Hearing Statement
Newport Local Development Plan Examination

Hearing Session 8: Retail Matters
Tuesday 29 April 2014, 10:00am

Prepared for:
Friends Life Company Limited (2063)

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1. Introduction

1.1. This statement supplements the written representations made on behalf of Friends Life Company Limited (FLCL) to the Newport Revised Deposit Local Development Plan (RDLDP) in July 2013. Those written representations were made in respect of the land known as the Land Adjacent to and South of Matalan, Seven Stiles Avenue, Newport Retail Park, Newport (the site). This statement seeks to answer the questions raised by the Inspector within the hearing agenda for Hearing Session 8: Retail Matters, schedule to take place on Tuesday 29 April 2014 at 10:00am.

2. Background

2.1. A copy of the covering letter of the representations made to Newport City Council (NCC) at the RDLDP stage in respect of the site, which contains all the necessary statements, is reproduced at Appendix 1 for convenience. Individual response forms submitted in respect of the RDLDP have not been reproduced.

2.2. Essentially, the representations sought to:

- **Object to the Proposals Map (specifically Proposals Map Inset 25)** on the basis that it excluded the logical and justified inclusion of the site from the Newport Retail Park District Centre (NRPDC) allocation;

- **Object to Policy R6** on the basis that Newport Retail Park should be included within the list of District Centres within the policy; and

- **Object to Policy R7** on the basis that it (along with its supporting text and paragraphs) should be deleted as it is unnecessarily restrictive upon the role and functioning of Newport Retail Park. The inclusion of Newport Retail Park within Policy R6 (suggested simultaneously) would provide sufficient control over retail growth through the development management process.

2.3. Background to the site and the justification for the amended allocation are set out within the original duly made submission to the RDLDP (see Appendix 1). This statement seeks to provide further context and information to allow the Inspector to reach conclusions on the questions raised which we consider relevant to our representations. These are dealt with in turn within the sections that follow.

3. Site Background

3.1. The site has a long retail history, dating back to the early 1980s when it was first used as an open air market. Since this time, numerous planning permissions have been granted for formal retail development upon the site. The site currently benefits from extant permission (LPA ref. 13/1039) for the development of the site to provide for two retail units, one of 30,000sqft (2,787sqm) and one of 10,000sqft (929sqm). The description of development for this extant permission is as follows:
‘Development of 2 no. retail units (3,840sqm), car parking, servicing and landscaping’

3.2. The Decision Notice is reproduced at Appendix 2a. All pre-commencement conditions to this permission have been discharged (LPA ref. 14/0050), as shown at Appendix 2b, meaning there are no constraints to the lawful implementation of the permission. All indications suggest works on the site will commence by the end of 2014. Appendix 2c includes the officers report and the approved site layout.

**UDP Designation**

3.3. Owing to the retail planning history, the site is recognised as a ‘retail commitment’ within the current development plan – the Newport Unitary Development Plan (UDP) (May 2006), as shown within the UDP Proposals Map at Appendix 3.

3.4. The site is also accepted as being within the Newport Retail Park District Centre (NRPDC). The background to this is discussed further within the answers to the Inspectors questions.


3.5. The site falls within the Eastern Expansion Area (EEA) allocation within the UDP Proposals Map. The EEA has the benefit of the adopted East Newport Development Framework Plan: Going for Growth Supplementary Planning Guidance (SPG) (May 2007) which sits alongside the UDP, providing further scope and detail to the EEA. Specifically, the role of the EEA SPG is to:

> ‘sets out the basis upon which development proposals can be brought forward, and outlines the principles and criteria against which such proposals will be assessed.’

*(Paragraph 2.1)*

3.6. The SPG sets out the vision for the EEA and emphasises the importance of the NRPDC as part of the comprehensive strategy for the area.

1.1 “The vision for eastern Newport is of a **fully integrated, high quality and sustainable urban extension to the city**. The development will both respect and promote the high quality setting, and transform damaged and featureless land into an outstanding new environment.

1.3 It will offer a **variety of development opportunities** reflecting the underlying characters of the north and south, and be unified with new routes, parks and **facilities**.

1.4 It will be a **balanced community**, providing a range of housing tenures and types. Flexible new live-work units and small business space will encourage people to work locally. Larger businesses will meet the needs of the city and region. East Newport will be accessible with a new infrastructure and new public transport services. The transport hub will bring high quality public transport to the site, connecting city-wide and regionally”.

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Hearing Statement (April 2014)
Friends Life Company Limited

Page 2 of 9
3.2 The EEA comprises four areas:

- the north - primarily agricultural land and includes the village of Llanwern;
- the released part of the Llanwern steelworks;
- the Gwent Levels area; and
- the Newport Retail Park, designated as a District Centre in the UDP.

(My emphasis)

3.7. The NRPDC is viewed as one of four key elements to the EEA delivery. The extent of the district centre has been assessed as part of the SPG, with the conclusion that the FLCL land should be included within it.

3.8. Within the SPG, a ‘Land Use Framework’ plan is provided, reproduced at Appendix 4. This clearly indicates the site falls within the NRPDC, as shaded red. As the role of the SPG is to supplement the UDP, the site is therefore judged to fall within the NRPDC.

3.9. Significantly, the master plan indicates that the FLCL land should deliver pedestrian/cycle access to the new mixed use development to the east.

3.10. The EEA includes the significant residential-led redevelopment of the former Llanwern Steelworks site, known as Glan Llyn. The latest Glan Llyn Masterplan is provided at Appendix 5. Construction works on several phases have commenced and the first units are now beginning to be occupied. Savills also act as the planning consultants advising St Modwen Properties PLC on the delivery of the Glan Llyn Masterplan and are therefore fully informed with regards to the latest position in the delivery of this comprehensive regeneration scheme and direction going forward.

3.11. Appendix 5 also demonstrates the proposed pedestrian linkages between Glan Llyn and the NRPDC, which will function as its District Centre (as recognised within the SPG). The linkages have been emphasised for clarity.

3.12. Appendix 6 demonstrates additional linkages that could be achieved through the site, subject to further discussion between respective land owners. These matters are discussed further in Section 4 in response to the Inspector’s questions.

3.13. Appendix 7 provides an extract of the Newport Focussed Changes Revised Local Development Plan (February 2014) Proposals Map. This shows the currently proposed boundary to NRPDC, with annotations over neighbouring uses.
4. **Inspector’s Questions**

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?

