

30 May 2025

**VIA PLANNING PORTAL WALES**

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Sir/Madam,

**FULL PLANNING APPLICATION FOR A SWALE AND GREENWAY ON LAND EAST OF PHASE 4C AND WEST OF PHASE 4E/4G, GLAN LLYN REGENERATION SITE, LLANWERN, NEWPORT**

**PLANNING PORTAL WALES REF. PP-14056139**

On behalf of St. Modwen Homes Limited, ("SMH"), Savills is instructed to submit a full planning application under the Town and Country Planning Act 1990 ("TCPA 1990"), for a swale and greenway on land to the east of Phase 4C and west of Phase 4E/4G at Glan Llyn, Llanwern, Newport. The application seeks to provide the necessary details for the greenway including a swale which forms part of the storm water drainage to Phase 4C, required for SAB approval.

Accordingly, this application comprises the following documents:

- Application forms and Ownership Certificates;
- Cover letter (including details and assessment of the proposal);
- Location Plan (ref. R9128-PJA-24-00-DR-C-0902 Rev A1);
- Swale Land Boundary Plan (ref. R9128-PJA-24-XX-DR-C-0901 Rev P1);
- Detailed Planting Proposals (including landscaping details, planting schedule, landscape specification and typical cross-section) (ref. 1562A9-LLA-ZZ-00-DR-L-0501 Rev P01);
- Swale Cross-sections (ref. R9128-PJA-24-SK-DR-C-0513 Rev P02);
- Green Infrastructure Statement (May 2025); and
- Flood Consequence Assessment (FCA) and Drainage Technical Note

The application fee of £460.00 has been paid to Newport City Council ("NCC") via Planning Portal.

**Background and proposal**

Outline Planning Permission ("OPP") Ref. 06/0471 was granted in 2010 for the redevelopment of the former Llanwern Steelworks in Newport. The application approved the creation of a mixed-use urban extension including the provision of homes, new water bodies and drainage channels. Since then, the development across the site has progressed in accordance with the phasing of the land as set out in the approved Phasing Plan (under condition 3 of the OPP), and details contained in the approved Sub Area Masterplans (required by condition 4 of the OPP).

Reserved Matters ("RM") consent was approved by NCC for Main Street in December 2021 (Ref. 21/0871) on behalf of St. Modwen Developments Ltd. The red line boundary for Main Street included the area of the proposed greenway (see Figure 1 below). The area of the greenway as part of this application was captured within the red line for Main Street for the purposes of confirming the drainage easement associated with Main Street only, and did not provide full details at the time. This is shown on the approved Drainage Plan (ref. 02554 Y 0105 P3), see Figure 2 below.

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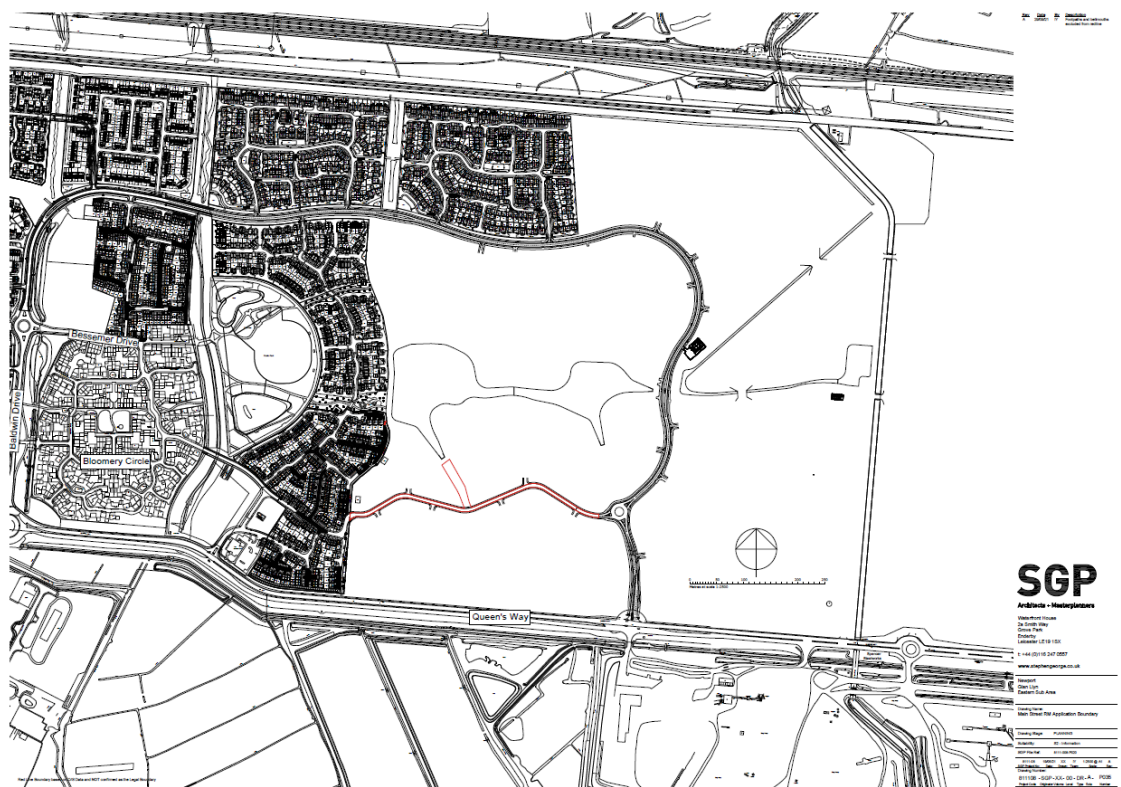


Figure 1: Main Street Red Line Boundary (Ref. 21/0871) incorporating greenway.

