
PLANNING STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION FOR THE
CONTINUED USE OF OFFICE BUILDING FOR
NON-RESIDENTIAL TRAINING AND EDUCATION CENTRE**

AT

12 DEVON PLACE, NEWPORT, NP20 4NN

ON BEHALF OF:



AJ PLANNING REFERENCE: AJ/C22/APP-003

FEBRUARY 2026

1.0 **INTRODUCTION**

- 1.1 This Planning Statement is presented, on behalf of Catch22 Charity Ltd (the applicant), in relation to a development proposal for the “*Continued use of an office building for non-residential education and training centre (10-year period)*” at 12 Devon Place, Newport, NP20 4NN.

Background

- 1.2 The Applicant operates an education and training centre use at 12 Devon Place in Newport and received planning permission for ‘*Temporary change of use from vacant office building to non-residential education and training centre*’ under planning permission 23/0405, dated 6th July 2023. The approved scheme was supported by plans, Planning Statement, and supporting technical detail as summarised below:
- A ‘Marketing Statement’ informing that prior to the applicants interest the property been vacant despite having been actively marketed, by the local agent, since 2019.
 - An ‘Acoustic Assessment’ confirming that the proposed change of use for educational establishment (as implemented, with continued use sought) required no additional noise mitigation or building fabric changes.
- 1.3 Condition 5 of the temporary permission states that: “*The permission shall be limited period expiring 4 years from the date of this consent when the use shall be discontinued and any associated paraphernalia associated with the use shall be removed from the land in its entirety and the land returned to its former condition*”. As set out in the attached letter from the applicant, in recognition of the commitment to providing educational services within Newport, they are now looking to agree a longer term lease with the property owner and hence this application is submitted in seeking to deliver a 10 year permission to run in parallel with an agreed lease extension for the property (subject to planning). The correspondence confirms that since opening the facility has provided an excellent facility for staff, students and visitors and in recognition of the positive relationships established within the city they are keen to extend their commitment to delivering educational courses from 12 Devon Place accordingly.

Charity Aims

- 1.4 Catch22 Charity Ltd. provides a full-time alternative and special education to primary and secondary young people aged 5 to 16-years-old in England and Wales with an emphasis on transition and re-engagement back into mainstream education or employment.
- 1.5 Catch22 helps vulnerable young people with challenging behaviours to realise their full potential. With experience of delivering services to children and young people who have experienced difficulties in mainstream schools and whose education has irretrievably broken down, the charity support learners to achieve academic and vocational targets and progress into education, training, and employment. This approach delivers significant long-term benefits to learners, parents and carers, communities, and local authorities. Further information can be found on the charity's website: [Catch22 | A social business \(catch-22.org.uk\)](https://catch-22.org.uk)
- 1.6 The established opening hours for Catch 22 at the 12 Devon Place are between 08:00 to 16:30 hours, Mondays to Fridays (inclusive) with 45 students, 10 full time and 5 part time staff. Given the mixed-use location and the spacious nature of the site, the proposed use and its associated hours of operation do not give rise to any harmful impacts in terms of noise or disturbance on occupiers of surrounding properties.
- 1.7 Staff and students also benefit from access to local shops and community services and being within the accessible city centre location, adjacent to Newport Station.
- 1.8 This document is set out under the following sections:
 - Section 2: Site Description, providing details of local character context.
 - Section 3: Planning Assessment, reviewing the planning merits of the application proposal in the context of Development Plan policy aims and objectives. This section also confirming the up-to-date position that there is currently a range of empty office spaces within the city centre and surrounding area.
 - Section 4: Summary and Conclusions, confirming that the continued use of the office building for non-residential education and training centre for a 10 year period is acceptable in consideration of the planning balance.