4.1. Against the context set out above, Policy R7 is considered to be unduly restrictive and weighted towards the future role of NRPDC as a district centre for the EEA ignoring the current function that it has, and has evolved into, within Newport’s retail hierarchy and a significant retail centre in its own right.

4.2. The restriction on unit sizes, new A1 floorspace, and types of goods as suggested ignores the current function of the retail park and the policies under which it has operated (i.e. the UDP) for some considerable period. The status as a district centre that is inherited from the UDP should be taken into account within the policy framework, hence the representations to delete policy R7 and have the UDP/SPG district centre boundary reinstated and, considered with other district centres under Policy R6.

4.3. Part of the evidence put forward by the Council to distinguish between NRPDC and other District Centres is set out within the District Centre’s Background Paper (June 2013).

4.4. Reference is made within paragraph 15.4 of the paper to the size of the retail park in comparison to the city centre, however, this does not represent the full picture. The Colliers Retail Study and Capacity Assessment (2010) identifies that NRPDC only accounts for 13% of non-bulky comparison expenditure available within Newport, compared with 79% attributable to the city centre (para 5.10). Its role in terms of capturing the expenditure available within Newport is clearly subservient to the city centre by some margin.

4.5. The Colliers Study also indicates that 55% of all comparison goods expenditure generated by households within Newport City is spent within the area, whilst 45% leaks out to competitor centres (para 5.13).

4.6. Circa £138 million of comparison goods expenditure is therefore leaked from Newport annually. The proposals to restrict the ability of NRPDC to recapture that expenditure in addition to well advanced plans to improve the city centre through the Friars Walk scheme would be detrimental to the Newport economy.

4.7. Comments within the study indicate that Newport City Centre’s fortunes have been severely effected by the recession and (in 2010) the failure of the planned Friars Walk scheme to progress.

4.8. The indication is therefore that the city centre’s fortunes have been suppressed in recent years due to a lack of progress on areas such as the Friars Walk scheme and increasing competition from other major centres such as Cwmbran, Cardiff and Bristol. The proportions of expenditure attributable to Newport City Centre are likely to rise with the progress being made on Friars Walk, thereby improving its position of dominance within the Newport retail hierarchy.
4.9. As has been identified by representations on behalf of the Stadium Group, the Colliers Study identifies that the NRPDC is trading at 24% below benchmark levels for comparison goods floorspace, whereas the City Centre is trading at 38% above benchmark levels (Colliers appendix 5, table 8). We agree with the view set out that this cannot lead to the conclusion that NRPDC is a threat to the City Centre in that regard.

4.10. Also identified by the representations on behalf of Stadium, is that the leakage from Newport is 6 times greater than the turnover of the NRPDC. To seek to restrict the ability of NRPDC to recapture this expenditure (as draft Policy R7 does) would be contrary to an overarching sustainability aim of retaining expenditure within the Borough, particularly to accommodate for increased expenditure as a result of the EEA.

4.11. On the basis of the above, it is our view that if Policy R7 is not deleted in its entirety, the first paragraph is not justified and should be deleted in any event.

**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) unjustifyably prescriptive and restrictive; (iii) backed by adequate evidence?**

4.12. The caveats set out within Policy R7 are considered to pre-judge the future needs of the surrounding area and that of the EEA.

4.13. The East Newport Development Framework Plan: Going for Growth Supplementary Planning Guidance (SPG) (May 2007) is an adopted document beneath the UDP. Whilst paragraph 4.31 states that the District Centre status (for NRPDC) is intended to provide for the future retail, leisure, community and other needs of this part of Newport, paragraph 4.32 clarifies this in stating that the objective is to develop the District Centre as a mixed use hub for the wider area including the EEA and to create an attractive destination.

4.14. The restrictions set out within criteria for Policy R7 would run contrary to that dual role set out within the SPG. Whilst it is fully acknowledged that the District Centre is there to serve as the District Centre for the EEA, the wider role, as set out within the SPG, should not be ignored.

4.15. The overarching theme within PPW (Chapter 10) is to secure accessible and competitive retail provision for communities and to enhance the vitality and attractiveness and viability of all centres. Proactive steps are encouraged throughout the chapter to reinvigorate centres or to manage decline (para 10.2.1).

4.16. Policies to suppress existing centres and to restrict development within them (as Policy R7 proposes) are not included within PPW. Criteria ii, which seeks to introduce a sequential test for development of over 500sqm within the centre, is also contrary to advice in PPW which does not in anyway set out a requirement for a sequential test for retail development proposed within established district centres.

4.17. Similarly, criteria iii seeks to restrict the type or range of goods sold within new retail facilities within the NRPDC. This is also contrary to the district centre status of the site conveyed by the RDLDP. There is nothing within PPW or TAN 4 to indicate that within defined centres, ranges of goods should be restricted.
4.18. The criteria set out are considered to be inconsistent with National Policy Guidance and the local SPG. There are also considered to be overly prescriptive and restrictive given the district centre status conveyed.

4.19. Finally the evidence does not indicate such restrictions are required. The function and role of the NRPDC as part of the EEA (as discussed below) do not justify the restrictions proposed.

**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?**

4.20. Representations have been made to include NRPDC within the more general Policy R6. As with the other district centres within Newport, this would allow any proposals coming forward to be assessed on a more general and flexible basis, allowing each individual proposal to be considered on its merits. It is considered to adequately protect the City Centre, in line with national guidance.

**Does the NRPDC designation exclude land currently identified in the UDP as within the district centre designation?**

4.21. It is our position that the NRPDC designation does exclude land currently identified in the UDP as being within the District Centre.

4.22. This is borne out through appeal history, namely the ‘former Megabowl’ which relied upon the definition of the district centre boundary set out within the EEA SPG, which is reproduced at Appendix 4.

4.23. The Colliers response to the Newport Retail Plan Representations, reproduced at Appendix 1 of the District Centre’s Background Paper (June 2013) the boundaries of the District Centre as set out in the UDP are discussed. The response states that:

‘In a series of planning decisions made thereafter, including a planning appeal, officers have accepted that the extent included the Tesco store together with the horse shoe of retail warehouses adjacent, and those properties lying to the rear fronting Seven Stiles Avenue’

4.24. The letter also refers to plan 16.1 of the District Centre’s Background Paper (April 2012) as correctly defining the centre boundary. This accords with the definition of the District Centre set out within the EEA SPG.

