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30th September 2025

Address: Fourteen Locks Canal Centre Cwm Lane Rogerstone Newport NP10 9GN

Proposal: *Demolition of existing visitor centre, construction of new improved visitor centre and associated works*

Dear Mr Foote,

Following receipt of consultation responses this letter provides a summary of the changes made and includes a response to a number of consultee comments.

Arboriculture

Following an onsite meeting with the Tree Officer it was agreed that a draft AIA and AMS would be submitted to the Council with a pre-commencement condition requiring the final reports to be submitted and approved by the LPA. Furthermore, all drawings have been updated to include RPA's, Tree numbering and categorisation.

Hard and Soft Landscaping

Following on from comments provided by the Landscape Officer ornamental planting beds and shrubs along the western boundary have now been omitted. An updated soft landscaping plan has been produced which sets out a proposed planting strategy and upgrades to the proposed tree planting to extra heavy trees opposed to the 8-10cmg as previously proposed. Whilst the proposed soft landscaping plan proposes a wildflower planted swale.

Commentary surrounding the grassed area needing to be raised in the proximity of T10 is noted. However, the area is already raised and no significant changes to this are proposed as part of this application, a comparison of the area as existing and as proposed is provided below.

Figure 1 – Existing and proposed raised area



Whilst suggestions in relation to the location of cycle parking are appreciated, the proposed location has been informed in consultation with the Designing Out Crime Officer to allow for natural surveillance and self-policing of bikes whilst people are making use of the overlooking facilities and seating areas. Relocating these to the suggested location against the bin store fencing would move them out of view, significantly reducing the level of natural surveillance and self-policing achieved. This would be contrary to the advice of the Designing Out Crime Officer.

Furthermore, details regarding boundary treatments to the proposed bin store have been provided within the hard landscape plan and is to include hit & miss style 1.8m tall wooden fencing with matching lockable gate.

Crime prevention

There have been several comments raised in relation to vandalism and anti-social behaviour. Following discussions with the building staff around the anti-social behaviour, the Design Team undertook early consultation with Gwent Police Design Out Crime Officer. Their feedback (Page 18 of DAS) has been used to shape the proposals seeking to achieve a safe environment for all users. As a result, the below crime prevention interventions have been proposed as part of the development:

- Bollards around the perimeter of the building
- Cycle parking near to and outside cafe area to allow for self-policing
- CCTV locations and signage
- Ensuring the alarm covers all windows and doors
- The cycle store to be low level to reduce the chance of people congregating under cover in bad weather at night
- The inclusion of roller shutters on all glazing to be used out-of-hours

- Minimization of soffits/comfortable shelters for loitering

Loss of jobs

The loss of jobs during construction has been highlighted as a concern by the Monmouthshire, Brecon and Abergavenny Canals Trust, this issue has been carefully considered by the applicant. As part of the project costing a portable office space has been budgeted for to provide the Canal and River Trust staff an alternative premises to work from whilst also remaining onsite. During the construction phase the Trust will have the opportunity to implement a temporary solution to the loss of the shop and cafe within the space being provided.

I trust above information satisfies any queries raised by consultees and officers, if there are any further clarifications required, please feel free to contact the team.

Yours faithfully,



Iwan Evans BSc (Hons) MSc

Planner

KEW Planning