

21 November 2025



Development Services
Planning
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Thomas Quille

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Dear Sir/Madam,

SECTION 73 PLANNING APPLICATION TO VARY CONDITION 1 (PLANS CONDITION) TO RESERVED MATTERS PLANNING APPLICATION (REF. 17/0250) FOR THE DELIVERY OF A NEW DYNAMIC TEST TRACK AND ELECTRIFICATION WITH ASSOCIATED WORKS AND LANDSCAPING AT THE CAF COMMERCIAL UNIT, INDURENT PARK, NEWPORT.

PLANNING APPLICATION WALES REF. PP-14431899

On behalf of CAF Rolling Stock UK Limited (CAF), Savills herewith submits a Section 73 planning application to vary condition 1 (plans condition) to Reserved Matters planning application reference 17/0250 for the delivery of a new dynamic test track and electrification with associated works and landscaping at the CAF commercial unit, Indurent Park, Newport.

This application is supported by the following suite of documents and plans:

- Application form duly signed and completed;
- Covering Letter (this letter);
- Document Issue Schedule Rev A;
- Site Location Plan - 10529-RLA-25-XX-DR-A-0001 P01;
- Existing Site Plan - 10529-RLA-25-XX-DR-A-0002 P02; and
- Proposed Site Plan - 10529-RLA-25-XX-DR-A-0003 P02

The application fee of £230 will be paid directly by the client via Planning Portal.

Background

Outline Planning Permission (OPP) (ref. 06/0471) was granted by Newport City Council (NCC) on 1 April 2010 for the regeneration of the former Llanwern steelworks site. It includes approval for a mixed-use redevelopment, including new residential development, a local centre, two new primary schools, green, blue and grey infrastructure and an area of employment, now known as Indurent Park Newport.

Indurent Park is located on the eastern end of the site and includes outline consent to deliver floorspace for offices, workshops, factories and warehouses (uses falling within B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)).

The existing CAF unit formed part of the third phase of employment development and was granted RM approval on 31 May 2017 (ref. 17/0250). The existing CAF unit has been operating successfully since its construction in August 2018, manufacturing rolling stock for the South East Wales Metro.

Full planning permission was also granted in May 2017 for the construction of a new rail connection to the existing main line and construction of a concrete protection slab for the existing gas main (ref. 17/0249). The latter permission falls outside of the boundary of the OPP, hence the requirement was for full planning permission for this aspect.

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Since CAF have been operational on site, they have established a need for a dynamic test track and electrical power equipment. These works will support CAF in their transition from diesel-based projects to electric power units, enabling testing on larger-scale projects. The electrification process will also strengthen the business by facilitating future product assembly and testing of electrical systems for UK and international rolling stock projects.

Prior to application submission, pre-application correspondence was held between CAF and Grant Hawkins on the 23rd July 2025 to establish an agreed approach to formalise this latest development proposal. It was confirmed that permitted development rights for Industrial Development under Part 8 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended) fall outside of this provision and it was subsequently agreed that a Section 73 planning application could be progressed to formalise these amendments.

The Document Issue Schedule issued as part of this planning application sets out the plans approved under the original Reserved Matters application, the subsequent Non-Material Planning Application and the additional plans which are submitted as part of this application.

Proposed Development

There are two main aspects in relation to this development proposal. The first is in relation to the delivery of a new dynamic test track and connection onto the existing rail lines. The second is in relation to electrification works including the delivery of electrical power equipment together with the installation of GRP housing, fencing, road and rail connection and extension to the existing gravel area.

Dynamic Test Track

A new dynamic test track is proposed to the north of the unit running parallel to the railway line. This will be a 330m straight line track with overhead catenary. The proposal will also see the installation of 9 overhead columns to support the associated power needs.

Electrification Works

The electrical power equipment that is required for the electrification process is proposed to be located on a concrete ground area created to the west of the testing zone and west service yard. The equipment to be installed comprises a control room, HV Breaker, plant area and generator bay. The GRP housings will be light grey. This equipment varies in size but does not exceed 3m in height and will be enclosed in a paladin fence to match the existing perimeter fencing.