4.25. Most recently, the officers report into planning application LPA ref. 13/1039 (see Appendices 2a and 2c) clarifies the position:

5.3 The site is located on the eastern side of the Retail Park, adjacent to the Matalan store and Dutton Forshaw showroom. There have been no changes in policy and the site remains allocated within the Newport Unitary Development Plan for retail uses and forms part of the wider Newport Retail Park which is currently allocated as a District Centre.

5.4 There are no local circumstances which would justify this permission not being renewed.
4.26. To conclude on this first point, the definition of the District Centre within the RDLDPI
excludes land identified as being District Centre land within the UDP / EEA and case history
definitions.

If so, is there an appropriate planning rationale and justification for this?

4.27. The FLCL has a long established and active retail user within it and has the benefit of an
extant planning permission for 3,840 sq m of new retail floor space. It therefore has an
establish retail use/future use and does/will perform as part of the district centre. There does
not appear to be a rational for excluding it on that basis alone.

4.28. Furthermore, as demonstrated under paragraph 3.6 of this statement, NRPDC is one of four
key areas in delivering a sustainable new community on the EEA. The NRPDC is therefore
vital element, upon which over 5,000 new homes will rely upon for their shopping and
other service related needs, as do to the concentration of existing population.

4.29. Para 3.9 of the EEA SPG highlights the deficiencies of the centre at present:

3.9 The EEA includes the Newport Retail Park which is Newport's largest out of town
retail and leisure park. Built mostly in the 1970s and 80s, its design does not meet
today's standards, giving poor pedestrian routes through the site and a low standard
of urban design. Nearby uses include the Speedway circuit and car auctions.

4.30. Para 4.1 of the SPG states:

4.1 ...The Newport Retail Park provides opportunities for new retail, leisure,
community and other uses that can change its role to a district centre for the EEA.

4.31. It goes onto highlight the changes that will be required in order to improve its role as a
district centre:

4.31 The UDP now identifies Newport Retail Park as a district centre, reflecting the
additional function it will have as a local shopping centre for the Eastern Expansion
Area. The district centre status is intended to provide for the future retail, leisure,
community and other needs of this part of Newport in an attractive way. The UDP
notes in paragraph 6.26a the desirability of remodelling the centre if it is to fulfil this
new role. The UDP looks to the achievement of a high quality urban townscape
appropriate to a district centre, and that should be in accordance with this
Supplementary Planning Guidance.

4.32 ...The objective is to develop the district centre as a mixed use hub for the wider
area including the Eastern Expansion Area and to create an attractive destination.
Small scale business uses and residential development will also be considered as
part of mixed use developments where they can contribute to the wider objectives for
the district centre.

4.33 Proposals for development of the district centre must be brought forward against
a comprehensive master plan that clearly identifies the ways in which these
objectives will be met.
4.32. The objective set out in the UDP and the SPG is that the relationship between Glan Llyn and NRPDC is improved, which in turn requires improved and attractive pedestrian/cycle links and, an improvement in orientation of facilities towards the new centre of population being created.

4.33. The vacant element of the FLCL land is considered to be in a pivotal position to bring about both a strategic link to Glan Llyn and improve the functioning of NRPDC as a district centre for the EEA.

4.34. The plans at Appendices 4 and 7 show the relationship between the FLCL controlled land, the Stadium Newport units, the wider retail park and remainder of the EEA. In particular the plans at Appendices 4 and 5 show the linkages between the site and the first phase of the Glan Llyn development. The FLCL land lies between two proposed key linkages between the future population and the retail park.

4.35. St Modwen are understood to be committed to forging pedestrian and cycle links between Glan Llyn and the retail park. The strategic pedestrian cycle link highlighted in Appendix 5 will be an attractive and direct link between to the western edge of Glan Llyn with the potential to extend to the retail park. Our understanding is that a reserved matters application is being devised for submission in the short term, which will show a commitment to providing this strategically important link.

4.36. At present the masterplan shows this being linked to a north south link running parallel to the FLCL land, in turn linking into the footpath running to the north of Matalan and a new link into the Megabowl land. The opportunity exists to create a more direct route from the strategic east/west link to be created within Glan Llyn, into the vacant land, compared with the proposed southern link through the Megabowl site, as shown on the plan at Appendix 6.

4.37. Removing the FLCL land from the existing NRPDC designation would lose this opportunity, given that FLCL would have no option other than to implement the extant permission, which does not afford the above opportunities.

4.38. In summary, the proposed exclusion of the FLCL land from the NRPDC boundary would be harmful to the aims of the EEA to deliver a cohesive and sustainable new community. Whilst the Council’s rationale is to seek to protect the city centre (and we do not agree that restricting the NRPDC is central to this aim) this ignores the purpose of the UDP designation and the aspirations set out for the EEA.

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?

4.39. The FLCL land contains an existing homeware/clothing retailer, a car showroom and a development site with an extant planning permission for 3840 sq m of A1 retail use (LPA ref. 13/1039). The land was originally used as a floodlit open air market (granted under LPA ref. 90/0426).
4.40. The extant planning permission has had all of the necessary pre-commencement conditions discharged. The intention is to implement the permission prior to the December 2014 deadline.

4.41. Planning permissions are also understood to be extant on the Megabowl site which would also result in A1 retail uses.

4.42. The FLCL land is contiguous with the RDLDP designated NRPDC boundary and well related to it. As highlighted above, the vacant land has the potential to considerably improve the linkages to, and relationship with, the wider development of circa 5,000 houses and is strategically placed to do so. To include it within the district centre boundary would present the opportunity to realise this potential.

4.43. To exclude the land from the district centre designation would undermine the relationship with the EEA and the objective to deliver NRPDC as a district centre to serve it in an integrated manner. The EEA (including NRPDC) is of strategic and fundamental importance to the LDP and as such, undermining that designation would render the plan unsound.
Appendix 1

Revised Deposit Local Development Plan (September 2013) Representations
Dear Sir / Madam,

Representations on the Newport Revised Deposit Local Development Plan 2011-2026 – on behalf of Friends Life Company Limited c/o AXA Real Estate

Representor No. 2063

Savills are instructed by Friends Life Company Limited c/o AXA Real Estate (FLCL) to submit representations in respect of the Revised Deposit Local Development Plan (RDLDP) for Newport. These representations follow earlier comments made in respect of the original Deposit Local Development Plan (DLDP) in May 2012 and relate to our client’s land ownership interests at Newport Retail Park, which have previously been promoted as a Candidate Site.

