

From: Hughes, Jason (Elected Member) <Jason.Hughes@newport.gov.uk>
Sent: 03 December 2025 13:16
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>; Cocks, Steve (Elected Member) <Steve.Cocks@newport.gov.uk>; Baker-Westhead, Claire (Elected Member) <Claire.Baker-Westhead@newport.gov.uk>
Subject: Fw: Reference 25/0811

25/0811	
Alternative Reference	PP-14369862
Application Received	Tue 30 Sep 2025
Application Validated	Tue 21 Oct 2025
Address	Sirona Belmont Hill Caerleon Newport NP18 1JX
Proposal	REMOVAL OF FRONT WALL AND CREATION OF OFF STR

To The Planning officer,

Re Case 25/0811

The case refers to a retrospective planning application (removal of a front wall and the creation of off street parking area Sirona- Belmont Hill)

It became evident to Councillors that significant work was being undertaken on this site that included the digging out of not just a front wall but a significant amount of embankment between the road and the elevated home itself. While we are sympathetic that some of these homes do not have parking allocated, this would have been known to any purchasers of the property beforehand.

The surrounding site is controversial on many fronts. It lies adjacent to a conservation area- one the Councillors had asked to be increased further up the hill

during the last consultation. The area is known to be of historical significance due to finds along this stretch which have suggested a Roman burial site. The digging up of this area to such an extent without planning consent is something we recognise as a dangerous precedent in a landscape that is known to have important archaeological importance.

We are unsure if highways were contacted prior to the demolition of the wall, but to many residents the work was noted at the time as being incredibly dangerous in the manner it was undertaken and clearly without the necessary planning consent. Considering the application being considered, in regard to a number of factors this could be seen as reckless and I would also question the role of the contractors in this, as to the advice they gave their clients.

The area is one that has received a great deal of attention locally and is an incredibly dangerous stretch of road. Belmont Hill is a steep hill with variable speed limits that are often disregarded. A sharp bend leads to the area in question, and we have argued for many years that the area contains too many hazards already-in a relatively short amount of road. These include

The steep incline itself

The entrance to Los Reys (largely hidden on a blind spot if heading from Caerleon)

The old Hill entrance

The entrance to the Woodland and septic tanks and homes on the hill opposite Los Reys

The newly enhanced driveway opposite Sirona

The lack of a pavement on both sides of the road

All these hazards are within a few thousand yards on a blind bend. The addition of parking spaces at Sirona would create another area that cars would pull out on or before this bend and create a dangerous hazard. Cars would need to stop on the hill and reverse into the space or illegally reverse out onto the public highway in what is already considered a dangerous stretch of road. For pedestrians walking from the upper area or to/ from Los Reys this also creates a further hazard to navigate.

There are also concerns about the weakness caused to this stretch of embankment. In recent memory we have already seen a home partly collapse on this section.

Further down in Ashwell Cottages at the foot of the hill there is frequent flooding, and the residents are already questioning the impact of water flow down the hill regarding changes that are happening further up. We know the drains are regularly maintained so something else is causing water issues in this area and it would be reasonable to suggest that changes to the topography might be playing a part.

To summarise we feel that this development, adjacent to a conservation area requires similar protections as does the conservation area itself. The application if granted would create another obstacle to navigate on a stretch already considered locally to be amongst the most dangerous in the area. The flooding impact requires a much more detailed assessment and the archaeological significance of the area is significant.

We would not therefore be in a position to support this application and would ask that the land is returned within a specified timeframe to its original condition and safely within highway parameters and that the retaining wall is made good as a matter of urgency,

Regards,

Councillor Jason Hughes

Councillor Stephen Cocks

Councillor Claire Baker- Westhead

Caerleon Ward