

AJ Planning and Development

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PLANNING STATEMENT

**IN SUPPORT OF A CHANGE OF USE PROPOSAL FOR AN
INDOOR PADEL TENNIS COURT SCHEME**

AT

**UNIT 5, TREGWILYM ROAD INDUSTRIAL ESTATE,
ROGERSTONE, NEWPORT, GWENT NP10 9DQ**



ON BEHALF OF : DRAGON PADEL ROGERSTONE LIMITED

AJ PLANNING REFERENCE: AJ/JB/COU-001

AUGUST 2026

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1.0 INTRODUCTION

- 1.1 This Planning Statement is prepared, on behalf of Dragon Padel Rogerstone Limited (the applicant), in support of an application proposal for the change of use of a vacant warehouse unit to deliver a Padel Centre at Unit 5, Tregwilym Industrial Estate, Rogerstone, Newport, NP10 9DQ.
- 1.2 As shown on the aerial photograph below, the subject site accommodates the host building, as identified by a red marker, and associated forecourt and yard hardstand area. The site is served by established vehicle access from Tregwilym Road at the southern end of the industrial estate.

Aerial View: Unit 5, Tregwilym Road Industrial Estate



Site Description

- 1.3 The host building is a detached warehouse unit of steel portal frame construction with profiled steel sheet cladding to the side elevations. As shown on the site photographs below, the ground level of the warehouse is raised in comparison to its service yard and forecourt.

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Site Photographs: Unit 5, Tregwilym Road Industrial Estate

Site Access

The established access to unit 5 is via the wide estate road.



Vacant Warehouse



The host property is a detached warehouse with the ground level raised above the yard and forecourt area.



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Internal

Views



The building provides an excellent opportunity to deliver indoor padel tennis courts, observing the tall ceiling height and benefit of natural light provided to the accommodation.



It is evident that this unrestricted open area forming the main area of the unit has the feel of a leisure centre building. The change of use proposal requiring low key internal alterations to deliver the padel courts.

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- 1.4 The existing internal layout of warehouse accommodates an office, toilet and kitchen facilities entered via the front access. As shown on the proposed floor plans, the new leisure development would result in minor amendments to the internal building fabric to create the courts, a reception area and ancillary staff and customer facilities.
- 1.5 In review of Newport City Council's Local Development Plan (LDP) the plan extracts provided below confirming that: a) the application site falls within Tregwylm Industrial Estate which is within the Rogerstone Ward and b) the site is within the flood zone, noting that an FCA report is submitted with the application in review of flood risk, surface water drainage and management matters (KRS Enviro, August 2026).

Newport Local Development Plan – Proposals Map – West



Newport LDP – Constraints Map - West



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2.0 **DEVELOPMENT PROPOSAL**

- 2.1 As set out below, the applicant's proposal to create an indoor padel tennis court facility represents an exciting and significant investment in specialised local sports facilities to the benefit of future members and the wider community.
- 2.2 In presenting the leisure scheme it is recognised that Padel is one of the fastest-growing sports worldwide, offering fun, accessible play for all ages. The development proposal would provide a hub for fitness, connection and local engagement. The major benefits of the growing, popular sport include:
- Creation of a vibrant hub where residents can stay active, build friendships, and enjoy a sense of belonging;
 - Contribution to wellbeing and inclusivity — encouraging participation from those who may not usually play racket sports. Padel offers a safe, enjoyable way to promote physical fitness, reduce social isolation and attract visitors, helping to strengthen both community spirit and the local economy.
- 2.3 Regarding the surrounding context, the industrial estate area is within the accessible Rogerstone Ward served by good access to public transport links (bus and rail), cycle routes, and the active travel network. The new leisure venue would provide secure cycle storage, as shown on the proposed layout plan, in promoting alternative modes of transport to private car use.
- 2.4 The applicant's investment in their sports club will support social connection, year-round activity. The padel courts would provide a cutting-edge playing environment where technology, durability and aesthetics combine to the benefit of future members and visitors alike. The social and economic employment benefits are key material planning matters in support of development proposal.

Employment Opportunities

- 2.5 The warehouse unit is currently vacant, with no employees. It is estimated that the new padel facility will require the employment of 2 full-time employees, with 8 part-time employees.