There is also a requirement for underground trenching and Cabling between HV substation and dynamic test track in addition to an extension to the gravel ground and concrete areas for vehicle dispatches. This concrete will have embedded rails for unit dispatch via road vehicles and extends beyond the existing pad, which is of the same construction. The gravel area extension comprises 30m and will cover all 5 tracks.

Access

The CAF site is served by the existing access road from the adjacent entrance to the Indurent Park development site, off the A4810 Queensway. Vehicles using the car parking area will enter via the access to the CAF unit and service vehicles will enter the site via the east service yard. This is as per the existing access arrangements.

Planning Policy and Assessment

The proposals are considered fully compliant with national and local development plan policies and guidance (insofar as these are applicable to the proposal).

Future Wales – The National Plan 2040 (February 2021) identifies this area of South East Wales as a National Growth Area. Specifically, Policy 33 (National Growth Area – Cardiff, Newport and the Valleys) notes that this area will be the main focus for growth and investment in the South East region with the Welsh Government



supporting an increased strategic role for Newport as a focus for sustainable, long-term growth and investment. The proposed development represents additional investment by CAF to continue its operations in South Wales.

Planning Policy Wales (Edition 12, February 2024) ("PPW") supports sustainable economic growth by ensuring that planning decisions contribute to the creation of jobs, wealth, and improved infrastructure. It promotes a diverse economy that encourages innovation, entrepreneurship, and competitiveness across both urban and rural areas. Additionally, it supports inward investment by ensuring that planning frameworks are responsive to the needs of businesses, helping to create a more dynamic and resilient economic landscape throughout Wales. In compliance with this ambition, this development proposal aims to enhance economic operations from the CAF facility and should therefore be supported in principle at a national level.

As established by the OPP, the proposals also accord to land use principles established under Policy SP11 (Eastern Expansion Area) of the Newport Local Development Plan (January 2015) where the Eastern Expansion Area, to include SMP, is identified as a residential-led mixed use development which will include employment land uses. Moreover, Policy EM1 (Employment Land Allocations) allocates and protects Indurent Park (originally known as Celtic Business park) for Class B1, B2 and B8 employment uses. The proposals fully accord to these policies and land use. As such, local policy would appear to continue to support the proposals.

The principle of the proposal has been established through the original Reserved Matters for the CAF. The proposals do not give rise to any material changes on technical aspects previously considered under the earlier Reserved Matters approval for the existing CAF unit. The details submitted as part of the submission demonstrate compliance with the policies of the LDP.

Drainage

In terms of the surface water drainage arrangements, there are no drainage works required within these areas. The dynamic tracks are on stone ballast which will naturally drain in accordance with the existing approved drainage scheme. The small areas of concrete yard for the electrification and dispatch vehicles will either slope towards the existing yard through utilising the existing drainage or towards the already stoned areas between the existing track. The proposals therefore raise no material changes in terms of drainage.

Conclusion

This Section 73 planning application is submitted by Savills on behalf of CAF to vary condition 1 (plans condition) to Reserved Matters planning application reference 17/0250 for the delivery of a new dynamic test track and electrification with associated works and landscaping at the CAF commercial unit, Indurent Park, Newport.

The electrification of the test track supports the business in terms of future product assembly and testing of electrical based products for future UK and international rolling stocks projects. This will support the long term economic prosperity of the applicant and the site, therefore will assist in supporting sustainable economic growth, creation of jobs, wealth, and improved infrastructure. The development proposal will support CAFs wider operation, therefore assisting in creating a more dynamic and resilient economic landscape throughout Wales. As demonstrated above, the proposal does not give rise to any material changes previously considered as part of the approved Reserved Matters application and is also policy compliant, both nationally and locally. It therefore follows that approval should be given to the application.

Yours sincerely

A handwritten signature in blue ink that reads "Savills".

Thomas Quille
Senior Planner