



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

Date: 16 October 2024

APPLICATION NO: 24/0678

PROPOSAL: Proposed Development of 42 No. Dwellings, Landscape Planting and Associated Works

LOCATION: Monbank Development Site Cardiff Road Newport South Wales

Dear Sir/Madam,

I am writing on behalf of Network Rail Infrastructure Ltd, the freeholder of the land referenced in planning application 24/0678, submitted to Newport City Council.

We have been working with Monmouthshire Housing Association for some time in identifying a suitable and beneficial use for this land and are pleased to provide our full support for the application.

We believe that the proposed intended use of the land for residential use, represents the most appropriate and efficient use of the site in line with Objective 1 of the LDP, given its sustainable position adjacent to a wider housing allocation (H14). Additionally the creation of much-needed housing aligns well with both local requirements and Newport Council's wider development strategies, as outlined in objective 4 (Housing Provision) of the Newport Local Development Plan (2015), to support growth to meet local housing need.

As the landowner, we have carefully evaluated various options and are confident that the intended housing use offers a sustainable, long-term solution for the land that will provide sustainable, affordable, and high-quality housing.

We, therefore, express our full support for planning application 24/0678 and look forward to its successful approval.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Cary Leighton', written in a cursive style.