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VIA PLANNING PORTAL

Thomas Quille

Development Services
Planning
Newport City Council
Civic Centre
Newport
NP20 4UR

E: Thomas.Quille@savills.com
M: 07989 134956

2 Kingsway
Cardiff CF10 3FD
savills.com

Dear Sir/Madam,

SECTION 73 PLANNING APPLICATION TO VARY CONDITION 1 (PLANS CONDITION), CONDITION 3 (PARKING AND CIRCULATION) AND CONDITION 4 (NET BIODIVERSITY BENEFIT) TO REF. 25/1100 IN RELATION TO A PERMANENT WAREHOUSE FACILITY AND ASSOCIATED INFRASTRUCTURE ASSOCIATED WITH THE CAF COMMERCIAL UNIT AT INDURENT PARK, NEWPORT

PLANNING PORTAL REF. PP-14780311

On behalf of CAF Rolling Stock UK Limited ("CAF" or "the Applicant"), Savills has been instructed to submit a Section 73 application to vary condition 1 (plans condition), condition 3 (parking and circulation) and condition 4 (net biodiversity benefit) to ref. 25/1100 (itself a Section 73 permission to the original Reserved Matters approval ref. 22/0073) in relation to a permanent warehouse facility and associated infrastructure associated with the CAF Commercial Unit at Indurent Park, Newport.

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

- Application form & Ownership Certificates;
- Covering letter (this document);
- Document Issue Schedule Rev B (Savills, 22 May 2026);
- Preliminary Ecological Appraisal ref. 25137801/DOC 02 (Soltys Brewster, May 2026);
- Suite of plans, including:
 - 10026-PL01 (Location Plan);
 - 10026-PL07 Rev B (Site Cross Section);
 - 10026-PL08 (Proposed Site Layout revised); and
 - 10026-PL09 (Building details revised).

The application fee of £383 will be paid directly by the Applicant via Planning Portal.

The Document Issue Schedule Rev B issued as part of this application sets out the chronology of documents/plans approved under the original Reserved Matters application (ref. 22/0073), the previous Section 73 (ref. 25/1100) and those which are now submitted as part of this Section 73 application.

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 comprises 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). This unit has been operating successfully since its construction in August 2018, manufacturing rolling stock for the South East Wales Metro. Consent was subsequently granted in March 2022 for the a permanent warehouse facility and associated infrastructure associated with the CAF unit (ref. 22/0073). Since the granting of this consent, the consented car parking area has been constructed, however the permanent warehouse facility approved under Reserved Matters application ref. 22/0073 has not yet been delivered. A subsequent Section 73 planning application was granted on the 12th February 2026 (ref. 25/1100) to increase the size of the warehouse building. The Applicant now seeks to increase the permitted warehouse size, having identified additional need in support of its operations at the site. The Proposed Development seeks a further increase in floorspace which is required to provide enhanced storage facilities, ensuring the continued efficient and successful operation of the business.

Proposed Development

The Applicant seeks to amend ref. 25/1100 to accommodate a larger footprint for the tented warehouse facility. The tented warehouse facility will comprise a tented structure which will be used for storage associated with the existing CAF unit. The primary processes involved, once operational, will include transferring and storing goods between the tented facility and the existing CAF unit. The siting of a portacabin type office is also proposed to the north west of the site, together with a service yard to the east.

As consented under ref. 25/1100, the current warehouse facility measures 40m x 100m and it is proposed this be expanded to 30m x 150m. This represents a floorspace increase from 4,000sqm to 4,500sqm. The height of the previously proposed structure was 13.5 metres to the ridge and 7m to the eaves. It is proposed to decrease to a ridge height to 11.7m while retaining 7m to the eaves.

As part of this application, the tented warehouse facility is proposed to be relocated to run along the southern boundary of the site. The managed grass area which has previously been indicated in this location is to be relocated to the north, where the previously consented tented warehouse facility has been shown.

Given the increase in size of the tented warehouse facility, the service yard area is to be reduced in size with a delivery area created to the west of the tented warehouse. The existing fence which separates the site from the CAF facility to the north will also be removed to extend the concrete yard up to the new warehouse.

The Proposed Development will utilise the same materials as previously consented. The base of the area to accommodate the tented structure and service yard will be concrete slab with brush finish. The tented warehouse structure will be made of steel frame which is powder coated in a goosewing grey colour. In terms of other materials to note, the site will be enclosed by paladin fencing to the rear of the proposed yard and car parking area to match the existing. The drawings submitted in support of this application provide more detail on proposed materials.

The proposed drainage strategy will remain as existing. No foul drainage is required as part of the proposal as WCs etc. are accommodated within the existing CAF unit and as such, no details are provided as part of the proposal. In terms of the surface water drainage, this will connect to the existing system at the CAF unit and wider drainage network at the site.

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. Service vehicles will enter the site via a new internal service access/road which will provide direct connectivity

to the delivery yard. To facilitate this access, the total number of parking bays will decrease from 105 to 63 bays. Additional lighting columns are proposed associated with this new access road to the delivery yard and within the car park. These lighting columns will match the existing lighting on site which has previously been approved.

