

8 October 2025

VIA PLANNING PORTAL

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

Planning Department
Newport City Centre
Civic Centre
Godfrey Road
Newport
NP20 4UR

Joshua Price
E: joshua.price@savills.com
DL: +44 (0)2920368950

2 Kingsway
Cardiff CF10 3FD
M: +44 (0) 7866 001 270
savills.com

Dear Sir/Madam,

FULL PLANNING APPLICATION FOR FORMATION OF DRAINAGE FEATURE, AMENITY SPACE AND ASSOCIATED WORKS ON LAND IN THE SOUTHERN PART OF THE LEISURE HUB AND WEST OF PHASE 4B/5D, GLAN LLYN, LLANWERN, NEWPORT

PLANNING PORTAL REF. PP-14345693

On behalf of Miller Homes (incorporating St. Modwen Homes Limited) ("SMH"), Savills is instructed to submit a full planning application under the Town and Country Planning Act 1990 (as amended) ("TCPA 1990"), for the formation of a drainage feature, amenity space and associated works on land in the southern part of the Leisure Hub and west of Phase 4B/5D at Glan Llyn, Llanwern, Newport.

The application seeks planning permission for the formation of a drainage feature required for sustainable drainage purposes serving adjoining residential phases and amenity space together with necessary details to form the southern part of the Leisure Hub area as approved under the Outline Planning Permission ("OPP") (ref. 06/0471) and in accordance with the details agreed as part of the Eastern Sub Area Masterplan ("ESAMP") approved under the discharge of condition 4 of the OPP (ref. 19/0650). In doing so, the details submit demonstrate the potential delivery of the remaining Leisure Hub area can be achieved and is not compromised.

Accordingly, this application comprises the following documents:

- Application forms and Ownership Certificates;
- Cover letter (including details and assessment of the proposal);
- Location Plan (ref. 9630-RLA-25-XX-DR-A-3000);
- Various drawings:
 - Proposed Site Plan (ref. 9630-RLA-25-XX-DR-A-2200);
 - General Arrangement 1 of 2 (ref. 25236-C-001-A);
 - General Arrangement 2 of 2 (ref. 25236-C-002-A);
 - Plan and Site Sections (ref. 25236-C-004-A);
 - Outfall Headwall Detail (ref. 25236-C-450-0);
 - Detailed Soft Landscape Proposals (ref. 1562A11-LLA-ZZ-XX-D-L-0201);
- Landscape Management and Maintenance Plan (ref. 1562A11-LLA-ZZ-XX-RP-0801);
- Flood Risk Statement (ref. 25236-L-602);
- Drainage Strategy Report (ref. 25236-R-601-A); and
- Green Infrastructure Statement (1562A11-ZZ-XX-MS-0801)

A Document Issue Schedule accompanies this submission listing the full suite of documents including revisions.

Based on the site area being 0.497ha and the proposal falling under the "*other operations – other than winning and working of minerals*" fee category, the respective application fee of £1,150.00 will be paid to Newport City Council ("NCC") directly by SMH.

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



Background and proposal

OPP 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. 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 within approved Sub Areas Masterplans (required by condition 4 of the OPP) and a series of Reserved Matters (“RM”) approvals.

The Eastern Sub Area Masterplan indicates the delivery of a Leisure Hub within the Eastern Sub Area, the content of which is informed by the Section 106 Agreement (as varied) accompanying the OPP. The approved Eastern Sub Area Masterplan (“ESAMP”) states: *“The Leisure Hub creates a focal point in the centre of the site providing a meeting place for sport, leisure and socialising”*. The Leisure Hub together with the Lakes is shown in Figure 1 below.



Figure 1: Extract from Eastern Sub Area Masterplan (ref. 19/0650).

In terms of the wider area, RM approval was given by NCC for the Lakes in December 2021 (ref. 21/0920) on behalf of St. Modwen Developments Ltd. SMH has also submitted a RM application for their next phase of new homes at Phase 4B/5D (ref. 22/0801) located to the east of the Leisure Hub. To satisfy SAB requirements, SMH need to utilise part of the Leisure Hub area for the purpose of a drainage feature in connection with the delivery of Phase 4B/5D.

This application for the drainage feature and amenity space therefore seeks to secure the details proposed in this area of the site. The proposal will take up the majority of the area to the south of the Leisure Hub and has been designed to ensure that the space remains suitable for recreational leisure use, as is intended and envisioned for the Leisure Hub within the approved ESAMP. Full details of the proposal are shown on the accompanying drawings as part of this application.