This letter should be read in conjunction with the representation forms, which are enclosed. Objections are made following a brief discussion of the background to the site and its context.

Representation forms are enclosed on the following Polices/Insets:
- Objection to Proposals Map/Proposal Map Inset 25 – Newport Retail Park;
- Objection to Policy R6 – Retail Proposals in District Centres; and
- Objection to Policy R7 – Newport Retail Park District Centre.

Also enclosed is a red line plan identifying the land to which the representations apply.

Background

Newport Retail Park is currently allocated within the adopted Unitary Development Plan (UDP) (May 2006) as a District Centre, known as Newport Retail Park District Centre (NRPDC) – FLCL’s land is located within its boundary. FLCL’s interest relates to two units, Matalan and Lookers Citroën, as well as the undeveloped land in between. This vacant site is also identified as a retail commitment in the adopted UDP and has an extant permission for two large scale retail units, as renewed in 2009.

FLCL’s ownership is identified within the enclosed plan, which was also submitted as part of the Candidate Site representation in May 2009.

Newport Retail Park’s allocation and justification as a District Centre has previously been considered during the formal UDP process and was subsequently endorsed by the appointed Inspector following the Public Inquiry. The Inspector’s report makes clear reference to the need for this District Centre to support the Eastern Expansion Area (EEA), which continues to be supported within the RDLDP as a key strategic site for growth. It is noted that Newport Retail Park offers a wide range of goods and services that would be available
to future residents of the EEA and that there was an overriding advantage to be gained by its allocation as a District Centre.

The RDLDP proposes to reduce the area covered by the District Centre from that within the UDP and, by virtue, unjustifiably prevent due consideration of future retail proposals in this area, through the development management process.

**Objection to RDLDP Proposals Map/Proposal Map Inset 25 – Newport Retail Park**

An objection is made in relation to the site boundary for the NRPDC, as indicated within the Proposals Map/Proposal Map Inset 25.

The NRPDC, as drawn within the RDLDP, currently excludes the land under FLCL’s control, which was previously included within the District Centre designation, as set out within the UDP and the East Newport Development Framework Supplementary Planning Guidance (May 2007). The UDP also included a retail commitment designation on the vacant site, adjacent Seven Stiles Avenue (between the Matalan and Lookers Citroën sites). This has also been removed from the RDLDP Proposals Map without justification as the permission remains extant.

The inclusion of the FLCL land within the NRPDC was fully considered by the UDP Inspector within the report on objections, at paragraph 6.60 to 6.65, and under the recommendations R6.9 and R6.10 (extracts enclosed). The Inspector noted that although Newport Retail Park was not within the EEA itself, it does adjoin it with potential for direct access from into the former Llanwern steelworks site – now the subject of significant residential development. Furthermore, additional links were planned in order to improve access to the greenfield land to the north of the railway line, also designated for residential development. Newport Retail Park was considered to be worthy of designation as a District Centre given its existing, thriving shopping centre and its capability to serve the EEA from the outset. The area covered by the designation has been reduced without justification in the RDLDP.

The UDP Inspector also considered the additional caveats that the Council was seeking to place on its designation as a Retail Park by proposing to restrict new floorspace to that which would serve solely the EEA. Furthermore, new developments would need to be specifically justified on the basis of a district shopping centre function so as not to result in any adverse impact on the city centre. The Inspector found these additional caveats to be unnecessary and contrary to guidance contained within Planning Policy Wales (PPW), the substance of which has not changed in the latest revision (PPW, Edition 5, November 2012). Similar caveats are proposed to be reintroduced into the RDLDP without justification. The proposed caveats remain contrary to PPW and are objected to in further detail below.

The EEA remains a firm commitment with a proposed allocation within the RDLDP (under Policy SP11: Eastern Expansion Area) and outline planning permission for up to 4,000 dwellings, with construction having commenced. Together with this significant level of housing provision, the Council are seeking to allocate new residential land in the form of the Woodland Site, Ringland (Policy H1: Housing Sites (H55)). This would add a further 300 dwellings to this area, in addition to the EEA (Policy H1: Housing Sites (H3)) commitment of 1,100 dwellings and the Glan Llyn (Policy SP11: Eastern Expansion Area) proposals for 4,000 units. Over 4,100 new dwellings are anticipated within this area within the plan period (using the figures quoted in the RDLDP chapter 5). Large scale employment land commitments and designation are identified within the RDLDP under Policy EM1, which will also create significant demand for a sustainable District Centre in addition to the housing planned.

The NRPDC currently serves the existing population and its catchment and will also be required to provide for a substantial number of additional dwellings proposed/committed as part of the EEA, and other proposals within the RDLDP.

The UDP Inspector was content with the boundaries of the District Centre designation at the time of the UDP inquiry. Given that the surrounding commitments remain and have been added to in terms of catchment...
population, there is no justification for reducing the District Centre boundary from that in the UDP in the RDLDP.

As a consequence, the boundary of the NRPDC should be reinstated within the RDLDP Proposals Map/Proposals Map Inset 25 to include FLCL’s land, as per the enclosed plan.

The suggested amendment to an existing site allocation does not require a supporting Sustainability Appraisal (SA). This conclusion has been reached based on several factors which indicate there is highly unlikely to be any significant environmental effect arising from its allocation. Importantly, the site benefits from an extant planning permission for redevelopment to provide two additional retail units and car parking. This extant planning permission is consistent with the site’s current allocation as part of the Newport Retail Park within the UDP. The site forms, in part, previously developed land and is located within a neighbourhood area subject to ongoing regeneration proposals. On this point, the site is sustainably located abutting the EEA which is an identified (and emerging) area for the sustainable urban growth of Newport. Furthermore, the site has no known statutory or non-statutory environmental designations or constraints. As such, it is concluded the relatively minor amendment sought to the boundary of an existing site allocation does not need to be accompanied by a SA.

In short, the change sought is to amend the NRPDC boundary to include FLCL’s land interests at Matalan, Lookers Citroën and the land adjacent Seven Stiles Avenue, as per the attached plan (and consistent amendments to Policy R7). This amendment does not need to be the subject of a further SA.