Planning policy and assessment

Principle of development

The principle of the proposal has been established through the original Reserved Matters for the tented warehouse facility (in March 2022) and subsequent Section 73 application (in February 2026). The Proposed Development is being progressed by CAF as a result of increased need and demand for a significant local employment and activity which must be supported and encouraged by NCC. With no material change in circumstances or development plan, the proposal is still considered fully compliant with national and local development plan policies and guidance (insofar as these are applicable to the proposal) and serves to positively contribute towards the economic development of the area.

Future Wales – The National Plan 2040 (February 2021) (“FW”) 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 with 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 with these policies and land use. As such, local policy continues to support the proposals.

Design

The proposed materials and finishes are the same as those approved as part of the previous Reserved Matters application and subsequent Section 73. As confirmed within the Officer's Reports to these applications, the chosen materials are acceptable in context and comply with Policy GP2 of the adopted Newport Local Development Plan 2011-2026.

Since the previous proposal, the floorspace of the warehouse are proposed to increase. Given the lack of sensitivity of the location and the existing manufacturing use of the site, the site is not readily visible from the public realm and is set back significantly from the main access road to the business park. The height of the

warehouse is also proposed to decrease slightly from the previously consented warehouse. The modest (12.5%) increase in floorspace is not considered harmful and is acceptable and appropriate within this setting.

Parking

The adopted Parking Standards Supplementary Planning Guidance (August 2015) ("SPG") indicates 1 parking space per 120sqm of gross floor space as well as suitable operational space. At 4,500sqm the building exerts an demand for an additional minimum 38 parking spaces and 450sqm of circulation space (10% of gross floor area). Both of these are achieved by the Proposed Development which therefore complies with both the SPG and Policy GP4 (General Development Principles – Highways and Accessibility).

Access

A new service access route to the delivery area will be provided via the main access road via the CAF entrance. Vehicle movements have been tracked which confirms that safe vehicle movements can be achieved.

Drainage

With regard to surface water drainage, the proposal follows the same strategy as previously approved. As such, it does not introduce any material changes to the drainage approach, which was previously considered acceptable.

Lighting

Existing lighting columns will be retained on site and the additional lighting columns are to be the same as those currently on site and this submission provides their locations. Given the proposal reflects the current provision and the location is not sensitive in terms of residential amenity and biodiversity interests then the proposed lighting is deemed to comply with Policies GP2 (General Amenity) and GP6 (Quality of Design).

Condition 3 – Parking & Circulation Space

Taking into account the revisions to the parking, lighting and circulation areas, it is proposed that the wording of Condition 3 is updated to reflect these amendments. The revised wording should refer to the delivery yard rather than the East Service Yard, as follows:

*"The approved parking, lighting and the circulation area **(Delivery Yard)** shall be provided fully as approved, including drainage prior to the first beneficial use of the 'Tent' structure and retained thereafter. The **Delivery Yard** shall be completed in concrete or in any other materials as may be submitted to and agreed in writing by the Council.*

Reason: to ensure that adequate parking is provided in the interests of highways safety and the free flow of traffic, adequate lighting is provided in the interests of safety and wider amenity, so the site can be adequately drained and so that the new storage structure can be safely accessed and serviced by HGVs in the interests of safety and its efficient operation. Policies GP2, GP3, GP4, GP7 & T4."

Condition 4 (Net Biodiversity Benefit)

Condition 4 imposed on ref. 25/1100 outlines how a scheme of net benefit for biodiversity shall be submitted in writing to NCC. As referenced within the Officers Report to that application, the creation of a grassed area with a seeded finish has already been found to be acceptable. Notwithstanding this, the accompanying Preliminary Ecological Appraisal ("PEA") submitted alongside this application references further biodiversity enhancement measures including the revegetating and management of the grassed area. This approach can achieve sufficient enhancement measures in order to achieve net biodiversity benefits to the site which is devoid of significant ecological value.



This application therefore seeks the discharge and amend the wording of this condition as follows:

"A scheme of net benefit for bio-diversity including a timetable for implementation as set out within the Preliminary Ecological Appraisal (25137801/DOC 02 – MAY 2026) shall be implemented as agreed including timings and shall be retained and maintained for the lifetime of the development hereby approved.

Reason: to secure net benefit for bio-diversity. Policies SP9, GP5 and PPW12."

Conclusion

This Section 73 application is submitted by Savills on behalf of CAF to vary condition 1 (plans condition), condition 3 (Parking and Circulation) and condition 4 (net biodiversity benefit) to previous Section 73 permission ref. 25/1100 for the delivery of a permanent tented warehouse facility with associated works and landscaping at Indurent Park, Newport.

The expansion of the tented warehouse facility supports the business in terms of its 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 Proposed Development 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 and first Section 73 and is also policy compliant, both nationally and locally. It therefore follows that approval should be given to the application.

Given the straight forward nature of the proposal, the information included to support the submission is considered proportionate to the application proposals to allow the timely determination of the application.

I trust the enclosed is in order and look forward to receiving confirmation that the application has been validated in due course. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Savills" in a cursive, stylized font.

Thomas Quille
Senior Planner

Enc. As above