2.0 SITE DESCRIPTION

- 2.1 12 Devon Place is a detached building situated within the Stow Hill ward located adjacent to Newport Railway Station. The property benefits from a hard surfaced private car park providing ample parking space for teachers/students/parents and visitors. The local area comprises of neighbouring office, train station and associated car park, commercial and residential land uses in all orientations. Newport city centre lies within a short walk from the application site accessible from the public highway and also via the new pedestrian bridge connecting Devon Place with Queensway.

Aerial View of the application site and surrounding urban area:



Site Photographs



- 2.2 Newport Local Development Plan Proposals Map identifies that the application premises is within the settlement area and there are no constraints to the change of use proposal in assessment of heritage, flood risk, and archaeology considerations. Reference previous planning history for the educational use and in consideration of Godfrey Road employment site, the planning officer confirmed at paragraph 5.11 of the Officer Report that “*it is not considered that a proposed change of use would have any adverse impact on this allocation. Criterion iii) of Policy EM3 is satisfied*”. In consideration of the development proposal, the continued use of the educational use is consistent with the original permission.
- 2.3 The site is within an accessible central location beneficial to travel options by alternative means of transport other than by private car. Devon Place is served by a cycle lane to the building frontage with a new pedestrian footpath providing dedicated pedestrian linkage from Devon Place to Queensway.
- 2.4 In terms of accessibility Newport train station is on the doorstep with the local bus station at Friars Walk, a 5-minute walk from the application site. In addition, the application site benefits from cycle parking and EV charging point.
- 2.5 Therefore, the location of the subject property is accessible for all, the applicant having positively brought a vacant office building back into positive educational use. The application proposal to retain the use for an additional 10-year period will continue to support the local area and economy, including local shops and eateries. The longer term and continued benefits for the local economy and social benefits associated with the educational offer are important material considerations which weigh strongly in favour of the Council issuing permission in the terms sought (10 years).

3.0 PLANNING ASSESSMENT

- 3.1 In presenting the proposal for continued use of the subject property for non-residential education and training centre (10-year period of use sought) at 12 Devon Place in Newport. In review of Development Plan policies of relevance include and are not limited to the review below.

National Planning Policy – Future Wales/Planning Policy Wales

- 3.2 PPW identifies that the planning system manages the development and use of land in the public interest, prioritising long term collective benefit, contributing to improving the economic, social, environmental, and cultural well-being of Wales. Adequate and efficient infrastructure, including education is crucial for economic, social, and environmental sustainability (Paragraph 3.61 refers).
- 3.3 In terms of decision-making, as well as active and social linkage, PPW is clear that sustainable access to education helps to maximise opportunities for community development and social welfare; with policy requiring development to be readily accessible by walking, cycling, and public transport. The development proposal is four square with these aims.
- 3.4 Development plan policy seeks to reconcile the needs of development and conservation, securing economy, efficiency, and amenity in the use of land, ensuring the sustainable management of natural resources, and protecting, promoting, conserving, and enhancing the built and historic environment. It is informed that “*Sustainable Development*” means the process of improving the economic, social, environmental, and cultural well-being of Wales by acting, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 3.5 Paragraph 2.3 informs that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy, and friendly. Development proposals should create the conditions to bring people together, making them want to live, work, and play in areas with a sense of place and well-being, creating prosperity for all.

- 3.6 The established educational use is supportive of the vitality and viability of the area, with no recognisable adverse impacts identified in consideration of the natural, historic, and built environment, noting that no physical works to the subject building and associated land are proposed under this application proposal.
- 3.7 In assessment of the above, the scheme is sustainable development on the following grounds:
- Economic/Social – the proposal continues to make best use of 12 Devon Place, being supportive of students and staff residing in the Newport area. The location, close to the city centre, suits the applicant’s needs on the basis that it is easily accessible to all parties, provides excellent public transport links with onsite car parking provision within the site curtilage. Socially, the delivery of services to children and young people who have experienced difficulties in mainstream schools in support of their achievement of academic and vocational targets and progress into education, training, and employment is an important material consideration.
 - Environmental –there are no recognisable adverse impacts upon the local and historic environment presented.
- 3.8 In terms of accessibility, in Paragraph 4.1.36 of PPW, it is established that the availability of public transport is an important part of ensuring a place is sustainable. It enables people to undertake medium and long journeys without being dependent on having access to a car. These aims are met and observing that no concerns were raised by the Highways Department in review of the earlier permission.

