

Delegated Decision Report

Application No:	26/0228	Statutory Period Expires:	22nd May 2026
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Site:	<i>Newport Retail Park Spytty Road Newport NP19 4QQ</i>		
Proposal:	<i>INSTALLATION OF PUBLIC EV CHARGING FACILITIES, SUBSTATION, FEEDER PILLAR, CCTV AND LIGHTING</i>		
Applicant:	<i>A Brew-Hammond</i>		
Type:	Full	Ward:	Liswerry
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site forms part of an existing shared car park serving the wider Newport Retail Park. It is situated to the west of the Cineworld cinema and Starbucks Coffee Shop within the retail park. The site comprises 22no. standard car parking spaces within the communal parking area. Queensway Meadows (A4810) lies to the south, and the surrounding area is predominantly characterised by a mix of commercial and leisure uses.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks consent for the installation of four electric vehicle charging points, a feeder pillar, substation and CCTV equipment at Newport Retail Park. The three charging points will be located in parking spaces to the front of the Starbucks unit. Currently, there are 22no. parking spaces in this area, which will be reduced to ten to accommodate the EV charging units and parking spaces. Each charging unit will measure approximately 2.23m in height, would have a maximum width of 0.73m and 0.85m in depth. The feeder pillar will be positioned to the north east of the application site and would be 1.8m in height, 2.64m in width and 0.63m in depth. A sub station will be positioned to south east of the site, with dimensions of 2.8m (d) x 1.95m (h) x 3.12m (w). Reconfiguration of the lighting is also proposed.

4. RELEVANT SITE HISTORY

4.1 None.

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 8 – Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 12 – Regional Connectivity

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

4.1.41 - To encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies CE6 (Archaeology), GP2 (General Amenity), GP4 (Highways and Accessibility), GP5 (Natural Environment), GP6 (Quality of Design), SP1 (Sustainability) and SP3 (Flood Risk) of the Newport Local Development Plan (2011 – 2026) are relevant to the determination of this application.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

5.4.1 The Parking Standards and Sustainable Travel Supplementary Planning Guidance is relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 ***Natural Resources Wales: We have no objection to the proposed development as submitted and provide the following advice.***

Flood Risk

The planning application proposes less vulnerable development (EV Chargers). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea) and within the Technical Advice Note 15 (TAN 15) Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

6.2 ***Highways:*** No objection.

6.3 ***HENEB:*** No objection.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 30.03.2026, Site Notice was put up on 03.04.2026.

7.1 NEIGHBOURS: 14no. neighbours were consulted. No representations were received.

8. ASSESSMENT

8.1 **Principle of Development**

8.1.1 The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is accepted.

8.2 **Visual Amenity**

8.2.1 The proposed EV charging points and associated equipment including substation would not appear out of place within the application site as such infrastructure is considered typical paraphernalia commonly found within commercial areas. Their scale and design are consistent with the character of the site and their intended function, and they would integrate appropriately into the existing setting without causing visual harm to the site's overall appearance.

8.2.2 The installation of CCTV and lighting in this context is considered acceptable and would not be out of keeping with the character of the location. Such security measures and lighting are commonly found in similar settings and are considered appropriate within this setting

and are considered to be acceptable.

8.3 **Residential Amenity**

- 8.3.1 There would be no impact on residential amenity as there are no residential properties within the setting of the application site.

8.4 **Highways**

- 8.4.1 Although the proposals would result in the loss of a parking space to accommodate the installation of EV charging stations, sufficient parking provision for the site would remain. The Highways Officer has confirmed no objections to the proposals, noting that the parking provision remains proportionate to the site's use. Furthermore, the introduction of EV charging infrastructure supports the shift towards more sustainable transport options and aligns with the aims of Planning Policy Wales Edition 12, which encourages the provision of infrastructure that supports sustainable travel. As such, the proposals comply with Policy GP4.

8.5 **Flooding**

- 8.5.1 The application site is situated within flood zone 3 (sea) defended. The development represents less vulnerable development. A Flood Consequences Assessment has been submitted with the application that states that the risk of flooding is considered to be low and mitigation measures are not necessary. It is not anticipated that the infrastructure would have an impact on flood risk, in accordance with policy SP3.

8.6 **Biodiversity**

- 8.6.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. PPW 12 requires development to provide a net-benefit for biodiversity informed by a Green Infrastructure Statement that uses the DECCA principles and step-wise approach as detailed within Chapter 6.
- 8.6.2 In this case, a GI statement has been submitted to accompany the application, outlining that there is no opportunity to provide a net biodiversity gain. Whilst typically a biodiversity enhancement scheme would be requested, due to the limited scale of the development, an on-site enhancement would not be appropriate. Given the scale of development and that the proposal is located within a developed area that is currently entirely hardsurfaced, it would be disproportionate to request an off-site biodiversity enhancement scheme.

8.7 **Archaeology**

- 8.7.1 The application site is located within an archaeologically sensitive area. A concrete foundation is required for the works, however given the limited scale it is not anticipated that there would be an impact on the archaeology of the site. HENEB have offered no objection to the proposals and advise that in the event features are disturbed, they should be contacted.

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 proposals would not result in an adverse impact on the character of the area or residential amenity. Whilst the parking arrangement would alter, adequate parking remains. The proposals support the aims of Planning Policy Wales 12 and are considered acceptable.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Street Lighting - Conquest-100w - Led Street Lighting, Planning, Design and Access Statement, Green Infrastructure Statement, Flood Consequence Assessment, EVN1730 05 - Site Location Plan, EVN1730 04 - Block Plan, EVN1730 03 - Planning Layout, 4TC-RM-76 4 Metre Column., 002 12 - Equipment Elevations - TR18 Substation, 002 10 - Equipment Elevations - 5W SCH Pillar, 001 01 - Equipment Elevations - Alpitronic HYC300

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP1 and SP3 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.