

From: Ceri Griffiths <ceri@kjg.uk.com>

Sent: 10 December 2024 17:43

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Cc: Jon Moore - MVR Solutions <JonMoore@mvr solutions.co.uk>; Mark Hands <mhconstructionservices@googlemail.com>; Derek James <derek@kjg.uk.com>

Subject: RE: 24/0756 - land formerly known as Kelvedon Street

Vicky,

Apologies, I don't know what happened to these documents. There was a problem with this application as it took a long time to get registered as there was a delay in the payment. I think this might be the reason documents got missed.

I have enclosed the following documents and would ask if they could be added to the application:

- 1229.01 Soft Landscape Proposals
- R01 Landscape Management Plan
- 16.09.24 Kelvedon Street, Newport: Tree Survey
- Tree Constraints Plan

The Green Infrastructure Statement (GIS) is summarised in the DAS but I will send over the formal document later this week.

With regard to the Landscape Officer's comments my initial responses are:

Hard Landscaping Plan:

The existing levels are shown on the existing site plan and the proposed levels are shown on the proposed site plan. Retaining structures are shown in outline on the site section drawings. These are not substantial and have been reduced in height by the addition of hoop top fencing above.

The areas of hard landscaping are limited and are described in the DAS. I would have thought that this would be covered by a Condition as usual. Whenever we put details of external materials on a drawing there is always still a condition requiring resubmission. However, I am happy to prepare a hard landscaping drawing setting out the details of the materials and add some additional levels if this will avoid the need for this to be conditioned. Please advise.

Landscape Management Plan:

See above. This is now submitted.

Landscape Drawn Sections:

There are some sections on the Soft Landscape Plan. The landscaping is also shown (in part) on the Context Sections Drawing. I believe that these address the issues raised in the comments. However, if more detailed drawings please advise and they will be prepared and submitted.

I have noted that there are a number of other responses on the website. I will download these and respond to each over the next week.

I have also noted a number of neighbour objections (31). Whilst I am sure that you will filter these to the ones that raise genuine planning policy issues I would like to make a few observations:

It does seem as if this is a coordinated response as a significant number of the objections are from a considerable distance from the application site. 4 of the objections are from 48 Bryngwn Road, which is over 2km away on the other side of the river. One of the objections is from an address in Llanwern.

The biggest objection seems to be related to parking. This has been dealt with in detail in the submission and I note that the Highways Officer has accepted the proposed parking numbers. Whilst a space per apartment is being provided there is compelling evidence from nearby affordable housing schemes that it is unlikely that these will all be used. Car ownership is very unlikely to be 100% of spaces provided and as such there will be no additional pressure on the existing streets or the Doctor's surgery opposite the site.

In addition to the above we have now received some 3D images of the proposal. I have enclosed 2 views for information. I will prepare a formal drawing and submit this within the next day or so to be added to the application.

Regards,

Ceri Griffiths

Partner

Kennedy James Griffiths

Tel: 029 20545100

Mob: 07834362655

Confidentiality: This email and its attachments are intended for the above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please reply to this email and highlight the error.

Security Warning: Please note that this email has been created in the knowledge that Internet email is not a 100% secure communications medium. We advise that you understand and observe this lack of security when emailing us.

Viruses: Although we have taken steps to ensure that this email and attachments are free from any virus, we advise that in keeping with good computing practice the recipient should ensure they are actually virus free.