



ARUNDEL HOUSE ESTATES LIMITED

Orders Branch
Department for Economy, Science & Transport
Welsh Government
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April 29 2016

Dear Sirs,

M4 BLACK ROUTE – SOUTH OF NEWPORT

I refer to the recent publication of Draft Orders for the above project, and write to register my company's support for the Welsh Government's Black Route.

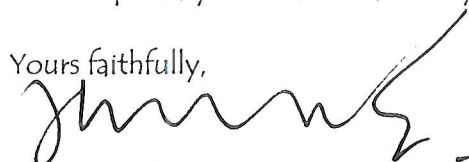
Arundel House Estates Limited is a property investment company which owns Maesglas Industrial Estate, Newport; a development of 28 units totalling 165,000 sq. ft. of business and industrial accommodation. The company is a long standing investor in Newport having acquired Maesglas from the Welsh Development Agency in 1986.

In the 30 years that my company has owned the Maesglas Estate, we have seen a relentless rise of traffic volumes on the M4 running north of Newport. This section of the M4 is now congested, unsafe and unreliable in terms of predicting journey times. We therefore support the proposal to construct a new stretch of M4 (the Black Route).

The suggested alternative solution of upgrading the existing Newport Southern Distributor Road (SDR), the so called Blue Route, would in our opinion have an unacceptable impact upon local business traffic within south Newport.

Maesglas is located in close proximity to the SDR, and we would be concerned that access to the estate would be severely prejudiced at peak times, consequently undermining the business environment and appeal of the estate. The Black Route provides what is required, i.e. a safe and resilient primary route around the Brynglas Tunnels.

Yours faithfully,



John Powell-Tuck
Director, Arundel house Estates