Objection to Policy R6 – Retail Proposals in District Centres

Policy R6 covers District Centres, listing all District Centres except the NRPDC. It sets out the criteria based policy for proposals within and adjacent to district shopping centres. The exclusion of Newport Retail Park from the application of the retail tests (ie. sequential and need tests) (as found in the latter part of Policy R6) contradicts the direction of the UDP Inspector when previously considering the caveats to the Newport Retail Park policies, as discussed above.

Paragraph 10.2.1 of PPW states that Local Planning Authorities should “…set out a framework for the future of town, district, local and village centres in their area which promotes a successful retailing sector supporting existing communities and centres.” PPW continues to state that development plans should also establish the existing hierarchy of centres, identify those which fulfil specialist functions and be clear about their future roles. In this case, the role of NRPDC and its future function has already been assessed as part of the UDP – to be required to serve the future needs of the EEA.

As highlighted above, the EEA is an existing commitment, is extant, and draft allocations within the RDLDP seek to extend this further through additional housing allocations. The future role of Newport Retail Park is, therefore, to both meet the needs of the existing community and the significant expansion of its catchment population within the plan period. As such, a reduction in the area and a restriction on any further retail development within NRPDC, as proposed by the RDLDP, is unjustified. As a consequence, NRPDC should be included within the list of District Centres referred to in Policy R6.

In short, the change requested is to include Newport Retail Park District Centre within the list of District Centres referred to in Policy R6.

Objection to Policy R7 – Newport Retail Park District Centre

The policy recognises the defined boundary (as seen in Proposals Map Inset 25), and that development outside of this area will be deemed ‘out-of-centre’. In accordance with our comments to the Proposals Map/Proposals Map Inset 25 above, the boundary of the NRPDC therefore needs to be amended to include the aforementioned land.
Policy R7 establishes numerous restrictive criteria to which proposals within and around the NRPDC will be subjected to. This is considered contrary to PPW and damaging to the future health, attractiveness, vitality and viability of NRPDC. Paragraph 10.2.8 of PPW states that policies should support the management of town centres to allow enhancement and promotion as an important factor in achieving vitality and viability of the centres. Preventing new floorspace within NRPDC would not only be contrary to the overall aims of PPW and Technical Advice Note (TAN) 4: Retailing and Town Centres (November 2006), to support and concentrate new retail development within existing identified centres, it would also be damaging to the future investment and enhancement of the centre, to its long term detriment.

The inclusion of Policy R7 within the RDLDP will, again, be contrary to PPW and the aims to support the vitality and viability of District Centres. The aims of Policy R7 to improve accessibility to adjoining residential development for pedestrians and cyclists could only be met through additional retail development and the forging of improved links and attractive pedestrian routes to the EEA. This would be best accommodated through new retail development within FLCL’s land, identified adjacent to Seven Stiles Avenue and through allowing additional floorspace within the currently vacant site (i.e. the site identified as a retail commitment within the Newport UDP).

Development within the NRPDC boundary (as proposed to be extended by these representations) should not be subject to any additional restriction compared to any other District Centres within the RDLDP. To do so would prevent investment and improvement of the District Centre and its integration with the EEA and new residential areas to the north. As a consequence, Policy R7 should be deleted in its entirety along with the supporting text. On this basis, any control required to the NRPDC will be possible by including it within Policy R6, as proposed in the submissions above, and therefore subject to the four development management criteria within Policy R6.

In short, the change sought is the deletion of the unnecessarily restrictive Policy R7 and supporting text at paragraphs 8.21 to 8.32. The inclusion of NRPDC within Policy R6 would provide sufficient control through the development management process.

**Summary and Conclusions**

FLCL objects strongly to the reduction in the boundaries of the NRPDC from that found within the existing UDP, as proposed by the RDLDP. The District Centre designation was considered and endorsed by the UDP Inspector and subsequently formed part of the adopted UDP. Likewise, the District Centre boundaries were considered and adopted as part of the EEA Supplementary Planning Guidance (May 2007). There is no justification for the reduction in the boundaries from that adopted within the UDP and the objection is made on the basis that the boundaries should be reinstated, as per the enclosed plan.

Furthermore, the RDLDP seeks to reintroduce additional caveats and controls over future developments within NRPDC, which had previously been considered as unnecessary by the UDP Inspector. **Our objections seek to remove these (by virtue of deleting Policy R7 and its supporting text)** to ensure that the District Centre is subjected to policies which are appropriate to its location, status and future role and, more importantly, to ensure that the plan is compliant with PPW – a key test of soundness. Adequate control over development at and around the NRPDC will be secured by the associated suggested change to include NRPDC under Policy R6.

I look forward to your confirmation that the representations have been received and would welcome the opportunity to discuss our objections and proposed revisions to the RDLDP with the Council at the earliest opportunity. Furthermore, I would be grateful to be kept informed as to the progress of the RDLDP through examination.
Yours faithfully,

Paul Williams
Associate Director

Enc.  Site Location Plan – Newport Retail Park (FLCL’s land ownership)
      Amendment sought to Proposals Map Inset 25
      Newport UDP Inquiry Report extracts (Paragraphs 6.60-6.65)
      Newport UDP Inquiry Report extracts (Recommendations R6.9 & R6.10)
      Revised Deposit Plan Representation Form (Proposals Map/Proposals Map Inset 25)
      Revised Deposit Plan Representation Form (Policy R6)
      Revised Deposit Plan Representation Form (Policy R7)
Appendix 2a

Decision Notice (LPA ref. 13/1039)
Notice of Decision

Friends Life Ltd C/O AXA Real Estate
Savills
12 Windsor Place
Cardiff
CF10 3BY

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: 13/1039
Application Type: Renewals and Variation of Conditions
Proposal: VARIATION OF STANDARD CONDITION ON PLANNING PERMISSION 07/0021 FOR DEVELOPMENT OF 2NO. RETAIL UNITS (3,840SQM), CAR PARKING, SERVICING AND LANDSCAPING TO EXTEND THE PERIOD WITHIN WHICH DEVELOPMENT CAN COMMENCE BY A PERIOD OF 5 YEARS
Site/Location: Land Adjacent To And South Of Matalan, Seven Stiles Avenue, Newport Retail Park, Newport
Decision Date: 12-Dec-2013

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 21-Oct-2013. The application has been:-

Granted with Conditions

ADDITIONAL CONDITIONS IMPOSED BY THE COUNCIL

1. The development hereby permitted shall begin not later than 31st December 2014.
   Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 and to ensure that development at this site is determined in accordance with an up-to-date development plan.

