

14, Court Crescent,
Bassaleg,
Newport,
NP108NH
28/12/25

Re: Planning Application (Ref 25/0792) – (Bridge over Ebbw River Forge Mews Bassaleg Newport NP108NE)

I wish to formally object to the above planning application. My objection is based on several material planning considerations which, in my view, have not been adequately or accurately addressed within the submitted documentation or the consultant reports relied upon by the applicant.

1. Consultant Bias and Misrepresentation

The applicant's supporting documents demonstrate a clear lack of objectivity. Key conclusions appear to be framed to justify the proposal rather than to provide a balanced and impartial assessment. In several instances, material constraints have been downplayed or omitted entirely. This raises serious concern that the Council has been misadvised on the true planning merits of the proposal.

2. Sustainability and Environmental Impact

The proposal fails to demonstrate compliance with local and national sustainability objectives. There is sufficient evidence that the development does not minimise environmental harm, reduce carbon impact, or integrates sustainably with the surrounding area. Assertions of sustainability are largely unsubstantiated and unsupported by robust assessment when compared with the option of using existing supports.

3. Flood Risk and Drainage Concerns

The site is subject to known flood risk conditions. The proposed mitigation measures are unconvincing and lack sufficient detail to demonstrate that flood risk will not be increased on-site or elsewhere, contrary to national planning policy. Utilising the existing East pier and West abutment doesn't change the existing conditions of river flow.

4. Inadequate and Flawed Evidence Base

Several technical assessments rely on assumptions that are either unsupported or have not considered alternatives when evident. As a result, the conclusions drawn cannot reasonably be relied upon to inform a sound planning decision. The Council is therefore at risk of placing undue weight on incomplete or misleading information.

5. Conflict with Planning Policy

Due to the issues outlined above, the proposal conflicts with relevant local plan policies and the principles set out in the National Planning Policy Framework, particularly those relating to sustainable development, climate resilience, and risk avoidance.

Conclusion

For the reasons stated, I respectfully request that the Council gives this application careful scrutiny and does not accept the applicant's consultant reports at face value. In their current form, the submissions fail to provide a reliable or policy-compliant basis upon which planning permission should be granted. I append a Document "Planning Document Review 28/12/25"

I ask that this objection be fully recorded and taken into account in the determination of the application.

Yours faithfully,