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Company Number: 11024719

Newport City Council
Highways Department
Our reference: DTP-3708124-L01
By Email

18/07/2025

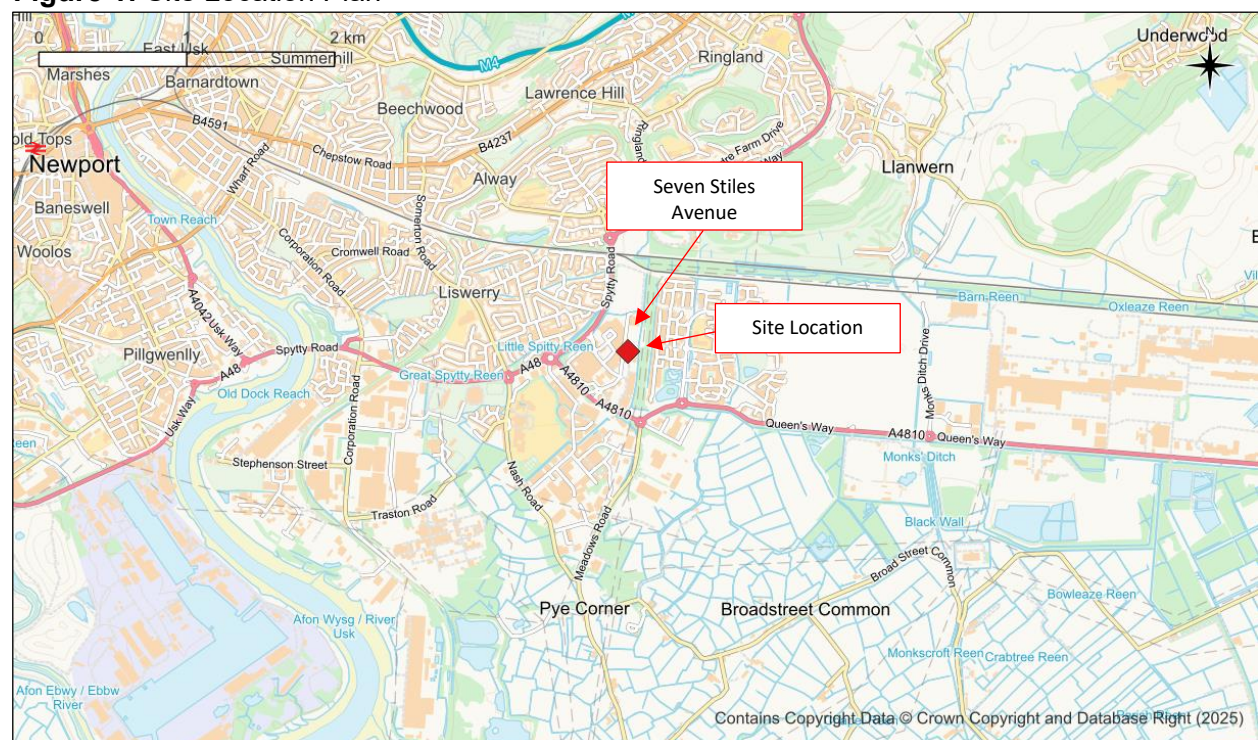
PROPOSED VEHICLE PARKING EXTENSION, VEHICLE STORAGE AND MAINTENANCE UNIT, NEWPORT RETAIL PARK, SEVEN STILES AVENUE, NEWPORT

To whom it may concern,

Dynamic Transport Planning Ltd is instructed on behalf of Days Rental Ltd in relation to a proposed extension to the vehicle parking area of an approved vehicle storage and maintenance unit 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

The site historically benefitted from a previous approval for two retail units, confirmed by a Lawful Development Certificate in 2014 which acknowledged that these works had been implemented on the site, which included the current application site.

Subsequently, the wider adjacent 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.

In support of the application, DTP prepared a Transport Statement (Reference: DTP-3708124-TS). The TS detailed that there were:

- No accidents recorded within the vicinity of the site for the latest three years available traffic data;
- Access to the site off Seven Stiles Avenue would remain unchanged, with minor upgrades;
- The largest anticipated service vehicles could access the site through swept path analysis;
- The site would be supported by 125 parking spaces, including an 87-bay van storage compound;
- The site offered potential for journeys to be undertaken by non-car modes; and
- A trip generation assessment demonstrated that the proposed development would generate in a net reduction in vehicle trips from the two retail units already consented (and implemented) on the site.

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.

Development Proposals

The current application at the site seeks to extend the proposed vehicle parking/storage area to the southern extent of the wider site. The result of the additional proposals at the site would be a net increase of 47 parking bays, with the proposed layout plan enclosed with this letter.

It is considered that the additional bays would be used only for the storage of hire vehicles on the site and would provide additional operational space for stock to be returned or hired out.

It is noted that the previous TS for the approved application on the site set out a trip generation assessment of the proposals. Whilst the site would operate as a commercial hire facility, including long-term hirings of vehicles, the TRICS database of 'Car Hire Centre' was utilised within the TS. The comparative sites used to derive these trip rates were typically retail operations with significant numbers of hires to the public, unlike the proposed operation.

The trip rates were applied to the quantum of the building on the site (197m²). The results from the trip generation assessment showed that there would be a total of two and three two-way vehicle trips resulting from the proposed development within the AM and PM highway peak hour periods. This level of trip generation was lower than the already consented trips on the site for the retail units.

