

21 November 2014

9 Courtney Street
Newport
South Wales

Re: Planning Application reference number CONNL/13/1279

Dear Mr Roberts

We have already made comments (letter dated 11 January 2014) on the earlier application for 248 houses on the site South of Glan Usk Primary School and feel that these are still valid and should be considered after we have read through the many pages associated with the new/amended application for 251 houses on the same site.

One previous comment related to the lack of parking facilities that will exist as the site becomes established and matures. This also includes visitor parking and deliveries being made to the site. Another 3 houses have now been added to the site to share limited space for parking.

Original Comment

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.

Traffic congestion was also mentioned by us and we feel that this will still be a serious problem in the future even with the measures outlined to relieve this on the plans. A car sales firm has now moved on to the Crawford Street site and some additional cars are already parking around the playground for children in the area.

Original Comment

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.

Safety for children in the local area walking to and from school and at other times when increased numbers of cars are present in the area is still a concern.

Original comment

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.

Increased risk of flooding – once again we still feel this is a problem even with the measures proposed on the plans and documents to reduce risks.

Original comment

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 also note the reduction in the number of social housing units now being proposed on the site while the number of market housing units has increased. It is also noted that the already high density of housing on the site itself has increased from 248 to 251 units.

We hope that our concerns will be given consideration by the Planning Committee.

Yours sincerely

Mr and Mrs Butcher