NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION

Hearing Session 8: Retail matters

10.00am Tuesday 29 April 2014

Committee Room 2, Civic Centre, Newport, South Wales NP20 4UR

Main discussion matters

Morning (10.00 am-1.00 pm approx)

1. Policy R7 – Newport Retail Park District Centre.
   - Does policy R7 adequately reflect the existing dual role of Newport Retail Park? Is the restriction on role and function, as set out in the first paragraph of the policy, justified by the evidence? Is the text in this paragraph inappropriate for inclusion as part of the policy wording?
   - Are the caveats in policy R7 on retail development at Newport Retail Park District Centre (i) inconsistent with national policy guidance (and if so, in what way); (ii) unjustifiably prescriptive and restrictive; (iii) backed by adequate evidence?
   - Would the provisos in policy R6 Retail Proposals in District Centres (together with policy SP20) provide an adequate framework for the consideration of new retail proposals at NRPDC, consistent with national policy guidance, safeguarding of the viability and vitality of the city centre and the sequential test? If not, why not?
   - Does the NRPDC designation exclude land currently identified in the UDP as within the district centre designation? If so, is there an appropriate planning rationale and justification for this?
   - Do existing uses/permissions on land contiguous with the designated District Centre point rationally to the inclusion of these areas within the district centre boundary? Do these omissions render the Plan unsound through lack of coherence and consistency?

Afternoon (2.00-4.30pm approx)

2. Policy R6 – Commercial Road District Centre.
   - Is the exclusion of land forming the eastern end of the Asda car park, fronting Lower Dock Street, from the Commercial Road district centre boundary, supported by a logical and coherent rationale, which takes account of the land’s existing and permitted use? What evidence supports a change from the district centre boundary as designated in the UDP?

3. Policy R6 – Discovery Retail Park and Malpas Road District Centre.
• Is the exclusion of the Discovery Retail Park (accommodating Aldi and Wickes DIY) supported by a logical and coherent rationale, which takes account of the land’s existing use and its relationship to the designated Malpas Road District Centre? What evidence supports a change from the district centre boundary as designated in the UDP? Is exclusion inconsistent with the national policy definition of a district centre provided in TAN 4?


• Is the non-designation of the 28 East Retail Park as a district centre supported by a logical and coherent rationale, which has regard to national policy guidance?
• Is policy R12 unreasonably restrictive, in particular in relation to refurbishment of existing units where no increase in floorspace or variation in permitted range of goods is proposed?


• Is the non-designation of Ringland shopping centre as a district centre supported by a logical and coherent rationale, which has regard to national policy guidance?

6. Crindau regeneration site - allocation EM2 (vii) and paragraph 6.22.

• Would the allocation of EM2 (vii) for retail use in addition to B1, commercial and leisure uses be consistent with (i) the overall Plan strategy; (ii) national policy guidance concerning location of new retail development? Does the absence of a retail allocation in this location make the Plan unsound?
• Is additional wording in paragraph 6.22 referring to the updated Crindau Masterplan taking full account of existing residential amenity and commercial operations needed in order to make the Plan sound? On what basis does this omission from the text of paragraph 6.22 result in an unsound Plan?

Attendees
Newport City Council
Sainsburys Supermarkets Ltd (White Young Green) (224)
Axa Sun Life Plc (Rapleys) (2046)
Friends Life Company Ltd (Savills) (2063)
Mr Dafydd Williams (3029)
Johnsey Estates Ltd (RPS Group) (3157)
Stadium (Newport) Ltd (3160)
Asda Stores Ltd (RPS Group) (3797)
Prudential Assurance Co Ltd (Nathaniel Lichfield & Ptnrs) (3874)
R J Mason Holdings Ltd (Hutchings Property) (3914)