



Dynamic Transport Planning Ltd
The Riverside
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County Durham
DH3 3QR
Company Number: 11024719

Newport City Council
Highways Department
Our reference: DTP-3707126-L01
By Email

10/07/2026

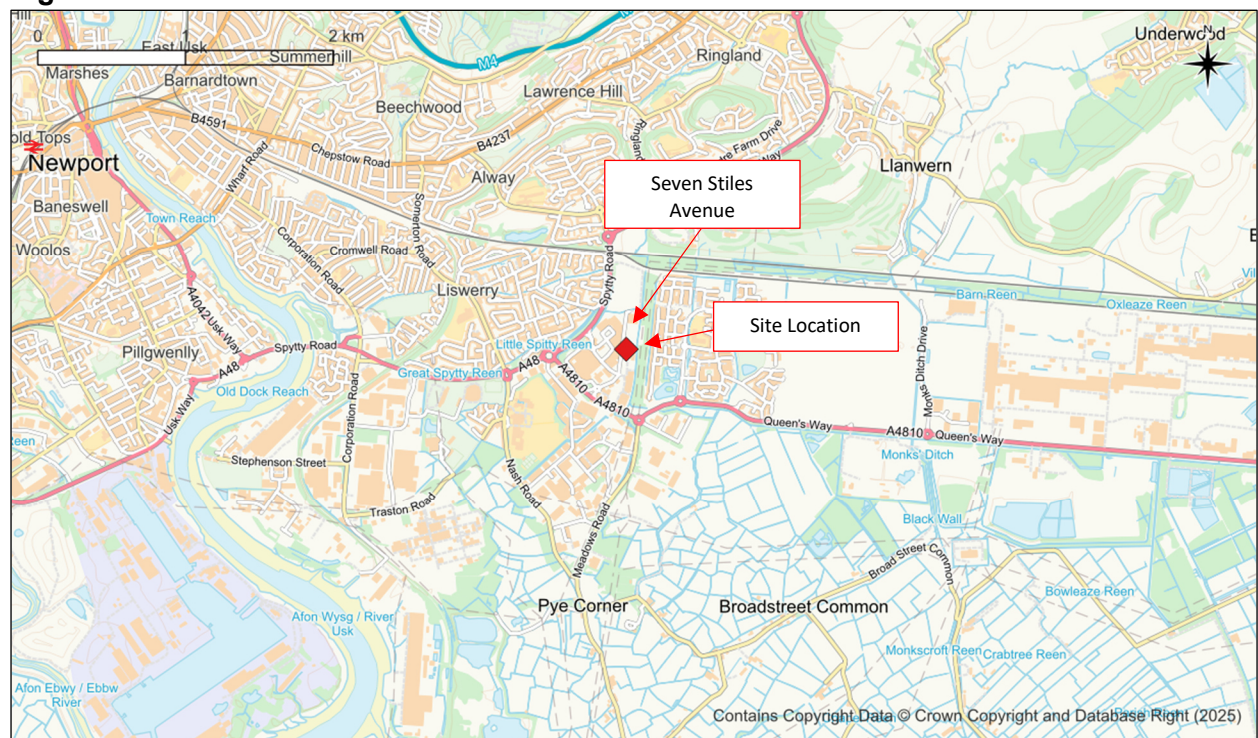
PROPOSED VEHICLE PARKING EXTENSION, VEHICLE STORAGE AND MAINTENANCE UNIT, NEWPORT RETAIL PARK, SEVEN STILES AVENUE, NEWPORT

To whom it may concern,

Dynamic Transport Planning Ltd is instructed on behalf of Hagley Building & Civil Engineering Ltd in relation to a proposed extension of a vehicle parking area of an existing car sales facility at Seven Stiles Avenue, Newport Retail Park, Newport.

The site is located to the eastern edge of Newport Retail Park, approximately 4km south-east of Newport City Centre, which is illustrated in the Figure below.

Figure 1: Site Location Plan



Planning Context

Undeveloped land to the north of the site was subject to a planning application for the erection of a vehicular maintenance and workshop building alongside formation of car parking areas, submitted to Newport City Council in November 2024 (Planning Reference: 24/0969). The application was approved by NCC in April 2025.

