

From: Cooke, Jacob (Senior Planning Officer) <jacob.cooke@newport.gov.uk>
Sent: 03 August 2026 14:35:14 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: FW: 26/0486 - Erection of DRS Facility - 28 East Retail Park, Newport

From: Milburn, George (Avison Young - UK) <george.milburn@avisonyoung.com>
Sent: 29 July 2026 17:13
To: Cooke, Jacob (Senior Planning Officer) <jacob.cooke@newport.gov.uk>
Subject: RE: 26/0486 - Erection of DRS Facility - 28 East Retail Park, Newport

Good afternoon Jacob,

Thank you for providing the below response on this planning application.

As you have noted, the proposed DRS enclosure would result in the loss of four parking spaces from the wider car park serving 28 East Retail Park.

28 East Retail Park has a total parking provision of 825 no. parking spaces. The reduction in parking provision caused by the proposed development therefore represents less than 0.5% of the approved parking provision (four out of 825 no. spaces), which is considered to be negligible in scale.

Having regard to the scale of the existing parking provision and the limited number of spaces affected, it is not considered that the proposal would give rise to parking pressures either within the site or on surrounding roads.

We also note from a review of the planning application online that the Council's Highway Officer raises no objection to the proposed development (response attached), and that in their opinion the proposals are unlikely to generate additional traffic or parking demand. They also state within their response that they are unaware of any difficulties with parking, and that the *"the loss of a handful of spaces does not raise concerns"*. This is noted and welcomed.

On this basis, we trust that the proposals are acceptable from a highway perspective and that the above is sufficient in addressing your queries. Should you require any further information, or have any other questions, please do not hesitate to get in touch.

Kind Regards,

George Milburn MRTPI
Senior Planner

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