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 trip generation assessment. 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 to be hired out.

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, other than the current application site connecting to the previous southern edge of the wider site.

Summary

Days Rental are submitting a planning application to Newport City Council for an extension to the car parking area of their recently approved car hire/maintenance facility off Seven Stiles Road, Newport Retail Park.

The wider adjacent site was approved in April 2025 and was supported by a TS prepared by DTP. This letter details the additional proposals at the site which form the basis of this application. It has been concluded that the proposals would see no change in the access/egress arrangements, internal layout or level of trip generation expected at the site.

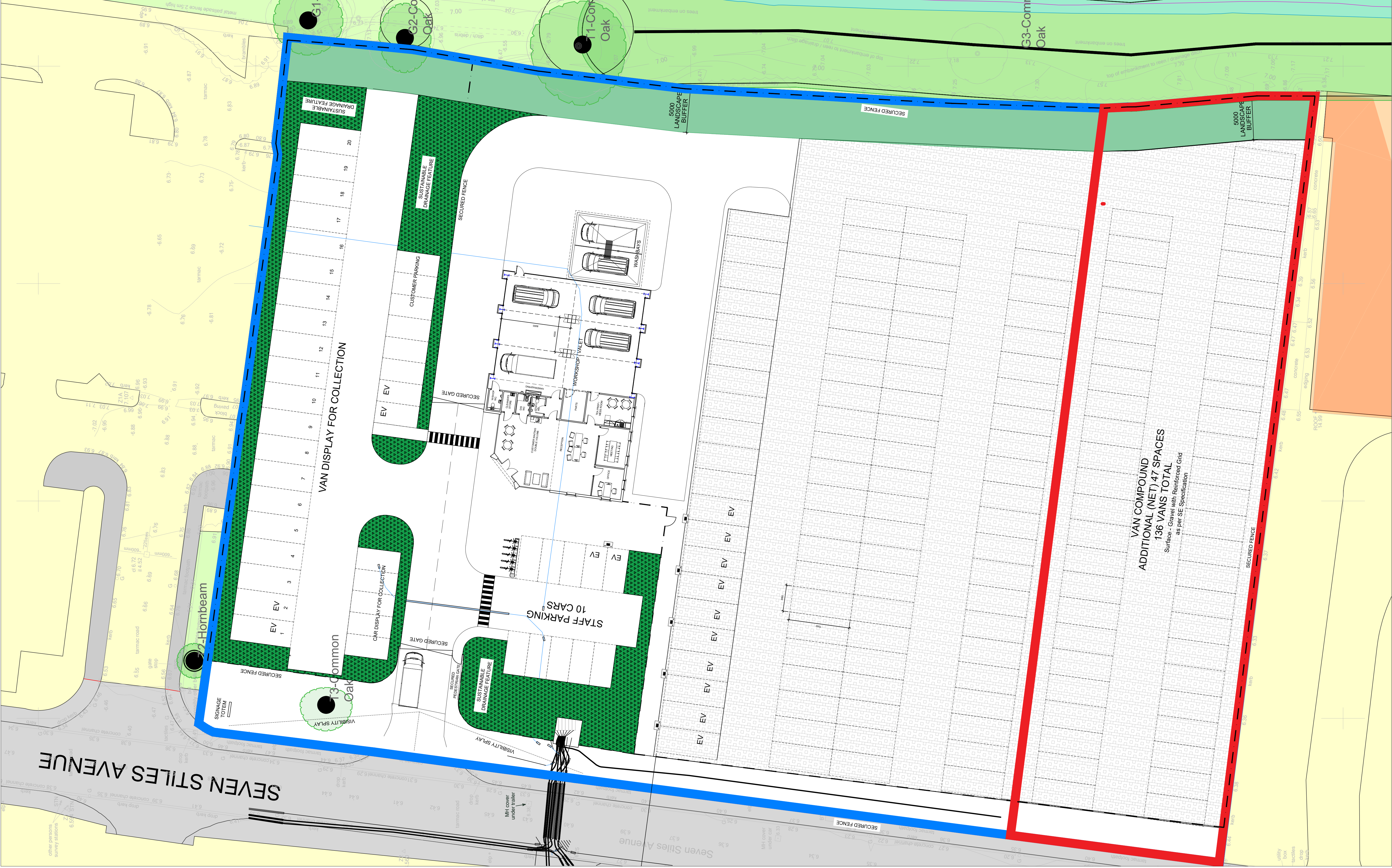
As such, it is concluded that there are no reasons why the proposed development should not be permitted on highways grounds.

Yours Faithfully,



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

Enclosed:
Proposed Site Layout Plan



PLANNING		
G	Additional land to south	NC 1923
F	Build reinforced gravel shown. Building size reduced	NC 1174
E	Amendments further to Client comments	NC 1034
D	Amendments further to Planning and Consultant comments	NC 8974
C	Perimeter Fencing and Gates added	NC 10294
B	EV and Storage areas added	NC 10294
A	The Proprietary amended	NC 10454
Rev	Description	By Date
Client	DAYS RETAIL	
Project	NEWPORT LEISURE RETAIL PARK	
Title	SITE PLAN AS PROPOSED	
Project No.	22424	
Scale	1:200 @ A1	
Drawing No.	SK-SP-01	
Date	APRIL 2024	Rev. G
Drawn By	NC	Checked by JD
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