

**From:** Planning  
**Sent:** 06 January 2014 08:02  
**To:** Geraint Nicholas Roberts  
**Subject:** FW: planning application 13/1279

**From:** Dave  
**Sent:** 05 January 2014 17:16  
**To:** Planning; [planning.EE\\_PO.STAFFDOM@newport.gov.uk](mailto:planning.EE_PO.STAFFDOM@newport.gov.uk)  
**Subject:** planning application 13/1279

Reference number 13/1279.

The Head of Regeneration & Regulatory Services

I would like to strongly object to the proposed planning application mainly on the intended access route. The proposed entrance on the end of Courtney Street is sheer madness. I have a Workshop on Crawford Street Industrial Estate and have been there for over 25 years so I am very familiar with the traffic flow and issues of the area.

If you allow the building of 248 dwellings, then with at least one vehicle per household and in most cases nowadays two, possibly three, that will mean in excess of 300 - 400 vehicles trying to get out of the area at peak times. Then there are the service, delivery vans and wagons to add to the congestion. There will probably be the addition of the school run drivers who initially might believe it could be quicker to cut through this route to avoid the traffic light congestion at the bottom of Bank Street. ( There is intended pedestrian access to the school)

The first major issue will be trying to negotiate the single file bridge in Turner Street, then the fact that the Caerleon Road side of the bridge is not wide enough with parked vehicles either side to have dual flow. Gridlock before we even start.

The second issue will be the people who try East Usk Road with the traffic lights by the cenotaph which is already a complete no go area at peak times, so lets just throw another 300 plus vehicles into the equation.

The third problem would be a delivery lorry going to Cymru Kitchens which seriously hinders traffic flow when they are unloading just on the Caerleon Road side of the bridge in Turner Street or sometimes articulated lorries delivering to businesses in Trostre Street

A further problem that might arise if heaven forbid there is an accident on the West bound side of the M4 and the usual ensuing traffic snarl ups coming down Caerleon Road, they can join in as well.

I truly believe that this must be seriously looked at before going ahead as to try and sort it out afterwards would probably be more costly than an alternative at the start. My suggestion would be a bridge over from the old Sainsbury's site or off the roundabout by the new Sainsbury's site and everything should flow happily.

Yours Faithfully  
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