

LLANWERN COMMUNITY COUNCIL

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Development Management
Newport City Council
Regeneration Investment and Housing
Civic Centre
Godfery Road
Newport
NP20 4UR

Date: 31st March 2026

Dear Sir/Madam,

**S73 APPLICATION TO CONDITION 1 (APPROVED PLANS) OF PERMISSION 21/0223
CONSTRUCTION OF PROPOSED COMMUNITY CAR PARK AND PATHWAY FOR USE IN
ASSOCIATION WITH LLANWERN VILLAGE HALL (Planning Portal Ref: PP - 14825749)**

Please find enclosed on behalf of Llanwern Community Council a S73 application to vary Condition 1 in relation to the construction of the proposed community car park mentioned in the above planning consent. The proposed changes are summarised below:

Car Park

- New native hedgerow planting around the perimeter of the car park to soften the visual impact and support wildlife movement.
- New native fruit tree planting to improve habitat variety and create foraging opportunities.
- New wildflower meadow planting in available grassed areas.
- AGB Sudspave 40 (Recycled Plastic Cellular Paver) infilled with 5 – 14mm angular aggregate car park surfacing material.
- AGB Sudspave 80 (Recycled Plastic Cellular Paver) infilled with 5 – 14mm angular aggregate car park surfacing material.
- 1 in 12 1/3 subbase ramp to return to existing ground levels added to the southern car park boundary.
- The reconfiguration and amendment to the orientation of the car parking design contained within the original red line boundary with the proposed car park now squared off on the western boundary in order to improve efficiency and deliverability.
- The cycle storage area moved to reflect the western boundary adjustment. Improves the effectiveness of the cycle storage area and increases the provision for more cycles.

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- Proposed stock proof post and rail fencing set 0.5m from the edge of the car park.

Footpath

- Broxap BX17 Pointed Top Hardwood Bollard 1.0m high with 60lm IP65 Waterproof solar lights mounted on each post added to the footpath.
- A spring loaded stock proof pedestrian gate made suitable for disabled use added to the footpath.

Therefore, the following documents are submitted in support of this S73 Application:

- Ecology Technical Note - Llanwern Village Hall
- LCC-CP-01 Rev E - Car Park – GA
- LCC-CP-02 Rev B - Footpath Link – GA
- LCC-CP-03 Rev B - Construction Details
- LCC-CP-04 Rev B - Finished Levels
- LCC-CP-05 Rev A - Car Park Longitudinal Sections
- LCC-CP-06 Rev A - Footpath Longitudinal Sections
- LCC-CP-07 Rev A - Setting Out Tables
- LCC-CP-08 Rev A - Impermeable Area Plan
- Llanwern Community Car Park - Flood Risk Update - March 2026
- Llanwern Village Hall Car Park – GIS
- Traffic Survey Data

The Green Infrastructure statement confirms that the proposed interventions are designed to enhance the site's ecological value and environmental quality. Specifically, they aim to support pollinators and local wildlife, strengthen ecological connectivity, and provide visual enhancement that helps soften the impact of the new car park. The Green Infrastructure Strategy sets out a clear framework for delivering these benefits through the retention of existing grassland areas where practicable, the introduction of a more diverse habitat than is currently present, and the creation of new hedgerow planting. Additional measures, including wildflower seeding and the incorporation of fruit-bearing tree species, ensure that measurable biodiversity gains are achieved in accordance with national policy objectives. No adverse ecological effects have been identified, and collectively the measures deliver a net positive environmental outcome, supporting broader biodiversity and green infrastructure priorities.

The updated Ecological Report confirms that a site visit was undertaken on 9th January 2026 which confirmed that the ecological conditions of the site remain consistent with those recorded in the 2020 assessment. The site continues to comprise improved grassland with localised stands of bramble, with no changes observed along the roadside boundaries. No species of conservation interest, protected species, or invasive non-native species were identified. The habitats present are of low ecological value, and the area of highest ecological value, namely the existing scrub, will be retained in full. The proposed construction works are limited in scale and duration, and no operational impacts are anticipated.

We can confirm that Natural Resources Wales (NRW) have been consulted regarding the proposal, and they have confirmed that they consider the development acceptable in regard to flood risk. NRW have also indicated that, should Newport City Council seek further advice, NRW would brief them accordingly. NRW do not see any issues with the proposal progressing as the Car Park is fully permeable.

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It should be noted that traffic volumes on Langstone Lane have decreased, as the spine road at Great Milton Park now serves as the primary route.

Appendix 1 of this letter sets out the status of plans in regard to being superseded by new plans/information.

This S73 application has been submitted via Planning Applications Wales (Ref: PP - 14825749). The requisite planning application fee of £276.50 has been made.

I trust that the above is clear and the enclosed is sufficient to approve the S73 in a timely manner. Should you wish to discuss any aspect of the submission, please do not hesitate to contact me.

Yours faithfully,



Sam Thomas

Appendix 1: Plan Status List

Approved Plan	Status	Replacement / Additional Plan
Drawing No. D-02 - Illustrative General Arrangements Rev 02	Superseded	LCC-CP-01 Rev E - Car Park – GA
Celtic Ecology and Conservation Ltd - Technical Note - Ecological Constraints and Measures to be Implemented	Superseded	Ecology Technical Note - Llanwern Village Hall

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