Upon submission of the application, consultation comments were received from the LHA which noted that they had no objections to the proposals, subject to conditions. Following approval of the application, an additional application was submitted for the extension to the car parking area of the approved car hire/maintenance facility.

The plot of land intended for the proposed car park extension has subsequently changed ownership, with the new applicant intending to submit a new application for the use of the land as a car parking area, which is now to be associated with the existing car sales facility to the south, rather than the approved car hire facility to the north.

Development Proposals

The current application at the site seeks to extend the proposed vehicle parking/storage area to the northern extent of the existing car sales facility site. The result of the additional proposals at the site would be an increase of 49 parking bays, with the proposed layout plan enclosed with this letter.

A single bank of spaces would be constructed along both the northern and southern edges of the car park. It is considered that the additional bays would be used only for the storage of vehicles on the site and would provide additional operational space for car sales stock.

It is noted that the proposals would not see any increase in the quantum of built development on the site and as such would result in no change in the day-to-day trip generation expected at the existing site. It is reiterated that the proposals would be for additional operational space, allowing for an increased number of parking spaces for vehicles awaiting maintenance or for sales.

A new access spur would be constructed off the existing site access road to facilitate access to and from the new car parking area. A swept path analysis has been undertaken for the largest anticipated vehicle expected to make use of the car parking area (3.5t Panel Van), which can be found in the drawing enclosed to this letter.

There would be no changes to the access/egress arrangements to and from the wider site off Seven Stiles Road, or within the internal layout throughout the car parking area.

Summary

Hagley Building & Civil Engineering are submitting a planning application to Newport City Council for an extension to the car parking area of their existing car sales facility off Seven Stiles Road, Newport Retail Park.

It has been concluded that the proposals would see no change in the wider access/egress arrangements, internal layout or level of trip generation expected at the site. As such, it is concluded that there are no reasons why the proposed development should not be permitted on highways grounds.

