

PROPOSED DEVELOPMENT TO CREATE 2NO. DETACHED DWELLINGS WITH DETACHED DOUBLE GARAGES AND ASSOCIATED PARKING

Good morning Catherine,

I write to object to application 24/1034 and if you are minded to grant the application I wish to call in the application to be heard before full planning committee on the following grounds:

I strongly object to the proposed planning application due to the significant overlooking impact on neighbouring properties. It is not clear how many bedrooms are being proposed but the development's windows and elevated structures will directly face adjacent homes and gardens, severely compromising residents' privacy. This invasion of private space is detrimental to the quality of life and will create an uncomfortable living environment for affected households. The design fails to respect the need for adequate separation distances and appropriate screening measures to prevent intrusive views. Approving this application would set an unacceptable precedent, allowing future developments to disregard privacy considerations, ultimately harming the character and amenity of the surrounding neighbourhood.

I strongly object to the proposed planning application due to its detrimental environmental impact. The development threatens local wildlife, trees, and natural habitats, which are essential to the ecological balance and biodiversity of the area. The removal of mature trees and vegetation will destroy habitats for birds, small mammals, and other species that rely on them for survival. Increased human activity and construction noise will further disturb wildlife and disrupt natural behaviors. Additionally, the loss of green space will reduce environmental benefits such as carbon absorption, air purification, and flood mitigation. This proposal is unsustainable and incompatible with environmental preservation. I understand that the applicant has recently had felled approximately 30 tall trees within their boundary during the past 2 months. This suggests that they are not going to be concerned to preserve the ancient woodland which adjoins the property. The report from NCC Tree and Woodland Officer Shona Carle indicates that there will be an adverse effect on local amenity should the application be approved. She says "To re-iterate the trees should inform the design layout and not vice versa, all potential conflicts between the proposed buildings and the trees should be designed out. The health, safety and longevity of the trees should not be compromised by a development." Why have 30 tall trees been felled already?

Furthermore, I object to the proposed planning application due to the loss of valuable green space which runs contrary to NCC's Environment & Public Protection Service Plan. The development involves the removal of private green areas that contribute significantly to the character, aesthetics, and environmental health of the neighbourhood and will impact on Ridgeway's Green Lung. Green spaces provide

important ecological functions, including improving air quality, reducing heat, and supporting local wildlife. Their removal will negatively impact the visual appeal and tranquility of the area, diminishing residents' quality of life. The loss of these spaces also reduces opportunities for outdoor recreation and relaxation. Approving this application would set a harmful precedent, prioritising development over environmental sustainability and community well-being. Moreover, Newport City Council's Climate Change Emergency declared "in November (2021) Newport Council declared an ecological and climate emergency that recognised the need to protect Newport's local environments and reduce carbon emissions across the City. The motion would ensure that all future decisions and policies made by Newport Council would be integrated across all areas of Council activity and the Council would lead by example through partnership working." We need to be preserving our green spaces not building on them.

I also object to the proposed planning application due to significant traffic and parking issues. The development will result in increased traffic in a quiet area of Newport, which is unsuitable for handling higher volumes of vehicles. This raises safety concerns for pedestrians and existing road users. Access onto Ridgeway is limited, creating additional congestion and hazardous conditions at the junction of the proposed access lane with Ridgeway, particularly during peak hours. The proposed development fails to consider the capacity limitations of local infrastructure, making it inappropriate and detrimental to the community.

Furthermore I object to the proposed planning application due to the significant potential for noise pollution and disturbance it will cause. The development's increased activity, including construction noise, vehicle movements, and the ongoing use of the site, will disrupt the peaceful enjoyment of neighbouring properties. The introduction of additional noise-generating activities in a previously quiet area will negatively impact the quality of life for residents. The lack of appropriate noise mitigation measures in the proposal fails to address these concerns. Approving this application would result in a long-term disturbance that is incompatible with the established character and amenity of the surrounding neighbourhood.

Just to reiterate my request to call in this application should you be minded to give permission.

Yours sincerely,

Councillor Pat Drewett

Cabinet member for Communities and Poverty Reduction

Aelod Cabinet dros Gymunedau a Lleihau Tlodi

Newport City Council/Cyngor Dinas Casnewydd

**Civic Centre/Canolfan Ddinesig
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