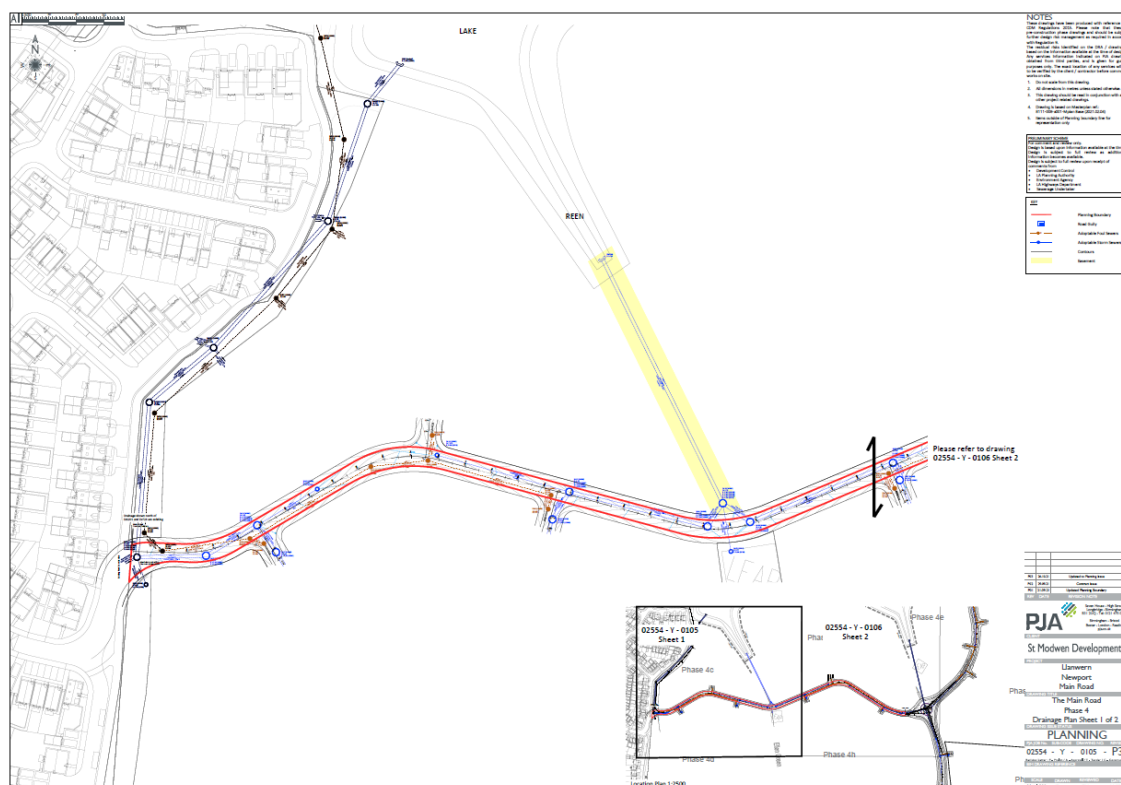


Figure 2: Approved Main Street Drainage Plan (Ref. 21/0871).

Since the approval of the Main Street RM, St. Modwen Homes has secured RM approval for their next phase of new homes at Phase 4C in June 2024 (Ref. 23/0622) located to the west of the site of the greenway. In order to satisfy SAB requirements, SMH need to utilise part of the greenway for the purpose of a swale in connection with the delivery of Phase 4C, as well as the adjacent phase to the east of the greenway, Phase 4E/4G, which is the subject of a separate RM application (Ref. 25/0152) yet to be determined.

This latest application for the swale and greenway submitted by SMH therefore seeks to secure the details proposed in this area of the site. The swale will take the form of a shallow channel within the greenway and is designed to manage stormwater runoff. Full details of the proposed swale and greenway are shown on the accompanying drawings as part of this application.

## Assessment

An assessment of each of the key planning issues associated with the proposed development is considered in turn below.

### Principle of Development – Compliance with Eastern Sub Area Masterplan

As noted above, condition 4 attached to the OPP requires the approval of Sub Area Masterplans for the respective areas of the wider Glan Llyn site. The Eastern Sub Area Masterplan ("ESAMP") which is of relevance to the site of the swale and greenway, was approved in October 2019 (Ref. 19/0650) and sets out the design principles for development parcels within the defined masterplan area. In the case of the proposed swale and greenway site, the ESAMP shows a blueway / greenway from the Central Lake spurring south toward Main Street (see Figure 3 below). It is also important to note here that the ESAMP is intended as a general guidance document and is therefore not to be slavishly applied.

