

From:

Sent: 19 April 2025 10:54

To: NCC - Planning <Planning@newport.gov.uk>

Subject: CONNL/24/0756

I am writing regarding the letter that you have sent to my husband and myself regarding amendments and additional information that has been submitted regarding the planning application.

I have looked at the information and the only change that I can see is regarding the moving of the waste area and cycle storage area to nearer the front of the entrance. The bins will still need to be put out, weekly for recycling and 3 weekly for general waste. who will be responsible for this? Also if the recycling is not entered into the correct bins Wastesavers will refuse to collect it as it is contaminated. This will lead to an even bigger rat problem than we already have in the surrounding area.

Reading the report by Shona Carle I am even more concerned about the potential root damage to the trees either side of the raised garden. We live at 63 Witham Street and both these trees are in close proximity to our property. If the roots are damaged they could cause serious damage to property and also the many vehicles that are parked in the area.

I am also concerned about pedestrian access to the development close to the houses in Witham and Feering Street which leads to the recreational area. Anyone would be able to enter the main entrance on foot and open the gate to let other people in which will encourage even more anti-social behaviour. Residents cannot be expected to police this as it could be potentially very dangerous for them to confront strangers.

The height of this building is too high and the design, especially the 3rd floor will make it stick out like a sore thumb rather than blend in with the existing houses in Witham and Feering Street.

Finally none of the changes have addressed the elephant in the room which is parking either during construction or once the property is completed if we are unfortunate enough for planning permission to be granted. How can contractors be expected to park on site if it has to be excavated? The contaminated waste is also of great concern. The entrance to the site also requires the removal of existing parking spaces in Kelvedon Street and your plan states that there will be space for visitor parking in Witham Street. There is not enough parking for existing residents especially when the doctors, chemist and Imran Centre are in use. Residents who work late and night shifts are often forced to use the spaces that are planned to be removed, having to get up after only a few hours of sleep to move their vehicles or

risk getting a parking ticket!! Parking spaced in Feering Street and Kelvedon Street are also used by employees and customers to the small business units at the bottom of Kelvedon Street as well as customers to shops on Corporation Road.

My husband and I are still strongly opposed to the planning application being granted. We have been residents for over 40 years and believe that the land could be put to better use but I am sure that the developers want to make as much money as possible irrespective of the impact this property will have on existing council tax paying residents who would have to look at the eyesore and put up with the problems it will create if planning permission is granted.

Regards