2. No units, caravans or vehicles displaying or selling food or other goods shall be located within the car parking area without the prior written consent of the Local Planning Authority.
   Reason: In order to ensure that the parking provision within the site is safeguarded.

3. No material shall be tipped or stored within 7 metres of any watercourse, ditch or spring.
   Reason: In order to protect the Longditch Reen to the rear of the proposed units.

4. No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority.
   Reason: To ensure the development is completed in a manner compatible with its surroundings.

5. Prior to the commencement of development, approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia the number, species, heights on planting and position of all shrubs). Such scheme as approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be adequately maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established.
   Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

6. Details of surface water drainage shall be submitted to and approved by the Local Planning Authority prior to the development commencing and shall then be implemented fully in accordance with the details as approved prior to first beneficial use.
   Reason: To ensure adequate drainage provision.

7. The unit(s) shall only be used for the sale of non-food bulky goods (including building materials, kitchen and bathroom fittings, garden materials and goods), vehicle goods and accessories, furniture, carpets and floor coverings, electrical household goods, and household furnishings, and for no other purpose whatsoever, including any other purpose set out in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987.
Reason: To restrict the range of goods available from the units to protect the vitality and viability of the town centre.

8. Prior to the commencement of development, details and plans showing the finished slab level of the buildings hereby approved, together with cross sections through the site shall be submitted to and approved by the Local Planning Authority in writing, and there shall be no departure from the approved finished slab levels.
   Reason: To ensure the proposed levels of the development are compatible with surrounding development.

9. No plant or equipment shall be installed on the roof of the building approved without the prior written permission of the Local Planning Authority.
   Reason: To ensure that the appearance of the building will be satisfactory.

10. Prior to the commencement of development, details of the security fencing to the service areas shall be submitted to and approved in writing by the Local Planning Authority.
    Reason: To ensure that the fencing adequately screens the service area from the public car park and highway.

11. Prior to work first commencing on site, full details of the proposed sub station shall be submitted to and approved by the Local Planning Authority.
    Reason: To ensure a satisfactory form of development.

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council’s Building Control Section on 01633 414529 or email building.control@newport.gov.uk.


2. The development plan for Newport is the Newport Unitary Development Plan 1996 – 2011 (Adopted May 2006). Policies SP18, CE38 and R7 were relevant to the determination of this application.

3. The applicant is advised that a low pressure main runs through the site. Transco have advised that they will require approximately 10 weeks to scope, cost and prepare any diversionary or isolation works.

4. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

5. The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of ‘do not scale’ (or similar) has been disregarded.

6. Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

Signed on behalf of the Council

Julie Vellucci
Head of Regeneration and Regulatory Services
Pennaeth Gwasanaethau Rheidol ac Adfywio

Application Number: 13/1039 Decision Date: 12-Dec-2013

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM
Appeals to the Welsh Government

If you are aggrieved by the decision of your Local Planning Authority to refuse an application or to grant it subject to conditions, you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Welsh Government, Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ, or online at www.planningportal.gov.uk/pcs.

The Welsh Government can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Welsh Government will not consider an appeal if it seems that the Local Planning Authority could not have granted permission for the proposed development or could not have granted it without the condition they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by them.

Purchase Notices

If either the Local Planning Authority or the Welsh Government refused planning permission or listed building consent or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the local planning authority in whose area the land is situated.

This Notice will require the Council to purchase the owner’s interest in the land in accordance with PartVI of the Town an Country Planning Act 1990.(The Local Planning Authority may accept the notice and proceed to acquire the land; or reject the notice in which case they must refer the notice to the Welsh Government.)

The Choice of Appeal Procedure

The appeal procedures available are:

a) by written representations which you and the Local Planning Authority make, normally followed by an unaccompanied site inspection

b) by Hearing, when both parties make oral representations to an Inspector appointed by the Welsh Government. A Hearing is conducted on a less formal basis than a Public Inquiry.

c) by Public Inquiry which takes the form of a formal hearing by an Inspector appointed by the Welsh Government.

IMPORTANT - This Decision Notice affects your property and should be placed with the title Deeds of the Property.
Notice of Decision

R. Govier,
Savills
12 Windsor Place
Cardiff
South Glamorgan
CF10 1DY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(WALES) ORDER 2012
Application No: 14/0050
Application Type: Discharge Conditions
Proposal: Discharge of Conditions 4 (Materials), 5 (Security Fencing) and 11 (Sub Station), and Partial Discharge of Conditions 3 (Landscaping) and 6 (Surface Water Drainage) of Planning Permission 12/0329 for the Variation of Standard Condition on Planning Permission 07/0021 for Development of 2No. Retail Units (2,840sqm), Car Park, Servicing and Landscaping to Extend the Period Within Which Development Can Commence
Site/Location: Land Adjacent To And South Of Maelien N. Seven Stiles Avenue, Newport
Decision Date: 06-Mar-2014

In pursuance of its powers under the above legislation the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 22-Jan-2014. The application has been:

Approved

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any decision which may be required under any other legislation or provisions, such as the Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council’s Building Control Section on 01633 414529 or email building.control@newport.gov.uk.

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of ‘do not scale’ (or similar) has been disregarded.

1. This decision relates to plan Nos: E1 E01-036-3 Issue C, E1 E01-040-3 Rev B, hico-1 Rev A, Storm water strategy details, 1875/04/02 Revision A, 1875/LOC/02, 1875/LOC/01, 1875/04/01, 1875/04/03 Revision A, 1875/04/02 Revision B, 1875/04/02, DD03, DD05, DD01 Rev A, 1875/04/04 Pre-com fencing details, Schedule of external materials - 1875/C1, C2, surface water drainage calculations ACC park drain brochure, storm water brochure.
2. The development plan for Newport is the Newport Unitary Development Plan 1998 - 2011 (Adopted May 2006). No Policies were relevant to the determination of this application.
3. The applicant is advised on behalf of the Drainage Board that as the above proposal involves the discharge of water into a viewed watercourse, namely Longcill Path, under the terms of the Land Drainage Act 1991 and the Flood and Water Management Act 2010 they are required to seek Land Drainage Consent, which would have to be obtained from the Board, prior to any surface water runoff discharging into the viewed watercourse within the Board’s boundary.
4. As consideration of this request did not raise significant additional environmental matters and above those previously considered as part of the original application, it is considered that the proposal did not need to be screened under the Environmental Impact Assessment Regulations.

