

Fourteen Locks Canal Centre  
Cwm Lane  
Rogerstone  
NP10 9GN

2<sup>nd</sup> May 2025

Dear Sir,

**Re: Planning Application 25/0248**

**Demolition of existing visitor centre, construction of new improved visitor centre and associated works**

**Fourteen Locks Canal Centre, Cwm Lane, Rogerstone Newport NP10 9GN**

I refer to the above Planning Application for a new visitor centre at Fourteen Locks. Whilst Monmouthshire Brecon and Abergavenny Canal Trust (MBACT) have no objection in principle to the proposal, there are certain aspects of the proposed development that raise concerns. The submitted existing building layout plan is inaccurate in terms of the use of rooms and should not be used for comparison purposes in relation to the proposed building.

Our concerns are:

1. The proposal is for an improved visitor centre but the layout and supporting documentation show a reduction in exhibition/ visitor information space, the prime function of the visitor centre. If the building is to truly act as a visitor centre, the space provided for this function needs to be the same or greater than that which is provided in the existing building.
2. The internal layout of the proposed building shows one small storage area of two square metres. To provide for a cafe, exhibition space, visitor information and meeting room this needs to be considerably larger.
3. The proposal indicates a reduction in car parking by 7 spaces. The larger building will attract more visitors and consequently the car parking provision should be increased rather than reduced. The proposal should also have 4 electric vehicle charging points rather than the two shown. Provision should be made for an overflow car park on land to the north east of the existing car park.
4. The use of wooden shingles extensively on the building for walls and roof will result in an ongoing maintenance issue and will attract vandalism and graffiti. An attack on the centre in 2011 resulting in significant damage to the building indicates the vulnerability of the a building in this area. To protect the building provision for roller shutters should be designed into the building at initial stages so as to reduce their overall visual impact.
5. The outdoor seating area for the Cafe should be located along the front of the building in order to benefit from the new building's orientation towards the canal pound, rather than being squeezed in at the end of the building. The glazed front elevation should include opening doors to benefit from an improved outdoor seating area, and solar reflecting glazing used to prevent overheating of the cafe area in summer months.
6. Of significant concern to MBACT is that the proposals do not include any provision for the business continuity of the current visitor centre. MBACT employs 10 people at the centre whose jobs are dependant on the income from the existing centre, and without that income

those jobs will be lost. MBACT cannot sustain those jobs during the construction phase of at least 12 months, probably more. The economic impact of the proposals has not been considered and suitable temporary accommodation must be provided as part of the proposals or alternatively, resite the proposed building to the east of the existing building so that it can be retained and utilised during the construction phase.

As users of the existing building, MBACT would welcome the opportunity to discuss these issues with officers with a view to seeking amendments to the proposals, to address the issues raised above.

Kind regards

Yours sincerely

A handwritten signature in cursive script, appearing to read 'John A Collier'.

Reverend John A Collier

Chairman,  
Monmouthshire, Brecon and Abergavenny Canals Trust