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Operating hours

2.6 The padel business would have the following opening hours:

- 06.00 hours to 22.00 hours, 7 days of the week.

Layout

2.7 As shown on the proposed floor plan, the leisure use will cater for 6 padel courts, changing and W.C facilities, a reception area and staff office accommodation.

2.8 In terms of waste management the applicant would deploy a commercial arrangement. The business would advocate recycling and provide appropriate bin store facilities in accordance with council waste management guidelines.

Access / Parking Provision

2.9 The site access is established, via the wide estate road, with no alterations to the established vehicular access required.

2.10 The proposed parking layout delivers 34 car parking spaces including 3 disabled spaces adjacent to the front entrance ramp, with a bike rack (6 spaces) to be provided at the entrance.

Biodiversity

2.11 As per the visual extract below, the applicant has identified an opportunity to provide soft landscaping enhancement adjacent to the site access in providing shrub planting within the verge area adjacent to the building entrance. This measure will deliver a clear visual and biodiversity benefit as part of general improvement works.

3D Visual and photograph showing verge area



3.0 **PLANNING ASSESSMENT**

- 3.1 The application seeks change of use of a vacant warehouse unit set within Tregwilym Industrial Estate in Rogerstone for indoor Padel tennis courts. The planning merits of the scheme are reviewed in the context of national and local planning policy aims and objectives as follows:

National Planning Policy

- 3.2 The leisure proposal is presented in acknowledgement and four-square with the following national policy:
- Planning Policy Wales (PPW) (Edition 12, February), Chapter 4: Active and Social Linkages, which identifies that development management, and policy can enable sustainable access to leisure and sports facilities in maximising opportunities for community development and social welfare.
 - Future Wales: The National Plan 2040, which supports sustainable economic growth and community wellbeing.
 - Sports Wales guidance and Active Travel Wales, the policy objectives offer support for the provision of new and inclusive sports facilities within accessible locations.
 - Welsh Government Technical Advice Notes, whilst noting that the application seeks change of use the consideration of TAN 12 (Design), TAN 18 (Transport) and TAN 15 (Flood Risk) has been fully considered in presenting the proposal.
- 3.3 Further to the above, PPW informs that the built and natural environment is a key determinant of health and well-being. The planning system has an important role in shaping the social, economic, environmental and cultural factors which determine health and which promote or impact on well-being in line with the Healthier Wales goal. It further advises that the way places work and operate can have an impact on the choices people make in their everyday lives, including their travel and recreational choices and how easy it may be to socialise with others (Paragraph 3.19 of PPW relates).

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- 3.4 The applicant in presenting their proposal has identified that the development proposal would deliver significant sporting and community benefits to the Rogerstone area, consistent with the above policy aims and objectives.
- 3.5 Paragraph 4.0.2 identifies that the ‘Active and Social’ theme emphasises that when planning and managing future development planning authorities need to ensure that residents of existing and new communities have access to jobs and an appropriate range of community facilities including recreation, leisure, health and education. Policy acknowledges the significance of community facilities and recreational spaces for our health, well-being and quality of life and specifically protects and promotes these uses in line with the overarching national sustainable placemaking outcomes.

Local Development Plan (LDP)

- 3.6 Newport City Council’s LDP sets out the Council’s strategy for future land use and development during the plan period 2011 to 2026. The Council is currently preparing a new LDP for the period up to 2036, which will replace the adopted LDP.
- 3.7 LDP ‘Objective 7 – Community Facilities and Infrastructure’ promotes the provision of appropriate new, and/or enhanced existing, community facilities, and to safeguard existing well-used facilities. Paragraph 1.34 states that “*New community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. New development will be required to make contributions to the provision of community facilities and infrastructure necessary for the development.*”
- 3.8 LDP ‘Objective 9 – Health and Well-being’ focuses on the provision of an environment that is safe and encourages healthy lifestyle choices and promotes well-being.
- 3.9 In preparing the development proposal, the Adopted LDP policies of relevance to the consideration of the scheme for Padel leisure use, include but are not limited to:
- Policy SP1: Delivering the Strategy, which promotes opportunities for sustainable recreation and favouring development that promotes health living.
 - Policy SP2: Health, which seeks to create new opportunities for a successful tourism and leisure industry, whilst ensuring that the historic built and natural environment

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is safeguarded and enhanced for visitors and the local community alike. Paragraph 2.14 of the LDP states that “... *Through providing a network of sustainable facilities and open spaces and through social inclusion, Newport’s LDP can contribute to the health and well-being of its citizens*”.

