

Delegated Decision Report

Application No:	25/0627	Statutory Period Expires:	19th December 2025
Site:	Llanwern Village Development Site Phase 5 Cot Hill Llanwern Newport NP18 2EJ		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 02 (ARBORICULTURAL METHOD STATEMENT), 04 (ULTRA-LOW EMISSION VEHICLE CHARGING) AND 05 (PLOT 456 & 490 ALTERNATIVE BOUNDARY TREATMENTS) OF 21/1301 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) 19 (NOISE ASSESSMENT), 21 (PARKING) AND 24 (LANDSCAPING)		
Applicant:	S. Thomas		
Type:	Discharge Conditions	Ward:	Llanwern
Decision:	Approved		

1. BACKGROUND

- 1.1 The applicant is seeking the partial discharge of conditions 02 (Arboricultural Method Statement), 04 (Ultra-low Emission Vehicle Charging) and 05 (Plot 456 & 490 alternative boundary treatments) of 21/1301 Reserved Matters approval on the Llanwern Village development site (Cot Hill / Great Milton Village). Those conditions read as follows:

Arboricultural Method Statement

2. No operations of any description, (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection within the development, until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. (The Arboricultural Method Statement shall contain full details of the following:

- (a) Hedge Laying -full details including timing and methodology of the hedge laying, plus the name/contact details of the specialist hedging contractor;
- (b) Any landscaping operations within RPAs (including no dig construction of path);
- (c) Construction exclusion zones;
- (d) Protective barrier fencing;
- (e) Tree Protection Fencing;
- (f) Ground protection;
- (g) Service positions;
- (h) Special engineering requirements including 'no dig construction';

(i) *Pre-construction tree works;*

The development shall be carried out in full compliance with the Arboricultural Method Statement unless otherwise first agreed in writing by the Local Planning Authority.

Reason: *To protect important landscape features within the site in accordance with Policy GP6 of the NLDP 2011-2026 (adopted January 2015).*

Ultra Low Emission Vehicle Charging

4. Prior to the commencement of development a written scheme for the provision of infrastructure for ultra low emission vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with the approved details.

Reason: *To future proof the site for the take up of ULEVs in accordance with Policy SP1 of the NLDP 2011-2026 (adopted January 2015).*

Plot 456 & 490 Alternative Boundary Treatments

5. Notwithstanding the approved plans, prior to the construction works commencing on Plot 456 and 490, details of alternative boundary enclosures facing the highway shall be submitted to and approved in writing by the Local Planning Authority. The boundary enclosures for these plots shall be completed in accordance with the approved details prior to their occupation.

Reason: *In the interests of good design and placemaking and the visual amenity of the streetscape, in accordance with Policy GP2 and GP6 of the Newport Local Development Plan 2011-2026 (adopted January 2015).*

2. SITE LOCATION AND CONTEXT

- 2.1 The site is phase Hollies 4 at the northern end of development site which approved 84 dwellings and associated infrastructure. The site was agricultural land currently being developed as housing. The bulk of the phase falls within the 'Green Boulevard' character area and is typically suburban in form.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 See above.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision & Date
16/0864/VC	VARIATION OF CONDITIONS 02 (RESERVED MATTERS), 03 (MASTERPLAN) AND 05 (DESIGN CODE) OF PLANNING PERMISSION 13/0806 FOR VARIATION OF CONDITION (TIME LIMITS) OF PLANNING PERMISSION 06/0845 FOR RESIDENTIAL DEVELOPMENT (UP TO 1100 DWELLINGS) AND PROVISION OF PRIMARY SCHOOL, VILLAGE CENTRE, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE WORKS (AFFECTING PUBLIC RIGHTS OF WAY 397/3, 397/7, 397/9 AND 397/10 LLANWERN)	GC 23 June 2017
21/1301/RM	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	AC 15 May 2025

	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)	
--	--	--

5. PLANNING POLICY

5.1 ADOPTED NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 – Sustainability
GP2ii – Visual Amenity
GP5vii - Trees
GP6 – Design

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- TREES, WOODLANDS & DEVELOPMENT SITES (JANUARY 2017)

6. CONSULTATION RESPONSES

- 6.1 NCC Highways: No comments on Tree & Hedge works, confirms ULEV Charging Scheme is acceptable and is unavailable to find information on the boundary treatment.
- 6.2 NCC Trees: No objection to Arboricultural Method Statement discharge.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 Condition 02 Arboricultural Method Statement requires information to demonstrate that retained tree and hedge features on the site can be suitably protected during the construction phase. In this case this relates to the areas of the 'Central Village Core' to the immediate east of this phase:

Aerial Image (June 2023); showing retained Green Infrastructure



- 8.2 The applicant has submitted an Arboricultural Method Statement (July 2025) for this phase which identifies the risk to the retained Green Infrastructure on the site and identifies the necessary protective measures to reduce risks to that GI from the construction activities that are proposed. The Tree Officer has reviewed the AMS submitted and has no objections to it. Policy GP5vii (Tree Protection) is complied with and the condition can be discharged in part.
- 8.3 Condition 04 Ultra Low Emission Vehicle Charging seeks details of charging infrastructure. The submission confirms passive provision on each dwelling and the details are acceptable and can be discharged in part. Policy SP1 (Sustainability) is complied with.
- 8.4 Condition 05 seeks alternative boundary details for Plots 456 & 490 which are prominent corner Plots. The applicant has confirmed that the boundary treatment in question will be a 1.8m brick screen wall to match the associated dwelling. This is an acceptable boundary treatment and can be agreed. Policies GP2 (Visual amenity) and GP6 (Design) are complied with.

9. OTHER CONSIDERATIONS

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 The submitted information is acceptable and the conditions can be discharged in aprt.

11. **DECISION**

Approved

NOTE TO APPLICANT

01 This decision relates to the following plans & documents:

- Arboricultural Method Statement at Great Milton Park, Llanwern, Phase Hollies 4 (July 2025).
- Covering Letter dated 24.07.2025
- Drawing 22 036a – Tree Protection Plan, Great Milton Park, Hollies 4
- Drawing P21 3058 01 Rev AH – Site Layout
- Drawing P21 3058 02 Rev B – Site Location Plan
- Drawing EG M4019 – Electric Vehicle Charger Details, Passive Install Only
- Email from Sam Thomas 27.11.2025 12:33
- Arboricultural Method Statement (July 2025)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP5 and GP6 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.