Yours Faithfully,

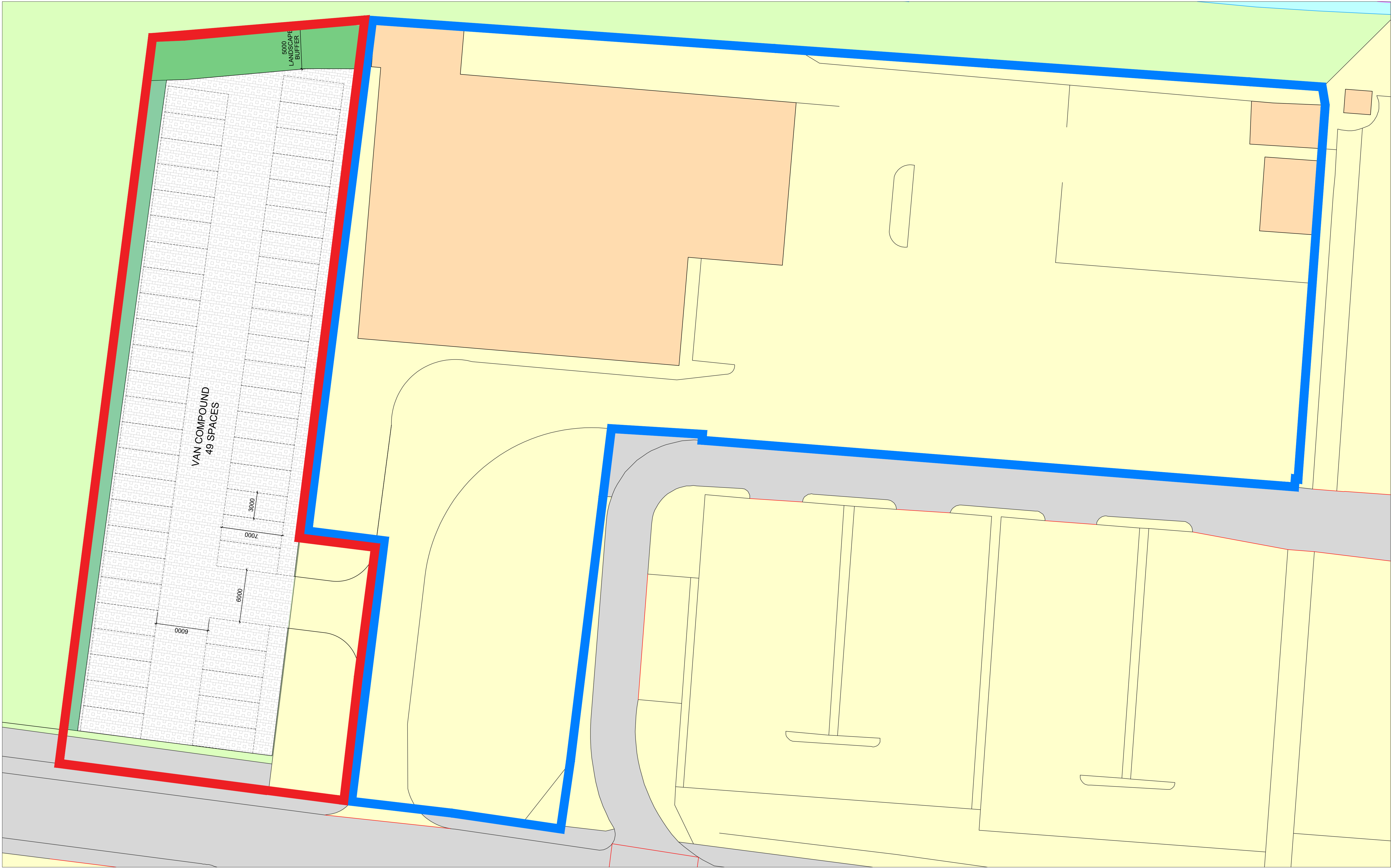


Dr Jordan Bell
PhD, MSc, BSc (Hons), MTPS, AMCIHT
Senior Transport Project Manager
Dynamic Transport Planning Ltd.

Enclosed:
Proposed Site Layout Plan
Swept Path Analysis

Notes

1. All sizes to be checked on site by the contractor prior to preparation of shop drawings or fabrication of any steelwork.
2. This drawing should not be scaled. Any discrepancies to be brought to the immediate attention of the architect.



PLANNING			
No.	Description	By	Date
A.	Neighbour Boundary Landscape Strip added	NC	07/04

OLA

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Client

HAGLEY BUILDING & CIVIL ENGINEERS LTD

Project

STELLANTIS VAUGHALL

Title

SITE PLAN AS PROPOSED

Project No.