- Policy SP3: Flood Risk, which advises that development in flood risk areas requires appropriate technical assessment to ensure that development is designed to cope with the threat and consequences of flooding over its lifetime. As above, the site lies within the flood area, and the applicant has employed the services of a drainage engineer in this regard.
- Policy SP12: Community Facilities, acknowledges the important of providing access to a range of facilities including outdoor and indoor sport and leisure uses, and maximising opportunities for community development and access to facilities.

3.10 Further to the above LDP Policy GP2 and GP6 set criteria aims and objectives in relation to ‘General Amenity’ and ‘Natural Environment’.

3.11 In review of the plans, the change of use scheme would generate no adverse impact upon any neighbouring land use and there no known physical constraints to development.

Employment

3.12 In planning policy terms, the Padel leisure use would make best use of the vacant warehouse unit delivering local employment and community benefits as outlined above.

3.13 Tregwilym Road Industrial Estate constitutes employment land, the local development plan noting informs that: “*Many new leisure developments are seeking to locate on industrial estates and employment land. The impact of the proposed development on existing and future provision will be assessed to establish the extent to which loss of a site would itself or cumulatively with other losses, have an adverse effect on the range and choice of employment opportunities available. Proposals will also need to meet the requirements of Policy EM3 – Alternative Uses of Employment Land*”.

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- 3.14 Policy EM3 requires alternative uses of employment land to satisfy a series of criteria which include there remaining a sufficient range and choice of employment land and premises to meet LDP requirements and local demand; ensuring that premises are marketed for employment purposes; confirming that proposals would not have an adverse impact upon existing or allocated employment sites and ensuring that proposed schemes would have no adverse impact on amenity or the environment.
- 3.15 In review of Newport Council's latest published Annual Monitoring Report (2024) the position is summarised in table 14 as follows:
- "A total of 6.56ha of EM1 allocation land was delivered this year. Two new planning permissions have been granted for development on land within the EM1 allocations over the last year, both for Units 11 and 12 at EM1 (vii) Celtic Business Park (now known as Indurent Park). There remains just over 116ha of EM1 employment land which has not been developed or been granted planning permission for development. This equates to just under 11 years of employment land supply, which is still a healthy level of supply".*
- 3.16 In review of the marketing exercise, Knight Frank (the owners agent) provide a supporting letter, as submitted with and forming part of the application, which confirms that the marketing strategy has returned a reasonable response and "overwhelmingly" from potential Class D2/leisure-type operators. As such, it is advised that all offers have been from leisure operators seeking to occupy the building for non-traditional industrial or warehouse uses.
- 3.17 In presenting the proposal, the applicant advises the planning authority that from a technical perspective the height and scale of the warehouse building meet their urgent requirement to deliver a Padel tennis court development within this location. The combination of the units 1,500 sq. m floorspace and 10 metre minimum eaves height is relatively distinctive and particularly well suited to the proposed alternative use. Given the volume of other industrial stock on the market, as reviewed further below, the change of use would not result in a material loss of industrial capacity in the local area.

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- 3.18 Further to the above evidence, a website search, as per summary details below, identifies that Newport currently offers a substantial supply of vacant units across a broad range of sizes, from small storage/industrial units to large distribution warehouses of 40,000+ sq. ft. This provides clear evidence that industrial and logistics occupiers have ample alternative options available on established estates with good strategic access.

Current Supply of Industrial/Warehouse Space

Major commercial property platforms show a healthy volume of available industrial and warehouse units in Newport (City and County of Newport):

- **Zoopla** currently lists **31 industrial units and warehouses** to rent in Newport. Link: <https://www.zoopla.co.uk/to-rent/commercial/industrial-sites/wales/newport/>
- **Indurent** markets **21 available industrial units** in and around Newport, plus larger speculative and build-to-suit opportunities. Link: <https://www.indurent.com/locations/wales/industrial-units-to-rent-newport/>
- Rightmove and local agents (including Jenkins Best, JLL and others) advertise further industrial/warehouse stock on established estates, including new-build and refurbished units.

