

20th November 2025

**fao.** Newport Council  
**address.** Civic Centre,  
Godfrey Road,  
Newport,  
NP20 4UR

Dear Sir / Madam

**Former Kensington Court Day Centre, Oaklands Road, Newport, NP19 8GQ  
Planning application for Proposed Residential Development (PP-14101992)**

**Introduction**

We are instructed on behalf of 'Townscape Homes Ltd' to submit a planning application which relates to the Former Kensington Court Day Centre for the following development:

*"The demolition of the former daycare centre building and the construction of 6 No dwellings, access road, turning area and associated works"*

This letter outlines the detail submitted in support of this application with reference to the following documents:

- Planning Application Form and Certificates;
- Application Drawings and Plans prepared by DWE Architecture including:
  - Cross Sections 01
  - Cross Sections 02
  - Cross Sections 03
  - Plans and Elevations Detached House Type 'B' Plot 6
  - Plans and Elevations Semi-Detached Houses Type 'B' Plots 5 & 6
  - Plans and Elevations Houses Plots 1, 2, 3
  - Section Key Plan (dwg ref. 024-004-A)
  - Site Layout (dwg ref. 4)
  - Site Location Plan (dwg ref. rev A, B, C, D)
  - Autotracking for Garage Past Raingarden
- Planning, Design and Access Statement – prepared by GJP;
- Green Infrastructure Statement – prepared by GJP;
- Arboricultural Impact Assessment – prepared by Treecare Consulting;
- PEA – prepared by Soltysbrewster;
- Heritage Note – prepared by EDP;
- Landscaping Strategy – prepared by Potterlon Associates;
- Drainage Strategy – prepared by WL Squared.

In relation to the planning application fee, payment for this will be made under separate cover.

## Conclusion

It is considered that the information provided above and in the referenced documents supports the submission of the above planning application which seeks approval for the demolition of the former Kensington Court Day Centre.

In light of the above, and the enclosed, we trust that this is all sufficient and understandable at this stage and look forward to hearing from you as soon as possible with such confirmation. Should however you have any queries or require anything further then please do not hesitate to contact me.

Yours sincerely,



**Geraint John**  
Director  
Geraint John Planning Ltd.