

From: *****

Sent: 31 January 2026 17:20

To: NCC - Planning <Planning@newport.gov.uk>; bethansedwards@aol.com

Subject: Regarding 25/1056|REPLACEMENT OF THE DEMOLISHED DWELLING "BRAMLEY"

Dear Newport Planning,

We generally support this development, but have noted that many of plans show boundaries that do not confirm with our title, not that of Bramley itself.

It appears that this has been amended in one of the recently (SD903 02A Block plan and floor plans, added 23/01/2026), and this version appears to agree with our title boundaries (and indeed those of Bramley itself). We would appreciate a definitive acknowledgement of the boundaries in any agreed plans.

We will be looking to create a tidier boundary between the properties (which has become overgrown in the time before we purchased the property), and we expect any development will mutually support the privacy of both properties, and mutually respect any reasonable sunlight opportunity.

Additionally, we are responsible for a section of stream that runs throughout these properties on Catsash Road, and immediately upstream of us is the bridge that Bramley uses for road access. I have not fully inspected the bridge, but I would recommend that it is professionally assessed for it's structural integrity, given that any collapse could cause further problems regarding the flow of this water, which is significant during heavy rain.

It would clearly benefit the community to have the former property replaced rather than left unkempt and empty.

Woodside Cottage,

Catsash Road.

Langstone

NP18 2LZ