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MH/SAD/03/1531/05

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For the attention of Mr. M. Hunt

Dear Sirs

**Development at Glebelands, Newport  
Planning Permissions 00/0768/0 and 03/1531/RM**

I refer to the letter from Norwest Holst dated 14 July 2008.

It is my understanding from that letter, which has subsequently been confirmed in the email dated 02 October 2008 from Alf Ropke, that all works will be carried out in accordance with the details already agreed by the Local Planning Authority, albeit now in a phased manner to allow the completion of the school independently from the residential development, which is currently on hold.

It is my understanding that the phasing of the site would define the school site as being the land to the north of the reën. Following remediation, the land to the north of the reën is to be graded and seeded so as to not detract from the setting of the new school. The school site will be fully remediated in accordance with the previously agreed details and certification of remediation will be provided, in accordance with Condition 07 of outline permission 00/0768, prior to the first use of the school site. It is my understanding that the level of the school site and land to the north of the reën is already above the level required by the Environment Agency and the approved remediation scheme includes a 600mm cap layer which is to be completed prior to certification and first use of the school site.

It is my understanding that the remediation of land to the south of the reën (the housing site) is to be completed by the future developer in accordance with the previously approved details, and land levels raised in accordance with the Environment Agency's requirements. The housing site would be subject to a separate certification (as required by Condition 07) that the remediation has been completed in accordance with the approved scheme, on completion of the remediation works and prior to the occupation of any dwelling.

**Continued.../**

Head of Planning and Economic Regeneration – Stewart Wild

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Had it been known at the time outline permission was granted that development would need to be phased in this way, the planning conditions would have been worded accordingly at that time. I therefore have no objection to the proposed phasing of the development, as this does not affect the spirit or purpose of the planning conditions, which will be complied with as per the approved details, albeit now in a phased manner.

In accordance with the above phasing arrangement, an application would be required, prior to first use of the school, to partially discharge condition 07 of outline planning permission 00/0768 in relation to the school site only. A similar application would be submitted at a future date by the housing developer to partially discharge that condition for the housing site.

On the above basis, I have no objection to the phasing of the development as described in your letter dated 14 July 2008 and the email from Alf Ropke dated 02 October 2008.

Yours faithfully

**Mark Hand**  
**Development Control Manager**

**Head of Planning and Economic Regeneration – Stewart Wild**