

# APPENDIX

## REPRESENTATIONS FROM CLLR GEOFF BRODIE – WARD MEMBER FOR NEWPORT EAST

**From:** Geoff Brodie <[geoff.newportiw@gmail.com](mailto:geoff.newportiw@gmail.com)>

**Date:** 26 November 2017 at 11:45:00 GMT

**To:** Stuart Hutchinson <[stuart.hutchinson@iow.gov.uk](mailto:stuart.hutchinson@iow.gov.uk)>

**Cc:** "Ashman, Christopher" <[Christopher.Ashman@iow.gov.uk](mailto:Christopher.Ashman@iow.gov.uk)>, "Jenkins, Andrea" <[andrea.jenkins@iow.gov.uk](mailto:andrea.jenkins@iow.gov.uk)>, "Whittle, Wayne" <[Wayne.Whittle@iow.gov.uk](mailto:Wayne.Whittle@iow.gov.uk)>, David Stewart <[dave.stewart@iow.gov.uk](mailto:dave.stewart@iow.gov.uk)>

**Subject: Intended Notice of Decision - Variation of option to South Coast Leisure Limited, Land at St Georges Way, Newport**

Dear Stuart

As the Local Member I wish to object strongly to this proposed delegated decision.

The original Option decision on this land was made in January 2015 in the light of the Asda food retail outlet choosing to use an alternative site to SCL's Newport Football Club. The preferred one being the Council owned land that brought us £17.2m capital receipt - both pieces of land were originally approved for such use by Planning Committee in July 2014.

You will be aware that there was a great deal of controversy in Newport over the Asda application, with many fearing for the future of Newport as a shopping centre. I supported the applications as my residents were very, very keen for them to trade on the Island, though personally I had misgivings about the effect on my town centre.

With Asda choosing one of the approved sites it then became my duty as the local IW Councillor, and now current Chair of Newport Parish Council, to oppose any further food retail expansion in Newport. Consequently I successfully lobbied the Executive in late 2014 that the Option on this land should be restricted to non-food retail. I have no opposition to non-food retail, but there is no doubt that with 4 supermarkets in the town and numerous smaller stores (including Pan Stores in my ward) there is no real need for more food retail.

What also strikes me is that we seem to have one hand of this decision - regeneration - working in opposition to another hand - securing capital receipts. It is generally agreed by many Members that Newport town centre needs regeneration and to that end the Council is funding a 'Place Plan' piece of work.

However, allowing this decision and pushing more of the town economy to the outskirts would just lead to further destruction of the County town. I think the Council needs to show more policy coherence.

I hope you will take this into account when you make your decision.

Regards

Geoff

**GEOFF BRODIE**  
**IW Councillor for Newport East**

**REPRESENTATIONS FROM CLLR JULIE JONES-EVANS – WARD MEMBER FOR NEWPORT CENTRAL**

**From:** "Jones-Evans, Julie" <[Julie.Jones-Evans@IOW.GOV.UK](mailto:Julie.Jones-Evans@IOW.GOV.UK)>

**Date:** 1 December 2017 at 15:18:25 GMT

**To:** "Hutchinson, Stuart" <[Stuart.Hutchinson@IOW.gov.uk](mailto:Stuart.Hutchinson@IOW.gov.uk)>, "Whittle, Wayne" <[Wayne.Whittle@IOW.GOV.UK](mailto:Wayne.Whittle@IOW.GOV.UK)>, "Stewart, David (County Councillor)" <[David.Stewart@IOW.GOV.UK](mailto:David.Stewart@IOW.GOV.UK)>, "Metcalf, John" <[John.Metcalf@IOW.gov.uk](mailto:John.Metcalf@IOW.gov.uk)>, "Ashman, Christopher" <[Christopher.Ashman@IOW.GOV.UK](mailto:Christopher.Ashman@IOW.GOV.UK)>

**Subject:** Variation of conditions St George's

Dear Stuart

I am writing to ask you to hold back on this decision please.

I have concerns that the trading conditions in Newport have changed since the research that was done at the time of the planning applications for this and Asda's.

The response indicates that there would be loss if business rates and job opportunities should you not agree to the decision to vary and mentions socioeconomic gains also. However I have not seen any mention of the socioeconomic impact to the town centre or any potential job losses or business closures? What current research has been done please, to enable a the full picture to be understood?

I saw the letter from Newport Business Association this morning and they have valid concerns and I do agree with their point about the Newport Place Plan not being complete yet and that this decision is premature in this regard. I think it is important to understand how the current supermarkets are trading (under/over) before you make this decision. The report makes not mention of this important point.

