

Ms J Davidson
Principal Planning Officer
Newport City Council
Civic Centre
Newport
NP20 4UR

SCANNED^{re}

Scanned to both APPB.



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19th March 2010

Dear Ms Davidson

GLEBELANDS DEVELOPMENT - PHASING OF WORKS CORRESPONDENCE

Further to our discussion, I have now identified the letter written by Mr Mark Hand which references the two further letters that are of interest to me.

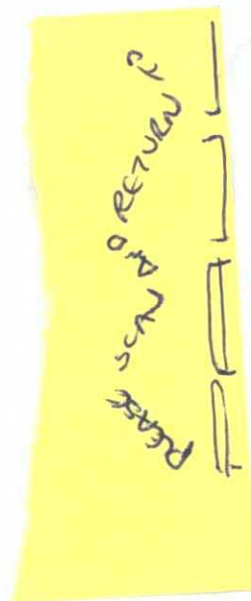
The date of Mr Hand's letter is 18th November 2008 which was addressed to Mr M Hunt, Vinci Investments Limited (copy attached). The two letters of interest are referred to in the final paragraph of Mr Hand's letter. One letter is from Norwest Holst dated 14th July 2008, and the other is an email from Mr Alf Ropke dated 2nd October 2008.

I would be grateful if you could make arrangements for me to collect copies of these two letters.

Yours sincerely

John Martin
35, Orchard Street
Newport
NP19 7DL

Tel: 01633 213006



Enclosure:

- 1) Letter from Mr M Hand to Mr M Hunt, Vinci Investments, dated 18th November 2008.

Mark Hand
MH/SAD/03/1531/05

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Vinci Investments Limited
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Imperial Way
Watford
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WD24 4WW

18 November 2008

For the attention of Mr. M. Hunt

Dear Sirs

Development at Glebelands, Newport
Planning Permissions 00/0768/0 and 03/1531/RM

I refer to the letter from Norwest Holst dated 14 July 2008.

It is my understanding from that letter, which has subsequently been confirmed in the email dated 02 October 2008 from Alf Ropke, that all works will be carried out in accordance with the details already agreed by the Local Planning Authority, albeit now in a phased manner to allow the completion of the school independently from the residential development, which is currently on hold.

It is my understanding that the phasing of the site would define the school site as being the land to the north of the reën. Following remediation, the land to the north of the reën is to be graded and seeded so as to not detract from the setting of the new school. The school site will be fully remediated in accordance with the previously agreed details and certification of remediation will be provided, in accordance with Condition 07 of outline permission 00/0768, prior to the first use of the school site. It is my understanding that the level of the school site and land to the north of the reën is already above the level required by the Environment Agency and the approved remediation scheme includes a 600mm cap layer which is to be completed prior to certification and first use of the school site.

It is my understanding that the remediation of land to the south of the reën (the housing site) is to be completed by the future developer in accordance with the previously approved details, and land levels raised in accordance with the Environment Agency's requirements. The housing site would be subject to a separate certification (as required by Condition 07) that the remediation has been completed in accordance with the approved scheme, on completion of the remediation works and prior to the occupation of any dwelling.

Continued.../

Head of Planning and Economic Regeneration – Stewart Wild

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Had it been known at the time outline permission was granted that development would need to be phased in this way, the planning conditions would have been worded accordingly at that time. I therefore have no objection to the proposed phasing of the development, as this does not affect the spirit or purpose of the planning conditions, which will be complied with as per the approved details, albeit now in a phased manner.

In accordance with the above phasing arrangement, an application would be required, prior to first use of the school, to partially discharge condition 07 of outline planning permission 00/0768 in relation to the school site only. A similar application would be submitted at a future date by the housing developer to partially discharge that condition for the housing site.

On the above basis, I have no objection to the phasing of the development as described in your letter dated 14 July 2008 and the email from Alf Ropke dated 02 October 2008.

Yours faithfully

Mark Hand
Development Control Manager

Head of Planning and Economic Regeneration – Stewart Wild