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Newport City Council,
Civic Centre,
Newport,
South Wales,
NP20 4UR

03 September 2025

Dear Sir/Madam,

Address: Caerleon Comprehensive School Cold Bath Rd, Caerleon, Newport, NP18 1NF

Proposal: Placement of temporary sports hall for a period of 18 months.

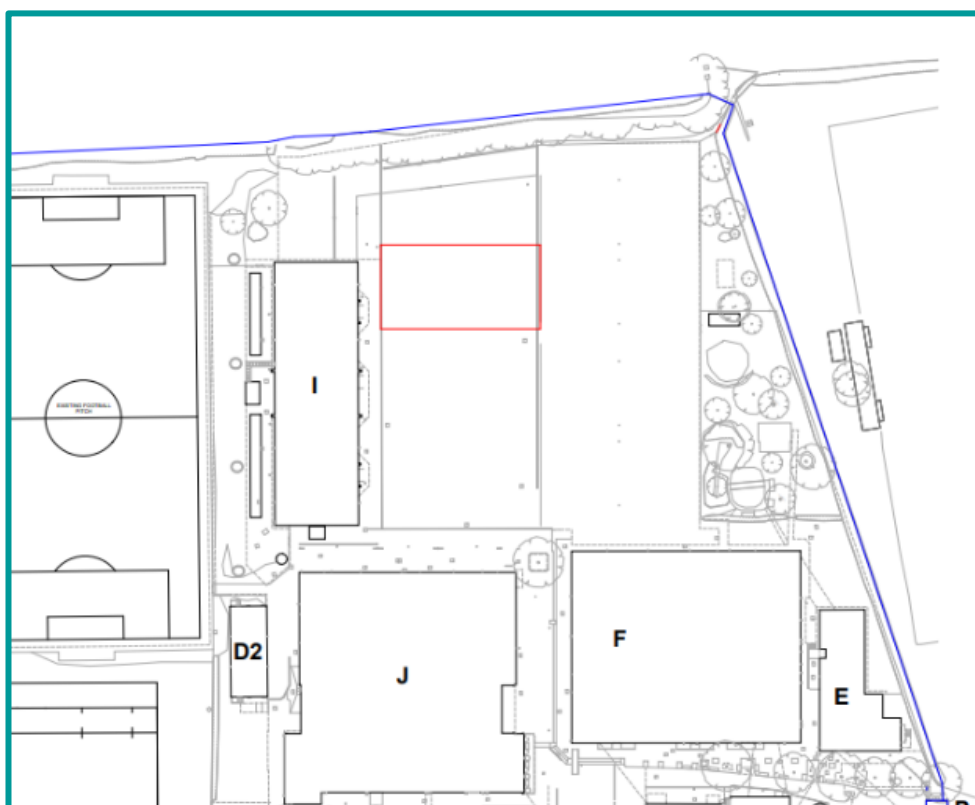
I write on behalf of Newport City Council to submit a FULL planning application for a temporary sports hall for a period of 2 years, at the Caerleon Comprehensive School site. The application comprises of the following documents:

- Planning Statement, contained within this letter prepared by KEW Planning
- CCS-HLM-T1-00-DR-A-00123-T1 PROPOSED PLAN prepared by HLM Architects
- CCS-HLM-T1-00-DR-L-00020-T1 EXISTING SITE LOCATION PLAN prepared by HLM Architects
- CCS-HLM-T1-00-DR-L-00021-T1 EXISTING BLOCK PLAN prepared by HLM Architects
- CCS-HLM-T1-00-DR-L-00022-T1 PROPOSED BLOCK PLAN prepared by HLM Architects
- CCS-HLM-T1-XX-DR-A-00324-T1 PROPOSED ELEVATIONS prepared by HLM Architects

Background

Following the appointment of a contractor required to demolish blocks D1, D2 L, F, H, D3, K and the partial demolition of blocks A (Staff room extension) and A (Sports Hall), there is a requirement to provide the pupils of the school with a temporary indoor sports hall. **Figure 1** indicates the location of the temporary sports hall.

Figure 1: Placement of temporary sports hall outlined in red



Planning Policy Context

The statutory development plan for NCC comprises the Newport City Council Local Development Plan adopted in January 2015. Regard has been had to the Government's Planning Policy Wales framework (PPW) and to the relevant Technical Advice Notes (TAN). **Figure 2** shows the adopted LDP designations.