As you know I am fully behind the regeneration programme and I do question if the team had been in place earlier would they have gone down this road of out of town retail?

Now we have them don't we owe it to our wider objective of improving the economy of the whole island and take a pause to re-evaluate with current data.

With best wishes

**Julie**

## Representations From Newport Business Association



### *NEWPORT BUSINESS ASSOCIATION*

Chairman - John McLaughlin

Email - [bbjohnmac@googlemail.com](mailto:bbjohnmac@googlemail.com)

1<sup>st</sup> December 2017

Dear Cllrs Hutchinson and Whittle

Newport Business Association firmly object to the variation of the conditions regarding the development of out of town stores at St George's Park, Newport.

We ask you to hold back on any decision until the result of the Shaping Newport Place Plan in February.

We have partnered with the IW Council and Newport Parish Council to deliver this vision for Newport and it is certainly premature to commence with this out of town development. We have entered into this partnership willingly on the understanding that the IW Council Regeneration programme is committed to Newport, in particular the Harbour but also the overall health of the town and residents. We trust we have not misread this?

Trading conditions have changed since the planning application for Asda, for example we understand that Morrison's and the Co-op in Newport are no longer overtrading as a result of Asda opening. This changes the need for more food stores certainly.

We feel it would be useful for the Council to reflect on the impact of Aldi at Somerton and The Range on the outskirts of Cowes before taking this game changing decision on the football ground.

NBA responded to the parking consultation a couple of years ago and we were pleased to see the strategy that came from this, better signage and pay on exit car parks. It is disappointing that none of this has been forthcoming, yet making this decision for this out of town retail park will provide ample free parking, another blow to Newport which not only provides 1/3 of the IWC parking revenue but we also have a lack of free parking in comparison to Ryde which has free parking in the main shopping centres of Union Street and the High Street. This disparity has never been explained to Newport businesses.

Before making this decision please consider fully the impact on the County Town, consequences could be job losses and store closures, negating the gains from this new development and detrimental for the long term health of Newport.

We look forward to your response.

With best wishes

John McLaughlin

Chairman

NBA

## Response from Cllr Stuart Hutchinson - Deputy Leader and Cabinet Member for Resources

On Tuesday, 5 December 2017, 8:36, Stuart Hutchinson <[stu.hutch@btinternet.com](mailto:stu.hutch@btinternet.com)> wrote:

Dear All,

I'm responding to you as individuals who have taken the time and trouble to write to me about this issue and I thank for your comments and observations regarding this proposed decision.

I have to say that I am minded to agree to amend the conditions on this piece of land.

South Coast Leisure have agreed a price with the Council, which gives a significant value to the land primarily because of the marriage value of this and SCL's adjoining ownership, which is the land currently occupied by Newport FC. SCL have an option to purchase our land within the next three years. Removing the restriction, which was primarily placed there to protect the Council's land value, not to usurp any planning function, makes it more likely that the option to purchase at the agreed value, will be exercised. That gives greater certainty of an income for the Council which we desperately need, given the requirement to find £19M in savings or income over the next three years.

There are other issues which I have taken into account:

Firstly, that removing the restriction does not give any automatic right to use for large food retail. That is subject to planning approval. This is the proper place for consideration of potential impact on other businesses.

Secondly, the greater part of the joint site, should SCL exercise their purchase option, is already in their ownership, will soon become vacant on the relocation of the football club and what it could be used for is not within Council control other than by the normal planning process. This is a significant change from when the arrangements for purchase of the ASDA site and the SCL option was agreed. Removing the current restriction allows flexibility in layout and overall development, but does not give any permission for a specific use. SCL could currently use their existing land, which is over two thirds of the total, for whatever Planning approval is given - which could be food retail. That of course could happen whether or not the option land was purchased.

Lastly, I'm aware of concerns that large food retail trading in Newport could be impacted by any new planning permission, but I'm also aware that food retail in all sectors is predicted to grow by 15% over the next 5 years. The wider trading landscape is likely to be affected more by how consumers behave than by a particular store. Online food purchase is predicted to show the biggest growth at over 10% per year over 5 years, with discount stores not far behind, and even local convenience stores seeing near 20% growth over the same period. Traditional large retailers are altering their own offerings to remain competitive; for example Morrison's, which had been showing poor trading figures, has achieved a dramatic turnaround in the last year with profits up 40%.

Changing market conditions are of course properly an element in the discussion around any future potential planning application.

Kind regards,

*Stuart*

Stuart Hutchinson

Ward Councillor: West Wight

Deputy Leader Isle of Wight Council

Cabinet Member for Corporate Resources