

T J Morris Limited
Portal Way
Liverpool, UK
L11 0JA
T: +44(0)151 530 2920

Date 6 February 2026

Peter Waldren
Director
CarneySweeny
Brunel
London
W1D 3QP

Dear Peter,

Support for Home Bargains store at Harlech Retail Park, Newport

I refer to your client's proposals and forthcoming planning application to enable the re-occupation of the former Homebase (Unit 1) at Harlech Retail Park by Home Bargains, the trading arm of TJ Morris Limited ('TJM').

TJM has agreed Heads of Terms to lease the unit, which will provide a new Home Bargains store of 2,608 square metres.

As you know, Home Bargains is already represented in Newport with existing stores at Newport West Retail Park, which has recently been redeveloped, and at Newport Retail Park on Seven Stiles Avenue. Both these stores are popular and trading well. These stores will remain alongside a new store at Harlech Retail Park, but there is a need to further strengthen our representation in Newport to better meet the needs of residents in Newport.

Harlech Retail Park provides the opportunity to meet this identified need and can deliver a store that meets all our operating requirements. The proposed improvement in the retail offer can encourage more sustainable shopping patterns by reducing the need for local residents to travel to facilities further afield.

The nature of the Home Bargains business, as is typical for a number of other large-format discount variety stores, is to provide large-format retail units at ground floor with dedicated (at grade) customer car parking. Each location also needs to provide appropriate servicing arrangements for HGVs that do not lead to vehicle / customer conflict.

Locations for new stores need to be in commercially viable locations, such as prominent arterial roads or within established retail destinations. It is these criteria that locations for Home Bargains and other comparable

operators must be able to provide. If even one of these criteria could not be provided, we would not proceed with opening a new store, as it would simply not be viable.

The former Homebase unit at Harlech Retail Park has been identified as the only genuine opportunity that meets the needs of our business and provides a commercially viable store, together with addressing the specific local needs that the proposal is intending to serve. This location provides the high-profile visibility required, the ability to provide a single level sales area, together with providing the appropriate servicing (including for HGVs) and adjacent at-grade customer car parking.

Alternative locations have been considered. However, these all fail to meet our fundamental operational requirements. No alternative site exists that is available and suitable for our requirements.

TJM is committed to delivering a Home Bargains store at the site and will be making significant capital investment in this project and create up to 100 full and part time jobs across a range of roles. As is normally the case with retail positions, it is anticipated that many of these roles will be filled by local residents, which is typical of other Home Bargains stores in the UK.

For these reasons, I respectfully urge the Council to support the proposals to enable Home Bargains to occupy the former Homebase unit at Harlech Retail Park. The existing unit is vacant and makes no positive contribution to the local area. The application proposals being advanced will ensure that this location is brought back into retail use and make a positive economic contribution to Newport.

I trust this letter, and TJM's continued support and commitment to retailing in Newport, will be given full consideration in the determination of the proposals, once submitted to Newport City Council.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Clarke'.

James Clarke
Group Legal Counsel
james.clarke@tjmorris.co.uk
01515302220
07976814671