The legal agreement requires a minimum of 1.91ha of land to be provided.

In light of the above approach, it is considered that the proposed change is minor in the context of the wider scheme delivery and suitable for approval via the Non-Material Amendment process.

Yours faithfully,



Liam Hopkins, Director, Enc.

Submission Schedule

Title	Approved Reference	NMA Reference
Landscape and Public Open Space Parameter Plan	14022 (05) 106 Rev D)	14022(05)106 Rev. E final Parameter Plans - Public open space and landscaping
Legal Agreement - Figure 2 Plan		17073-90-102 D Proposed Areas of POS