

From: Adan, Saeed (Elected Member) <Saeed.Adan@newport.gov.uk>
Sent: 13 June 2025 07:00:42 UTC+01:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>
Subject: Objection: 25/0364 - Clytha Crescent HMO proposal

Good morning,

Planning ref: 25/0364

Reasons for objection:

- The proposal represents a highly vulnerable form of development located within an area at risk of flooding. Natural Resources Wales (NRW) has explicitly raised concerns regarding the adequacy of the submitted flood risk information. Specifically, there is an absence of an updated Flood Consequences Assessment (FCA) to demonstrate that the potential impacts of flooding can be safely managed. In the absence of this information, it has not been demonstrated that the risks to life, property, and emergency services can be appropriately mitigated. As such, the development could pose an unacceptable risk and is contrary to national planning policy on flood risk.
- Insufficient evidence of drainage plans has been presented to demonstrate how the development will prevent hydraulic overloading of the public sewerage system. This omission is particularly concerning given the potential impact on the health and safety of existing residents, as well as the wider environment. In the absence of a clear and deliverable plan to manage foul and surface water discharge, the development poses an unacceptable risk of increased flooding and pollution. It is imperative that such infrastructure considerations are addressed at the planning stage to ensure the long-term sustainability and safety of the development.
- Supplementary Planning Guidance requires a minimum of seven parking spaces for the proposed use. The site is located within a heavily controlled parking zone, where on-street parking is restricted and already under pressure. There is therefore a clear risk of parking displacement into neighbouring streets, which would cause disruption to existing residents who rely on on-street parking. Furthermore, the proposal fails to demonstrate appropriate provision for sustainable

travel, as no visual or technical evidence has been submitted to confirm the inclusion of secure cycle storage—such as the number, type, or security of cycle racks or stands.

- There is no evidence or input from the Council’s Environmental Waste Team and no specific details have been provided on how waste will be stored, managed, and safely collected from the site. This raises significant concerns regarding the practicality and safety of waste disposal arrangements, which must be addressed to ensure compliance with environmental and public health standards. Although the proposal notes internal bin storage, there are no clear details of how bins, bags and boxes will be transported to and from the collection point on collection days. This could lead to obstruction of pavements, parking bays and cause highway safety concerns. A detailed plan is required to demonstrate secure storage, moved to collection points and collected safely without causing nuisance or disruption to residents, pedestrians and road users.

Should you be minded to approve this application, please refrain from making a decision under delegated powers and instead refer to the Planning Committee for consideration.

Kind regards,

Saeed

Cllr Adan

Pillgwenlly Ward