These listings span a wide range of sizes and specifications suitable for industrial, storage, light industrial, trade-counter and distribution uses, with strong M4 connectivity.

Examples of Available Industrial Units

Smaller to mid-size industrial units (readily available for many industrial occupiers):

- Newport Business Centre, Corporation Road – multiple units including Unit 6 (1,715 sq. ft), Unit 17 (2,306 sq. ft) and Unit 25 (1,575 sq. ft).
- Maesglas Industrial Estate – Units 12 / 12A (c. 3,000 sq. ft each) and Unit 16A (2,140 sq. ft).
- Estuary Court, Queensway Meadows – refurbished units (e.g. Unit 16, 1,406 sq. ft). Links: Zoopla industrial search (above) and <https://www.indurent.com/industrial-estates/estuary-court/>

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Larger industrial/warehouse units comparable to or exceeding our 1,500 sq. m scale:

- Units 22–26, Queensway Meadows Industrial Estate – c. 40,585 sq. ft (to be refurbished).
- Avana Business Park / Wern Industrial Estate, Rogerstone – units up to c. 44,403 sq. ft.
- Indurent Park Newport – multiple units ranging from c. 44,000 sq. ft to 115,000+ sq. ft (available or build-to-suit). Link: <https://www.indurent.com/industrial-estates/indurent-park-newport/>
- Felnex Industrial Estate and Stephenson Street / former Orb Works area – larger industrial buildings (including one marketed with 10 m eaves and c. 55,000 sq. ft).
- Additional options at Port of Newport / Alexandra Docks and other established industrial locations.

Newport City Council Business Pages

N.C.C also confirm the presence of multiple industrial estates offering warehousing and distribution space (Queensway Meadows, Leeway, Maesglas, Reevesland, Estuary Court, etc.).

- 3.19 In review of the employment land position, industrial and logistics occupiers have multiple site options available across the City of Newport on established estates with good strategic access.
- 3.20 The primary objective of development plan is to ensure that the planning system contributes to the delivery of sustainable development. As such, the development proposal meets the guidance, as set out in PPW and the LDP, as follows:
- a) an economic objective – The new indoor padel scheme is supportive of a strong, responsive and competitive economy in providing local employment opportunities during the fit out and operational phases.
 - b) a social objective – the development proposal will support strong, vibrant, and healthy communities, by ensuring an exciting new leisure use within Rogerstone ward.
 - c) an environmental objective - there are no recognisable adverse impacts presented by the reuse of the vacant warehouse unit for a padel leisure use.

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4.0 CONCLUSION

- 4.1 This Planning Statement is presented in support of an application proposal for the change of use of a vacant warehouse unit to deliver a Padel Centre at Unit 5, Tregwilym Industrial Estate, Rogerstone, Newport, NP10 9DQ.
- 4.2 In presenting the leisure scheme it is recognised that Padel is one of the fastest-growing sports worldwide, offering fun, accessible play for all ages. The development proposal would provide a hub for fitness, connection and local engagement.
- 4.3 In accordance with development plan policy there are no recognisable adverse impacts upon the natural, historic and built environment. Furthermore, there are no recognisable adverse impacts on any neighbouring land uses.
- 4.4 The marketing agent has confirmed that all offers received in relation to the vacant warehouse unit have been from leisure operators seeking to occupy the building for non-traditional industrial or warehouse uses. The applicant in searching for a suitable premises has confirmed that the scale and height of the unit is key to the delivery of the padel development.
- 4.5 Therefore, it is concluded that the change of use proposal accords with the development plan including the policy aims and objectives of Planning Policy Wales and Newport Local Development Plan accordingly. The applicant politely requests that the local planning authority grant planning permission without delay.
- 4.6 Finally, the applicant would be willing to accept a planning condition on the grant of permission in confirming that should their leisure use cease, then the lawful warehouse use would be returned i.e. confirming a flexible position regarding the proposed additional leisure use (D2). This matter to be discussed with the LPA during the currency of the application.