Newport Local Development Plan (LDP, adopted 28th January 2015)

- Policy CF1 (Protection of Playing Fields, Land and Buildings Used for Leisure, Sport, Recreation and Play)
- Policy SP12 (Community Facilities)
- Policy SP14 (Transport Proposals)
- Policy SP2 (Health)
- Policy CE6 (Archaeology)
- Policy CE7 (Conservation Areas)
- Policy GP4 (General Development Principles – Highways and Accessibility)

- Policy GP5 (General Development Principles – Natural Environment)
- Policy GP6 (General Development Principles – Quality of Design)

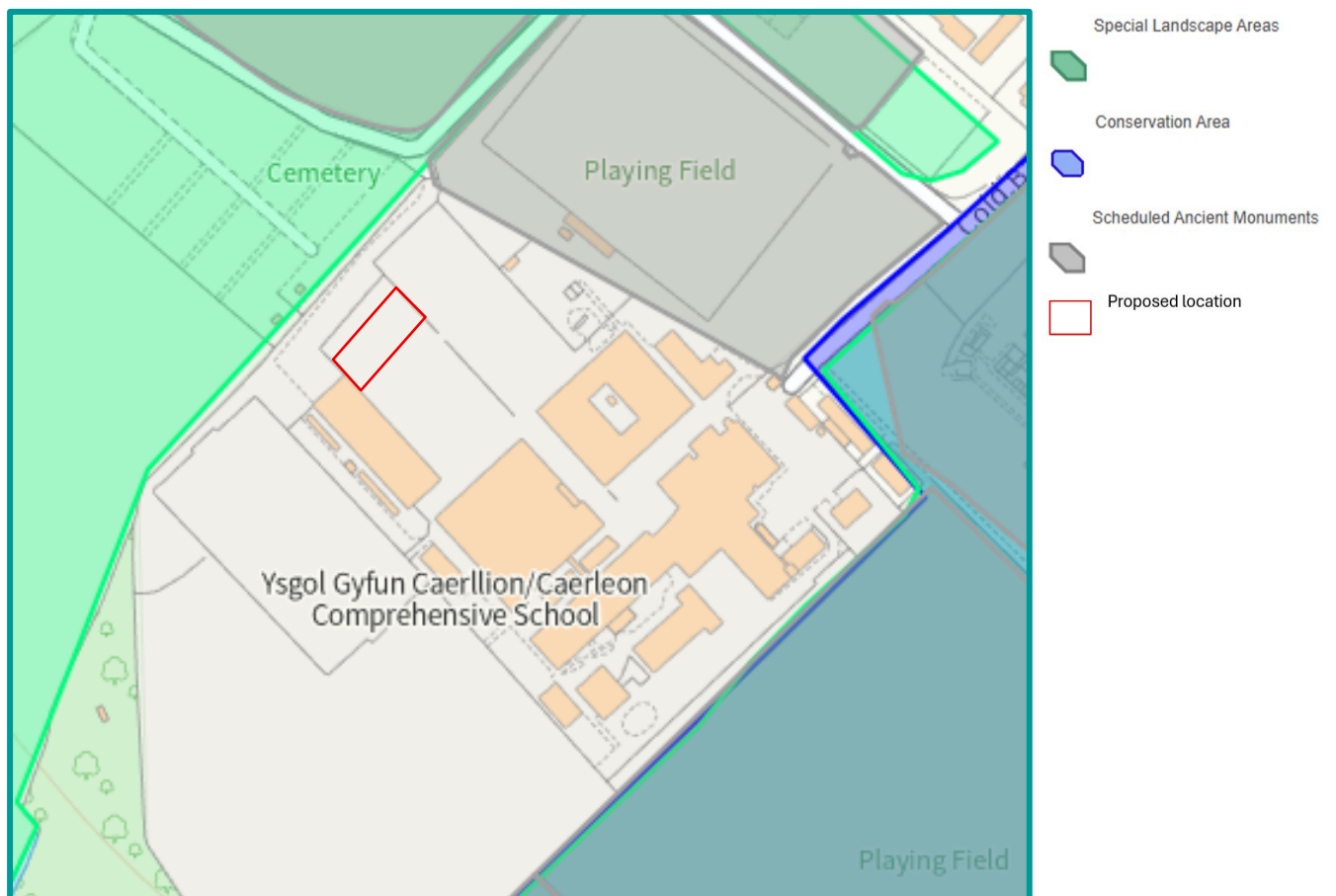
Planning Policy Wales 2040

- Paragraphs 6.1.4 to 6.1.9 (Conserving and Enhancing the Historic Environment and its Assets)
- Paragraphs 6.4.11 to 6.4.17 (Maintaining and Enhancing Biodiversity)
- Paragraphs 6.4.37 to 6.4.44 (Trees, Woodlands and Hedgerows)
- Paragraphs 6.6.1 to 6.6.8 (Water and Flood Risk)
- Paragraphs 6.1.14 to 6.1.17 (Conservation areas)

Other material considerations include:

- Newport City Council Supplementary Planning Guidance Archaeology & Archaeologically Sensitive Areas (August 2015)
- Newport City Council Supplementary Planning Guidance Parking Standards (August 2015)
- Wildlife and Development (August 2015)
- Trees, Woodland Hedgerows and Development Sites (January 2017)
- Outdoor Play Space Provision (January 2017)
- Development Management Air Quality (February 2018)

Figure 2: Site designations



Requirement of a temporary sports hall

Local Plan Policy CF1 (Protection of Playing Fields, Land and Buildings Used for Leisure, Sport, Recreation and Play) explains that:

“The redevelopment for other purposes of playing fields, other land and buildings used for sport, recreation, areas of play and community uses, will only be permitted where:

i) alternative provision of the same benefit is made available in the immediate locality...”

Following the anticipated application for the prior approval of the demolition of blocks D1, D2 L, F, H, D3, K and the partial demolition of blocks A (Staff room extension) and A (Sports Hall), Caerleon Comprehensive School will be without indoor sports facilities until the construction of the new block is complete. Whilst this loss is only temporary, there is a need to provide alternative facilities for pupils to undertake sports and leisure activities during periods of inclement weather. Subsequently, the provision of a temporary sports hall will allow for upgrades to the school to be carried out without negatively impacting pupils access to such facilities or impeding their physical education curriculum. In accordance with **Local Plan Policies SP2 (Health) and SP12 (Community Facilities)**. The intention is that the temporary sports hall would be in situ for approximately 24-18 months, whilst demolition of the existing blocks and the construction of the new buildings are undertaken (subject to obtaining the necessary planning approvals).

Location of temporary sports hall

In accordance with Local Plan **Policies CE7 (Conservation Areas) and CE6 (Archaeology)** the location of the temporary sports hall has been placed away from heritage assets and the conservation area boundary whilst also requiring minimal ground works. Furthermore, the proposal is screened from the conservation area by retained blocks J and F, ensuring no harm arises.

The placement of the temporary sports hall in this location also allows for the distribution of power from I block directly adjacent, further minimizing disruption and the need to route new services across a live school site in line with **GP3 (General Development Principles - Service Infrastructure)**.

Design and appearance

The proposed temporary sports hall will provide a total floor area of 250m², with dimensions of 25 metres in width and 10 metres in length, designed to accommodate a range of indoor sporting and recreational activities. The structure will be enclosed on all four elevations, with sandwich insulated panel cladding. The building will have a maximum eaves height of 6 metres, allowing for an internal ceiling height that is suitable for varied sports use. Access arrangements will comprise two separate entry points, a dedicated pedestrian fire escape door and a double-width pedestrian access door. An indicative accessible ramp has also been included on the western elevation, the

primary entrance, to ensure access for all, for those who require it. The proposed temporary sports hall prioritises the functionality requirements of the school, whilst seek a simple appearance appropriate to its temporary nature, fulfilling **Policy GP6 (General Development Principles – Quality of Design)** as far as reasonably practicable.

Ecology, Arboriculture and Drainage

Policy GP5 (General Development Principles – Natural Environment) seeks to ensure proposals do not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value, whilst also demonstrating how they avoid or mitigate negative impacts to biodiversity.

The proposal seeks to make use and sit atop of an existing hardstanding play area and as a result does not require the removal of any trees or result in encroachments upon root protection areas. Similarly, as the area is hardstanding, there are no ecological features to note or consider.

No part of the site is within a statutory designated site of conservation value (SSSI, SAC, SPA or NNR). However, the River USK Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) is located approximately 550 metres to the east of site.

As for surface water and drainage, no increase in surface water run-off is anticipated from the temporary sports hall given that the area is already a hardstanding paved surface. Whilst NRW's Flood Maps for Planning does not identify the site as being within an area at risk of flooding as such it is considered that the proposal is in accordance with **Local Plan Policy SP3 (Flood Risk)**.

Conclusion

The proposed temporary sports hall is required to provide pupils with an indoor sports facility, whilst the proposed new teaching sports facilities are constructed. It is necessary to ensure that pupils are not without the ability to undertake sports in all-weather conditions. The temporary sports hall would be positioned on an area of hard standing already in use for providing sports (netball court). This has been specifically chosen as there are no trees or ecological features on the site; is within the secure line of the school and all pupils can access the site, without inhibiting the flow of pupils around the school itself. The proposals have been reviewed in accordance with adopted policies **CF1; SP2; SP12; CE7; CE6; GP3; GP5; GP6 and SP3**.

We therefore kindly request that officers review the information submitted, and seek to approve without delay. If you require any further information for validation or determination, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Williams', written over a light grey grid background.

Kathryn Williams BSc (Hons) MA MRTPI
Managing Director
KEW Planning