

11 January 2014

9 Courtney Street
Newport
South Wales

Re: Planning Application reference number 13/1279

Dear Sir

We would like to mention a few things in regard to the planning application that would affect us when the houses on the River Bank site are being built and when the residents move in.

Parking facilities

We do not consider that there will be enough parking facilities for all the residents of the new houses and apartments as we believe there has been a serious underestimate of the number of cars that residents (and visitors and others) will want to bring onto the site given the high density of the housing. This will affect available parking for existing residents of roads around the site.

Safety for children

Will the children and parents going to Glan Usk school be affected by the amount of traffic using the Courtney Street route at peak morning time? In addition a greater number of vehicles will now be moving on roads around a children's playground.

Use of Herbert Road

Herbert Road is being used for construction traffic; is there the possibility that there could be a permanent route to the new houses via Herbert Road as some agreement must have been made with the private owners for construction traffic. This additional route would reduce the number of vehicles going around Courtney Street and the children's playground. The permanent opening of Herbert Road to the site would also give two ways for emergency services to access the estate.

Traffic congestion

The extra amount of traffic that will now be using Turner Street to enter and exit from Caerleon Road will cause congestion at the narrowing of the road to single lane under the railway bridge. Planning permission has also been given for an additional 10 houses on a small site in Crawford Street and future residents from this site who have cars will also have to use this road.

Increased risk of flooding

On the planning application it is identified that the site is in an area at risk of flooding and will increase the risk of flooding elsewhere. We are concerned that homes in the area will be affected by this increased flood risk.

We would like our points to be given serious consideration.

Yours faithfully

Mr and Mrs Butcher