The Section 106 Agreement (as varied) identifies several of options for the delivery of sports facilities across the Sports Club and Leisure Hub parts of the wider site. This includes various options on the content of the Leisure Hub. Informal feedback received from Geraint Roberts indicated that any application for the use of Leisure Hub land as a drainage features should demonstrate how the deliverability of the ‘maximum’ Section

106 Agreement requirements for the Leisure Hub can continue to be accommodated and that the primary function of the space as public open spaces is not compromised. The maximum provision at the Leisure Hub is three tennis courts and one bowls green (to the dimensions specified in the Section 106 Agreement). This application therefore indicatively shows how these can continue to be accommodated within the remainder of the Leisure Hub area. These details are shown for information only and without prejudice to any future applications for the northern area of the Leisure Hub but demonstrate how the ability to deliver the requirements of the Section 106 Agreement is not compromised. Such details will be the subject of a future application.

Mr Roberts also expressed that any such areas of public open space used for drainage purposes should remain genuinely useable as functional open space. As shown on the proposed drawings and supporting information, the proposal includes an accessible ramp taking into account the gradients required to form the basin to ensure the area will continue to function as important public amenity space. The proposal therefore demonstrates that primary purpose of the public open space in this area would not be prejudiced.

Assessment

An assessment of each of the key planning issues associated with the proposal 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 ESAMP which is of relevance to the site of the proposed drainage feature and amenity space 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 site, the ESAMP shows a Leisure Hub north of the Central Lake (see Figure 2 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 and given that the proposal serves both purposes to deliver a SUDS feature from a technical perspective but also as a recreational space as envisioned within the ESAMP, it is concluded that the proposal in this location accords with the principles of the approved ESAMP.



Figure 2: Extract from Eastern Sub Area Masterplan (ref. 19/0650)

Ecology

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

The proposal will enhance the ecological interest across the site by delivering a new green space which in itself will 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.

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

“An integrated network of natural habitats, sustainable drainage, tree and shrub planting will be created through the Green Infrastructure network. Natural habitats are connected throughout the open spaces which links into the surrounding green corridors and beyond. The streetscape is tree-lined, and each of the green spaces combines play elements and social spaces whilst creating a habitat rich environment.”

As shown on the submitted plans, the intention is to plant the area with species which are suitable for wildlife. The proposed development therefore includes several features for the benefit of wildlife and 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 Newport Local Development Plan (January 2015) (“LDP”) by suitably managing habitats.

Visual and residential amenity

As shown on the accompanying drawings, the proposal will be located between two residential phases (Phase 3B/3D to the west and Phase 4B/5D to the east) in an area designated for open green space as part of the Leisure Hub in accordance with the approved ESAMP. As set out in the approved ESAMP, it was always envisaged in this area to accommodate landscaping and be used as public open space as part of the proposed facilities for the Leisure Hub – the primary sports facilities for which will be located to the northern end as shown indicatively on the plans. Planting is also considered to be an integral element of the proposal which is shown on the accompanying drawings and therefore presents an attractive lakeside setting set against the Central Lake located to the south.

In terms of visual amenity implications, the proposal will result in a net positive view of this area of the site from the adjacent phases – namely Phase 3B/3D to the west, Phase 4B/5D to the east and beyond the Central Lake from Phase 4C to the south. In respect of amenity considerations, the Green Infrastructure Statement which accompanies this application states that the proposal has been designed to:

- Promote healthier living, providing open spaces for physical activity and relaxation.
- Filter pollutants at source to improve air and water quality.
- Make streets clean, comfortable and more attractive to encourage walking and cycling.
- Create high-quality green spaces to improve habitat connectivity, biodiversity and ecological resilience.

Owing to the site being embedded between residential phases, the future landscaping and proposed boundary treatments is only going 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 detrimental implications of the proposal 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 Strategy Report and Flood Risk Statement accompanies the application and sets out how the drainage feature functions 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 documents should be referred to for full technical details in respect of drainage and 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.

The introduction of the drainage feature 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) of the LDP.

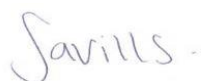
Summary

This full planning application is submitted on behalf of SMH for a new drainage feature and amenity space to the west of Phase 4B/5D and north of the Lakes at Glan Llyn. The proposal is necessary to obtain SAB approval, whilst the application also includes details to demonstrate how the space can be used for recreational purposes in accordance with approved ESAMP.

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 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,



Joshua Price
Associate

Enc. As above