Signed on behalf of the Council

Newport City Council
Julie Yellucci
Head of Regeneration and Regulatory Services
Pennaeth Gwasanaethau Rheoli ac Adfywio

Application Number: 14/0050
Decision Date: 05-Mar-2014

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM
Appendix 2c

Officers report and approved layout (13/1039)
APPLICATION DETAILS

No: 13/1039       Ward: LLISWERRY
Type: RENEWALS AND VARIATION OF CONDITIONS
Expiry Date: 15-DEC-2013
Applicant: FRIENDS LIFE LTD C/O AXA REAL ESTATE
Site: LAND ADJACENT TO AND SOUTH OF MATALAN, SEVEN STILES AVENUE, NEWPORT RETAIL PARK, NEWPORT
Proposal: VARIATION OF STANDARD CONDITION ON PLANNING PERMISSION 07/0021 FOR DEVELOPMENT OF 2NO. RETAIL UNITS (3,840SQM), CAR PARKING, SERVICING AND LANDSCAPING TO EXTEND THE PERIOD WITHIN WHICH DEVELOPMENT CAN COMMENCE BY A PERIOD OF 5 YEARS

DECISION – GRANTED WITH CONDITIONS

1. CONSULTATIONS
1.1 CALDICOT AND WENTLOOGE LEVELS DRAINAGE BOARD: The development will have no impact on the Board’s operational requirements.
1.2 DWR CYMRU - WELSH WATER: No response.
1.3 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST: No response.
1.4 NEWPORT ACCESS GROUP: No response.
1.5 WALES AND WEST UTILITIES: No response.

2. INTERNAL COUNCIL ADVICE
2.1 HEAD OF STREETSCENE (HIGHWAYS): Does not oppose the application.
2.2 PUBLIC PROTECTION MANAGER (ENVIRONMENTAL HEALTH): No response.

3. REPRESENTATIONS
3.1 NEIGHBOURS: All properties with a common boundary were consulted and a site notice has been displayed. No response received.

4. RELEVANT SITE HISTORY

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/0291</td>
<td>ERECTION OF RETAIL WAREHOUSING AND ASSOCIATED CAR PARKING</td>
<td>Refused</td>
</tr>
<tr>
<td>01/0915</td>
<td>DEVELOPMENT OF 2 RETAIL UNITS, CAR PARKING, SERVICING AND LANDSCAPING</td>
<td>Granted with Conditions</td>
</tr>
<tr>
<td>07/0021</td>
<td>VARIATION OF STANDARD CONDITION OF PLANNING PERMISSION 01/0915 TO EXTEND PERIOD WITHIN WHICH DEVELOPMENT CAN COMMENCE BY AN ADDITIONAL TWO YEARS</td>
<td>Granted with Conditions</td>
</tr>
</tbody>
</table>

5. ASSESSMENT
5.1 This application seeks to vary a standard condition of planning permission 07/0021 to extend the period within which development can commence by an additional 5 years. The development is for 2no retail units (3,840 sqm), car parking, servicing and landscaping at land adjacent to and south of Matalan, Seven Stiles Avenue, Newport Retail Park.

5.2 Permission was granted in 2002 for the development of two retail units, car parking, servicing and landscaping (01/0291). This permission was renewed for a period of five
years in 2009 (07/0021). This permission is due to expire in January 2014. There are no changes proposed to the previously approved drawings.

5.3 The site is located on the eastern side of the Retail Park, adjacent to the Matalan store and Dutton Forshaw showroom. There have been no changes in policy and the site remains allocated within the Newport Unitary Development Plan for retail uses and forms part of the wider Newport Retail Park which is currently allocated as a District Centre.

5.4 There are no local circumstances which would justify this permission not being renewed.

5.5 In approving this application the Council would usually issue a new planning permission with 5 years to implement the permission. Part 56 of Circular 35/95 – Use of Planning Conditions allows planning authorities to use shorter or longer time-limits to implement planning permissions than those specified in the Act, but reasons must be given for doing so. In this case, the most relevant development plan is the Newport Unitary Development Plan (Adopted May 2006) but the Council has placed the successor plan, the Newport Local Development Plan (LDP), on Deposit. This application site is not shown within a District Centre within the LDP. The Council’s timetable for progressing the LDP shows that it is hoped that it will be adopted in December 2014. Given that a key consideration for the acceptability of this application is the fact that the site lies within a District Centre it is considered appropriate and reasonable to limit the time to implement this permission to coincide with the proposed adoption of the LDP.

6. OTHER CONSIDERATIONS

6.1 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.

6.2 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.

6.3 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.

6.4 The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

7. CONCLUSION

7.1 The application is granted subject to the following conditions.

8. DECISION

GRANTED WITH CONDITIONS

01 The development hereby permitted shall begin not later than 31st December 2014.
Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 and to ensure that development at this site is determined in accordance with an up-to-date development plan.
02 No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. 
Reason: To ensure the development is completed in a manner compatible with its surroundings.

03 Prior to the commencement of development, approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia the number, species, heights on planting and position of all shrubs). Such scheme as approved shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be adequately maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April. 
Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

04 Details of surface water drainage shall be submitted to and approved by the Local Planning Authority prior to the development commencing and shall then be implemented fully in accordance with the details as approved prior to first beneficial use. 
Reason: To ensure adequate drainage provision.

05 The unit(s) shall only be used for the sale of non-food bulky goods (including building materials, kitchen and bathroom fittings, garden materials and goods), vehicle goods and accessories, furniture, carpets and floor coverings, electrical household goods, and household furnishings, and for no other purpose whatsoever, including any other purpose set out in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987. 
Reason: To restrict the range of goods available from the units to protect the vitality and viability of the town centre.

06 Prior to the commencement of development, details and plans showing the finished slab level of the buildings hereby approved, together with cross sections through the site shall be submitted to and approved by the Local Planning Authority in writing, and there shall be no departure from the approved finished slab levels. 
Reason: To ensure the proposed levels of the development are compatible with surrounding development.

07 No plant or equipment shall be installed on the roof of the building approved without the prior written permission of the Local Planning Authority. 
Reason: To ensure that the appearance of the building will be satisfactory.