22625

Scale

1:200 @ A1

Date

APRIL 2026

Drawn By

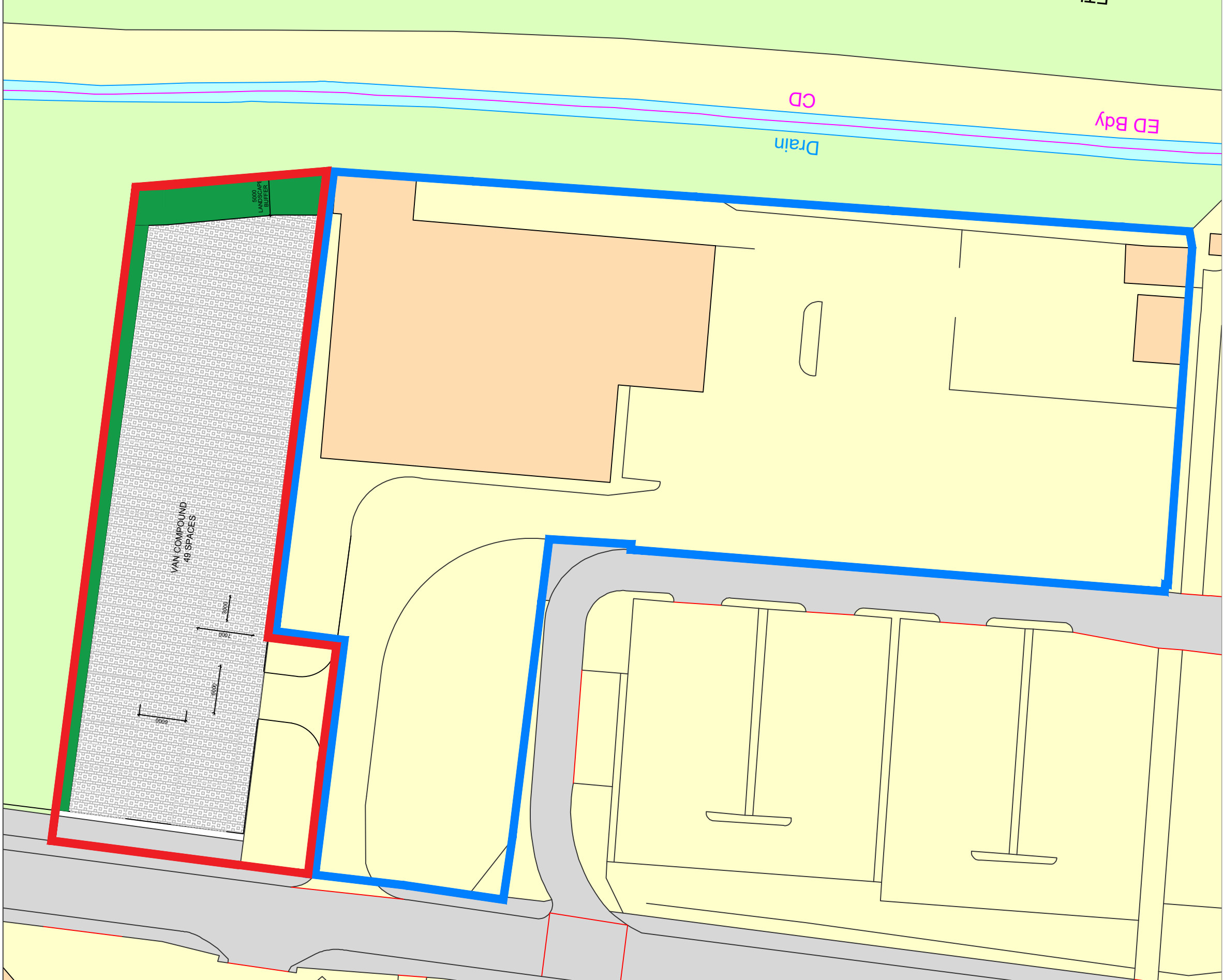
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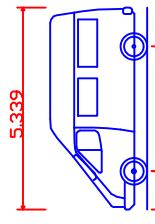
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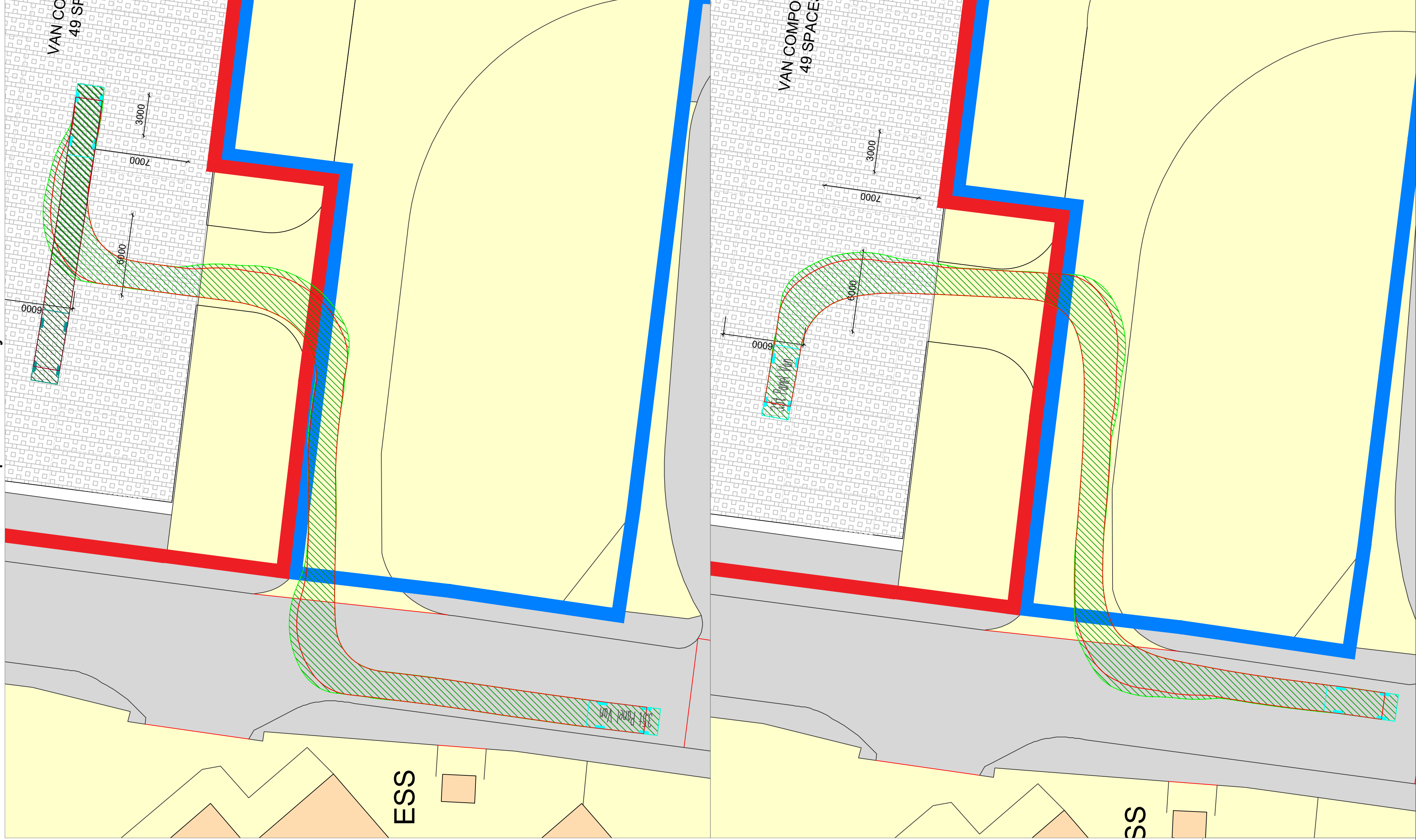
Proposed Site Layout - Scale 1/500