On this basis, it is concluded that the proposal to introduce a swale as part of the greenway in this location accords with the principles of the approved ESAMP.



Figure 3: Extract from Approved Eastern Sub Area Masterplan (Ref. 19/0650)

## Ecology

Ecological impacts of the proposal are considered to be minimal given that the greenway has yet to be constructed and therefore there is considered to be limited habitat in this area at present.

The proposal for the swale and greenway will enhance the ecological interest across the site by delivering a new greenway which in itself may attract birds and other species to create habitats. A key part of the justification for the proposal is to better manage water levels to satisfy the SAB, which in turn will benefit wildlife. The works are not considered to hinder movement of animals along any of the green network but in fact may facilitate and promote their growth.

Adequate management and protection of ecological interests is achieved through condition 23 (Ecological Management Plan) attached to the OPP which will form part of a separate application for the greenway in due course.

In conclusion, the proposed development is considered to accord to Policy GP5 (Natural Environment) of the LDP by suitably managing biodiversity and ecological interests.

## Habitat loss / creation

Ecological interests will be managed adequately and as a result of the proposal, there will be no unacceptable impact upon any habitat.

The Green Infrastructure Statement which accompanies this application states that “*native trees and wildflower meadow grassland are proposed to enhance the site’s ecological value and strengthen the green infrastructure connectivity of the scheme. Specimen trees are strategically placed at focal points to aid wayfinding and enhance the aesthetic appeal of the public open space*”.

As shown on the submitted plans, the intention is to plant the greenway with species which are suitable for wildlife. The small-scale nature of the proposed development means it is impractical to install any substantive additional features for the benefit of wildlife. The likely reduction of fluctuation in water levels creates a benefit for fauna in this location.

In conclusion, the proposed development is considered to accord to Policy GP5 (Natural Environment) of the LDP by suitably managing habitats.

## Visual amenity

As shown on the accompanying drawings, the proposed swale and greenway will be located between residential phases at the site in an area designated for a blueway / greenway in accordance with the approved ESAMP. As set out in the approved ESAMP, it was always envisaged in this area to accommodate a landscape corridor which forms part and defines the overall structure of the site. Planting is also considered to be an integral element of the greenways.

In terms of visual amenity implications, the proposal will result in a net positive view of the greenway from the adjacent phases – namely Phase 4C to the west and Phase 4E/4G to the east.

Owing to the greenway being embedded between the two SMH phases, and with the future landscaping and boundary treatments proposed, the greenway is likely to enhance the visual amenity of the surrounding area, and thereby not presenting any potential visual amenity impacts.

There is not considered to be any implications of the swale and greenway from a visual amenity perspective. On this basis, it is considered that the proposal is acceptable in terms of visual amenity and in accordance with Policy GP2 (General Amenity) and Policy GP6 (Quality of Design) of the LDP.

### Hydrological changes / flood risk

A Drainage Technical Note and FCA accompanies the application and sets out how the swale and greenway fit within the wider drainage network across the Glan Llyn site and also considers flood risk. A summary of the position is set out below, however, the accompanying note should be referred to for full technical details in respect of flooding.

#### *Flood risk*

At present the drainage network across the site is in an intermediate state whilst the necessary approvals are secured by the master developer before on-site surface water is able to be discharged into Monks Ditch. Infrastructure to discharge surface water into Monks Ditch is already in place and primed for operation, subject to water quality being sufficient to allow for discharge into the Main River.

In relation to greenways, paragraph 3.6 of the approved ESAMP states "*The drainage function of the greenways is to act as a route for water to ensure that water is not allowed to flood any properties*".

The introduction of a swale and greenway in this location would therefore not cause flood risk concerns as the proposal in itself seeks to contribute toward the overall drainage network of the site.

In conclusion, the proposed development is found acceptable when assessed against Policy SP1 (Sustainability), Policy SP3 (Flood Risk) and Policy GP7 (Environmental Protection and Public Health).

### **Summary**

This full planning application is submitted by Savills on behalf of SMH for a swale and greenway to the east of Phase 4C and west of Phase 4E/4G. The swale and greenway is necessary to obtain SAB approval.

The information included to support this submission is considered proportionate to the proposals to allow the timely determination of the application. As assessed above, the proposals for the swale and greenway are considered acceptable and is considered compliant with the relevant regulations, national and development plan policies (in so far as they are applicable) and it follows that there is full justification for approval of the application and the grant of planning permission.

I trust that the enclosed is in order and look forward to receiving confirmation that the application has been registered and validated in due course. Should you require any further information to support the application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Savills".

**Joshua Price**  
Associate

Cc. Sam Rogers  
Huw Evans  
Maisie Marsh

Enc. As above