08 Prior to the commencement of development, details of the security fencing to the service areas shall be submitted to and approved in writing by the Local Planning Authority. 
Reason: To ensure that the fencing adequately screens the service area from the public car park and highway.

09 Prior to work first commencing on site, full details of the proposed sub station shall be submitted to and approved by the Local Planning Authority. 
Reason: To ensure a satisfactory form of development.

10 No units, caravans or vehicles displaying or selling food or other goods shall be located within the car parking area without the prior written consent of the Local Planning Authority. 
Reason: In order to ensure that the parking provision within the site is safeguarded.

11 No material shall be tipped or stored within 7 metres of any watercourse, ditch or spring. 
Reason: In order to protect the Longditch Reen to the rear of the proposed units.

NOTE TO APPLICANT
01 This decision relates to plan Nos: 9088-U2-PD10 Rev C; 9088-U2-PD11 Rev B; 9088-U2-PD12 Rev A; 9088-U2-PD13 Rev A; Travel Statement ref: RWK/LS/C7567T/TS01-A; Retail Impact Assessment ref: DJB/bael/JCA5389, Site Location Plan and Design and Access Statement.

02 The development plan for Newport is the Newport Unitary Development Plan 1996 – 2011 (Adopted May 2006). Policies SP18, CE38 and R7 were relevant to the determination of this application.

03 The applicant is advised that a low pressure main runs through the site. Transco have advised that they will require approximately 10 weeks to scope, cost and prepare any diversionary or isolation works.

04 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
PROPOSED SHRUB PLANTING.
Shrubs to be planted in groups of similar species with generally the taller species planted to the rear of beds. All shrubs to comply with BS 3936 Pt 1 1992. All shrubs planted to original nursery depth. Shrub beds to be free of stones, weeds etc and cultivated to a depth of 300mm. All beds to be covered with a dark coloured mulch to the appropriate depth.

MULCH.
Mulch to be a mix of fir/spruce bark chippings at a grade of 5 / 70mm. Bark to be laid at a depth of 100mm. Where a weed control fabric is used this ground cover can be reduced to 50mm.

TREE PLANTING
New Trees:
T1 - Swedish Whitebeam (Sorbus Intermedia)
T2 - Rowan - Sorbus Aucuparia
T3 - Silver Birch - Betula Pendula

INDICATIVE SHRUB PLANTING SCHEDULE (denoted as landscaped areas on site key)

<table>
<thead>
<tr>
<th>NAME</th>
<th>DENSITY</th>
<th>CENTRE PLANTING SIZE</th>
<th>MATURE SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arrowwood 'Charles Lamont' (Viburnum Bodnantense Charles Lamont)</td>
<td>600mm centres</td>
<td>1500mm spread</td>
<td>1000mm height</td>
</tr>
<tr>
<td>Heather (Erica Cinerea)</td>
<td>350mm centres</td>
<td>400mm spread</td>
<td>100mm height</td>
</tr>
<tr>
<td>Shrubby Veronica (Hebe Autumn Glory)</td>
<td>650 mm centres</td>
<td>750mm spread</td>
<td>300mm height</td>
</tr>
<tr>
<td>Berberis Thunbergii</td>
<td>600mm centres</td>
<td>1200mm spread</td>
<td>400mm height</td>
</tr>
<tr>
<td>Firethorn (Pyracantha Red Cushion)</td>
<td>400mm height</td>
<td>3000mm spread</td>
<td>3000mm spread</td>
</tr>
<tr>
<td>Spindle Tree (Euonymus fortunei 'Sunshine')</td>
<td>1000mm height</td>
<td>1100mm centres</td>
<td>400mm height</td>
</tr>
</tbody>
</table>

GRASSED AREA
Wildflower and Grass mix to provide potential habitat and reduce mowing requirement.

Schedule of Planting:
Wildflower grassed area. Denotes areas of shrub planting incorporating shrubs species as per landscape schedule.

Proposed trees

Planting Management Plan:
All planting beds to be maintained free from weeds at all times. All shrubs are to be cut back as necessary to ensure plant growth and spread. All grassed areas to be mown every two weeks during season and once prior to the winter break. All trees to be cut back and pruned as necessary to ensure quality growth and maintenance. Any shrub/ tree that should die or be damaged, must be replaced and maintained until satisfactorily established.
Appendix 3

Newport Unitary Development Plan (May 2006) Proposals Map
Appendix 4

Appendix 4


Key

- Yellow: Residential
- Pink: Mixed Use
- Blue: School
- Purple: Employment
- Orange: Station
- Red: District Centre
- Tan: Leisure
- Green: Public Open Space
Appendix 5

Glan Llyn, Llanwern Masterplan (Indicating linkages)
Appendix 6

Glan Llyn, Llanwern Masterplan (Indicating additional linkages)
Appendix 7

Newport Focussed Changes Revised Local Development Plan (February 2014)
Appendix 7

Newport Focussed Changes Revised Local Development Plan (February 2014) Proposals Map

Key

- Urban boundary
- Urban regeneration
- Waste disposal sites
- Industrial
- Watercourse
- Brownfield
- Green wedge
-谣扬和住宅
- Residential accommodation
- Housing propoal
- Housing under construction
- Green belt
- Environmental spaces
- Employment
- Education sites
- Developed coastal zone
- Dineded Community (see local plan 96/36)
- Existing structure
- Countryside
- Conservation area
- Celtic Manor Resort
- Gaming
- Being delivered
- R7
- Site
- Newport Retail Park
- Newport City Council
- Newport docks
- Proposed railway
- Station
- Area of search for Caerleon new station
- Safeguarding of Mineral Resource
- Sand and Gravel Resource
- Special Landscape Area
- Undeveloped coastal zone
- Urban boundary
- Urban regeneration
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- Environmental spaces
- Employment
- Education sites
- Developed coastal zone
- Dineded Community (see local plan 96/36)
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- Celtic Manor Resort
- Gaming
- Being delivered
- R7
- Site
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- Newport City Council
- Newport docks
- Proposed railway
- Station
- Area of search for Caerleon new station
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- Sand and Gravel Resource
- Special Landscape Area
- Undeveloped coastal zone
- Urban boundary
- Urban regeneration
- Waste disposal sites
- Industrial
- Watercourse
- Brownfield
- Green wedge
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