3.5t Panel Van
Overall Length 5.33m
Overall Width 2.3m
Overall Height 2.3m
Wheelbase 3.5m
Turn Radius 6.40m
Kerb to lock time 4.00s

Specification of vehicle provided by applicant/operator.

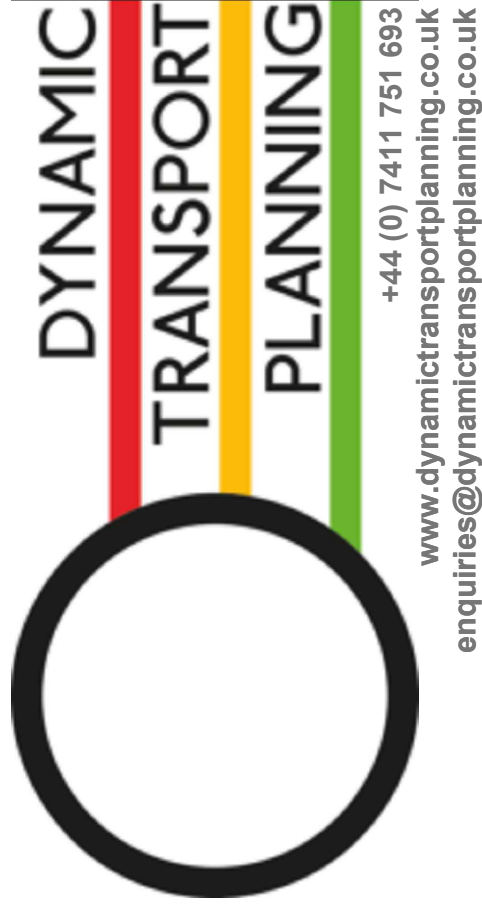
Swept Path Analysis - 3.5t Panel Van - Scale 1/200



Notes

All levels are stated in metres.
This drawing is to be read in colour.
All dimensions are stated in millimetres unless noted otherwise.
Drawing provided for technical approval, NOT to be used for construction purposes.
DTP are not responsible for the accuracy of data provided by clients or third parties.

A	10/07/26	Architect Layout Update	SA
-	13/05/26	First Issue	SA
Rev.	Date	Revisions	Drawn



Client

Hagley Building & Civil Engineers Ltd

Project

Proposed Car Park Extension, Seven Stiles Avenue, Newport

Drawing Title

Proposed Site Layout
Swept Path Analysis
3.5t Panel Van

Date	May 2026	Scale	As Specified @ A1
Drawn	SA	Approved	JB
Drawing Number	DTP/3707126/ATR001	Rev.	A