Newport Local Development Plan

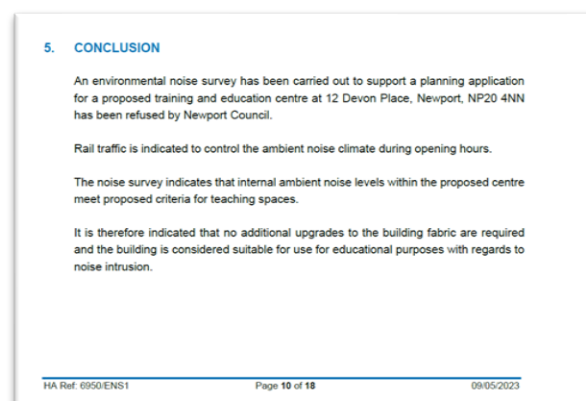
- 3.9 The LDP sets out strategic policy aims and objectives and more localised policies for consideration of development proposals. In terms of sustainable development and planning policy considerations, key LDP policies include:
- Objective 1 ‘Sustainable Use of Land’, which seeks to ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimise the impact on the environment and make a positive contribution to local communities. In

terms of the principle of development the Council were supportive of educational use within the accessible urban location in granting permission 23/0405 and for which continued use is now sought for a 10-year period.

- Policy SP1 ‘Sustainability’ which requires development proposals to make a positive contribution to sustainable development by concentrating development in sustainable locations, including empty properties. As acknowledged in the earlier application, the principle of development fully accords with policy SP1.
- Policy SP9 ‘Conservation of the Natural, Historic and Built Environment’ which seeks to preserve designated heritage assets. The planning history for the site confirms there to be no adverse impacts on any heritage asset including listed building and conservation area designations. No external alterations sought to the unlisted building in this instance.
- Policy SP12 ‘Community Facilities’ states that the development of new community facilities in sustainable locations will be encouraged including museums, public halls, libraries, art galleries, exhibition halls, **education, and training centres.**
- Policy SP18 ‘Urban Regeneration’ which favours urban proposals which assist in meeting regeneration goals, particularly where they are supportive of business opportunities within the urban area (criteria ii). As confirmed under the original temporary permission 23/0405 this policy would give overall support for the application making best use of a vacant office building that had been marketed for many years with no end office user identified. As below, in terms of the current position, Newport City Centre continues to offer a full range of office space covering large office buildings to individual serviced offices. This matter reflective of the challenging economic times facing Wales and the U.K in general.
- Policy GP2 ‘General Development Principles’ sets criteria against which development proposals will be permitted. This includes ensuring development does not have a significant impact on local amenity, consideration of local character and inclusive design. The established educational use and its associated hours of operation do not give rise to any harmful impacts in terms

of noise, noting that an Acoustic Report was approved under application 23/0405, and/ or disturbance on occupiers of surrounding properties.

- Policy GP4 ‘Highways and Accessibility’ which requires all new development that is to be visited by people to be accessible in minimising transport impacts. As established, in assessment of the original application, the site is accessible to encourage walking, cycling and public transport. In considering highway impact previously, the Head of City Services (Highways) confirmed that the proposed parking and cycle parking is in line with policy and that the site has suitable accessibility; there were no highway related objections subject to conditions to provide and retain cycle parking.
- Policy GP6 ‘General Development Principles – Quality of Design’ which advocates good quality design being sought in all forms of development, the aim being to create a safe, accessible, attractive, and convenient environment. The proposal for continued use of the subject site for educational use, is presented within no changes to the consent as approved under application no. 23/0405.
- Policy GP7 ‘General Development Principles – Environmental Protection and Public Health’ which establishes that the conservation and enhancement of the environment and quality of life are important aims of the Plan. Policy GP7 states that development will not be permitted which would cause or result in unacceptable harm to health including noise or light pollution or any other identified risk to environment, local amenity or public health and safety. As above, the approved application was bolstered by an ‘Environmental Noise Survey’ (Hunter Acoustics, Report Reference: 6950/ENS1 2023) which concluded that:



- Policy EM3 ‘Alternative Uses of Employment Land’ states that development proposals promoting alternative uses on existing employment sites will be resisted unless:
 - i) the site has been marketed unsuccessfully for employment purposes for a minimum of 12 months – the marketing agent letter having confirmed in consideration of application 23/0405 that this was the case (Fletcher Morgan, letter dated 15th May 2023 referred).
 - ii) there remain a sufficient range and choice of employment land and premises to meet LDP requirements and local demand (the planning officer previously confirming that this criterion had been met).
 - iii) the development has no adverse impact on existing or allocated employment sites.
 - iv) the development has no adverse impact on amenity or the environment, The noise survey (as approved) indicating that internal ambient noise levels within the proposed centre meet proposed criteria for teaching spaces. It was also confirmed that the facility can operate with no additional upgrades to the building fabric being required.

3.10 Further to the above, the current educational use delivers clear local economic benefits namely: the employment of teaching staff, support staff; with course supportive of learners in achieving academic and vocational targets and progress into education, training, and employment. This approach delivering significant long-term benefits to learners, parents and carers, communities, and local authorities.

Marketing (Offices): February 2026

3.11 In review of vacant office space within Newport City Centre, **Appendix 1** of the Statement provides many examples of unoccupied office space as currently advertised within Newport City Centre and the adjoining area.

3.12 The examples presented demonstrate that there is a significant level of empty office space at all scales, observing that Admiral House and The Hub are large spaces that have been marketed for over 2 years, with the refurbished Chartist Tower and Newport Market also offering opportunities for serviced accommodation. Furthermore, the examples provided show that several smaller office units are marketed at High Street.

- 3.13 Further to the above, the Council's latest published Annual Monitoring Report (AMR 2024) online informs that it is encouraging that housing and employment delivery continues to increase following the slowdown of delivery in 2021, attributed to the impacts of Covid-19 and Brexit. In review of the consultee responses associated with the original permission no concerns having been raised by the Planning Policy Department in recognition of the key benefits of reusing the empty office at 12 Devon Place for positive educational use.

4.0 CONCLUSION

- 4.1 This Planning Statement is submitted on behalf of Catch 22 Charity Ltd. (the applicant) in relation to a proposal for continued use of 12 Devon Place for non-residential training and education centre (10-years).
- 4.2 As established in achieving educational use under temporary permission 23/0405, in July 2023, the proposal caters for the positive use of a vacant office building in a sustainable location. The established educational offer provides a full-time alternative and special education to primary and secondary young people aged 5 to 16-years-old with an emphasis on transition and re-engagement back into mainstream education or employment.
- 4.3 There are no recognisable adverse impacts on the local environment, local highways network and/or any neighbouring land use in assessment of the proposal for continued use of the subject site for educational use.
- 4.4 Therefore, it is concluded that the application accords with the development plan including the policy aims and objectives of LDP Policy and Planning Policy Wales. The planning authority are invited to approve the application, subject to planning conditions as deemed appropriate and to be discussed during the currency of the application.

Appendix 1: Marketing

The marketing information below, as downloaded from Rightmove website on 9th February 2026, provides examples of currently available office space within central Newport. It is established from the research that there is a wide availability of vacant office space of all scales within the central Newport area.

The examples below include empty office units within the neighbouring Platform building (11 Devon Place); at The Hub which is advertised as high quality office space, as promoted by Savills; 1st and 2nd Floor office space at the landmark Chartist Tower in the city centre advertised with available office suites from 3,000sqft up to 13,724 sqft; and individual smaller units advertised by Loft Co. within the market site, at nearby Gold Tops. Smaller office units are advertised within High Street.

