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Ms Gail Parkhouse
Newport City Council
Planning Department
Civic Centre
Newport, South Wales
NP20 4UR

11 July 2022

Dear Ms Parkhouse,

PLANNING (WALES) ACT 2015

TOWN AND COUNTRY PLANNING ACT (AS AMENDED) 1990

REDEVELOPMENT OF THE NEWPORT CENTRE SITE, 1 KINGSWAY, NEWPORT NP20 1UH

I write on behalf of Newport City Council and Coleg Gwent, to submit an Outline planning application for the redevelopment of the Newport Centre site, for flexible floorspace.

Proposed Development

The description of development is as follows:

Outline permission for the redevelopment of the site for circa 54,000 sqm of flexible floorspace for Educational use, or any other use within Use Classes A1, A2, A3, B1, C1, D1 and D2, with all matters reserved

This Outline application explores a range of possible uses and design parameters, which will be defined as the design progresses to a detailed stage.

Background

The Newport Centre opened in 1985 and whilst currently in use, it is considered to have reached the end of its useful life and the swimming pool, closed at the beginning of the covid 19 pandemic, is now permanently closed.

This Outline application follows the approval in November 2021 of the development of the new Newport Leisure Centre (ref. 21/0893), to be located in close proximity to the existing Newport Centre fronting the River Usk. The new Leisure Centre will be an iconic building, environmentally sustainable, meeting the highest possible standard for a leisure facility.

Outline planning application

The documents within the table below comprise the planning application:

No.	Document Title	Author
1	Planning application forms	KEW Planning
2	PAC Planning, Design and Access Statement	KEW Planning
3	Site Location Plan (scale 1:1250) Parameters drawing, plan ref. no. NPS-PB-CH-DR-A-NKQ-M-01 Existing Leisure Centre Plans, ref. no. NPS-PB-CH-DR-A-LC-EX-01	Newport Norse
4	Transport Assessment	Cambria
5	Drainage Strategy	Cambria
6	Flood Consequence Assessment	JBA Consulting
7	Phase 1 Geoenvironmental Study	Cambria
8	Preliminary Ecological Appraisal, including UKHab Survey and Preliminary Roost Inspection	The Landmark Practice
9	Archaeological Desk Based Assessment	Archaeology Wales

Scheme Benefits

The proposed redevelopment of the site will contribute to the regeneration of this section of Usk Way and the enhancement of the city centre. All the proposed uses are suitable to this location and will contribute to its vitality and viability, making it a more attractive place to live and work.

The site is in a prominent location, but it makes a negative contribution to the local streetscape. Once the design progresses to a detailed stage, the new building will become a landmark for people entering and exiting the city centre from Usk Way.

If you require clarification or any further information to allow for the validation of the planning application, please contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Williams', is centered below the closing. The signature is fluid and cursive, with a long horizontal flourish at the end.

**Kathryn Williams BSc (Hons) MA MRTPI
Managing Director
KEW Planning**