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Subject: Planning Condition 5 : *Management Plan for External Communal Space – Kelveden / Land off Kelvedon St, Newport NP19 0DW*

To whom it may concern,

Please find enclosed the Management Plan for the External Communal Space associated with the *Kelveden / Land off Kelvedon St, Newport NP19 0DW*

The document sets out the management, maintenance, and security arrangements for the communal areas within the development, with particular emphasis on ensuring safe, attractive, and well-overlooked spaces through thoughtful design and effective ongoing management.

Key aspects of the plan include:

- A detailed schedule of landscape maintenance and management responsibilities for all external communal areas.
- The use of low-level fencing to subtly define private and communal boundaries while maintaining clear sightlines to support natural surveillance.
- The way in which the orientation and layout of the existing and proposed dwellings have been designed to provide passive overlooking of the communal areas.
- The procedures for routine inspections, litter collection, and general upkeep to ensure that the external environment remains safe and welcoming.

It should be noted that CCTV provision has not been included within the management proposals. This decision reflects the intention to minimise ongoing maintenance and operational costs that would otherwise be passed on to residents through the service charge. Instead, the scheme relies on natural surveillance and good environmental design as the primary means of promoting safety and discouraging antisocial behaviour, consistent with Secured by Design principles and good practice in residential management.

We trust that the enclosed Management Plan satisfies the relevant planning requirements and demonstrates a robust approach to the long-term management of the communal external areas.

Yours Sincerely

Abbey James

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