In addition, Admiral House (80,000 sqft), as originally built for Admiral Insurance in 2014 and vacated in 2023, lies opposite the train station.



Platform, 11-20 Devon Place, Newport, NP20 4NW

Office

0.09 miles

TO LET: Flexible office space for occupiers in the ICT & Digital sector.

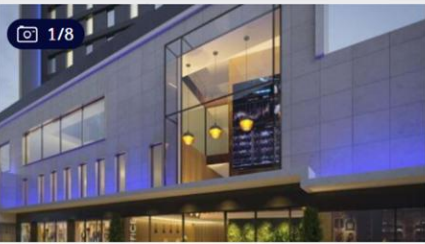
COMMERCIAL

Marketed by Cooke & Arkwright Limited, Office Agency

 **029 2271 4529**
Local call rate

 **Contact**  **Save**

£283 pcm
283–1,701 sq. ft.



Chartist Tower, Upper Dock Street, New...

Office

0.31 miles

The offices are located on the first and second floors and benefit from their own dedicated entrance via Upper Dock Street.

COMMERCIAL

Marketed by Savills, Cardiff Offices/Industrial

 **029 2271 4668**
Local call rate

 **Contact**  **Save**

£4,063 pcm
3,000–25,860 sq. ft.

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The Hub, The Hub, Mill Street, Newport, NP20 5HA

From

£48,000 pa

[View brochure](#)

Size sq ft

3,000 – 72,851

Lease length

Ask agent

EPC

Ask agent

Parking

Ask agent

Marketed By

Savills, Cardiff
Offices/Industrial

savills

More properties from this agent

Call agent





Gold Tops, Newport, South Wales, NP20

From

£627 pcm £7,524 pa

£25.00 per sq ft

Business rates & charges may apply

[View brochure](#)

SIZE AVAILABLE

301-439 sq ft

78-111 sq m

SECTOR

Office to lease

MARKETED BY

M4 Property Consultants, Newport

11 Park Square, Newport, NP20 4EL

More properties from M4 Property Consultants, Newport

Call





3rd Floor, Nexus House, Nexus House, Mission Court, Newport, NP20 2DW

POA

[View brochure](#)

SIZE AVAILABLE

6,320 sq ft

587 sq m

SECTOR

Office to lease

Lease details

Lease available date: **Now** Lease type: **Long term**

MARKETED BY

JLL, Cardiff-Offices

3 Callaghan Square, Cardiff, CF10 5BT

More properties from JLL, Cardiff-Offices

Call

Request details







1/18

£495 pcm
 160–2,000 sq. ft.

PREMIUM
LISTING

High Street, Newport, South Wales, NP20
 Office

0.23 miles

Discover Riverside Offices at Newport Market – stylish, move-in ready spaces for professionals. With showers, kitchen areas, and city centre convenience, it's the perfect base for your business....

COMMERCIAL

Marketed by Loft Co, Penarth

029 2271 1617
 Local call rate

Contact

Save





1/4

£195 pcm
 86–7,492 sq. ft.

Newport, Kings Court, High Street, NP20 1FQ
 Serviced Office

0.24 miles

Flexible coworking in Kings Court. Work surrounded by green space, with sleek interiors and a collaborative business vibe.

COMMERCIAL

Marketed by IW Group Services (UK) Limited, Regus

0115 647 8724
 Local call rate

Contact

Save





1/4

£139 pcm
 54–7,492 sq. ft.

Newport, Kings Court, High Street, NP20 1FQ
 Serviced Office

0.24 miles

Enjoy unlimited office access at Kings Court. Work in modern, light-filled spaces with scenic green views and top business facilities.

COMMERCIAL

Marketed by IW Group Services (UK) Limited, Regus

0115 647 8724
 Local call rate

Contact

Save