I would like to bring to your attention in regard to the Local Development Plan that, Redwick Community Council was sent a "village appraisal questionnaire" by Newport City Council in January of 2010 and that there has been no response.

An officer survey of the village boundary took place in May of 2011, this survey was undertaken by planning officer Lucy Taylor and I am lead to believe that nobody from the Redwick Community Council accompanied her during the survey.

When the settlement boundary appeared in the proposed Local Development Plan of 2012, I visited Newport Library and was unable to identify boundaries from the proposed settlement boundary nor the Unity Development Plan following which I made an appointment for a meeting with Lucy Talyor to discuss further. Having spoken with Lucy Taylor, I was given an up-to-date map of the village of Redwick outlining the proposal Local Development Plan and the existing Unity Development Plan.

Following on from the meeting with Lucy Taylor, I attended a "Redwick Community" meeting sometime later with a view to discussing the proposed Local Development Plan and to clarify certain questions in regards to the Local Development Plan. One of which asked if any "Redwick Community Councillors" had any input or involvement with the proposed Local Development Plan, the response I had was from Community Councillor Mr John Evans who stated that Newport City Council undertook the boundary report and no one from the Redwick Community Council took any part in the village boundary survey.

The following day I telephoned the Newport Planning department and spoke with Lucy Taylor advising of the conversation in regards to the boundary report and the changes therein was undertaken by Newport City Council and that no member of the Community Council was involved. I was advised and quote "That's not particularly true Mr Cromwell" unquote.
Clearly, Lucy Taylor's response gives rise to some authenticity to my question, a question I hasten to add is still unanswered, furthermore I find the seemingly clandestine collaboration utterly distasteful and disingenuous having been assured and believed that the process would follow proper consultations between Newport City Council, Redwick Community Council, Land Owners and other members of the public whom had an interest in the Local Development Plan.

No discussions took place prior to the LDP deposit plan of April 2012.

I attended a second meeting at the Redwick Community Council a few months after the first meeting took place. The Community Council raised the point of the Local Development plan, and I reiterated that I had several questions to ask in this regard only to be advised by the chairwomen that they could not discuss anything in respect to the Local Development Plan and that they had quote "more important things to discuss" unquote. It became apparent that a county councillor was present at the meeting and I was asked to accompany him away from the meeting and into the kitchen area of the community Hall.

Having introduced myself, I advised the county councillor that I was totally against the proposal of the Local Development Plan whereupon he produced a photocopy of the plan as previously found at the Newport Library two months earlier and which had been confirmed incorrect The councillor advised that he could not see the changes from the Unity Development Plan to that of the Local Development Plan, I advised that he had an incorrect copy and produced the one given to me by Lucy Taylor outlining both the Unity Development Plan and the Local Development Plan. It was painfully obvious that the councillor was clueless in regards to any changes to the Redwick boundary Unity Development Plan to the proposed Local Development Plan. I advised that he should speak with Lucy Taylor to obtain an up-to-date copy, said my goodbyes and left the building.

You will understand and forgive the frustration and the utter feeling of wasted time, having attended two meetings, forced to seek clarification to obvious questions in regards denied consultations to the proposed changes, I quickly add, that are very important to me and the community on the whole, a frustration that had been compounded by the somewhat trivialisation of the process at the second meeting and the inconsistencies that are evident in the plans.

A short time following the second meeting I had spoken with some of the local residence of Redwick regarding the proposed Local Development Plan and was informed by a local farmer that he would have liked to have put land into the Local Development Plan had he known about it. I also spoke with Mrs Jackie Price of Green Street Road, Redwick in regards to her back garden forming part of the Unity Development Plan and removed under the Local Development Plan. Her wishes are simple and clear in as much she would like her back garden to be left as it is and go into the Local Development Plan.

I must reiterate that the communication and lack thereof between Redwick Community Council and the people of Redwick in which they serve, baring in mind this is a small village community totally distasteful and ask on such an important matter effecting the whole village, was the Local Development Plan discussed in the community prior to the deposit plan taking place? Furthermore, did Newport City Council have consultations and hold meetings prior to the LDP Deposit Plan with Redwick community councils, landowners and other interested parties? I think not, additionally the Local Development Plan was formed so that all parties making a contribution in forming the Local Development Plan should have their say. This has clearly not been the case and therefore the plan is totally unsound.
I would like to make statements on the history of the land in question I purchased back in 1991 in Redwick some 23 years ago I purchased this land from a Mr Magor who bought Green Street Farm in 1990 this farm is now known as Summer Leaze Pet Crematorium, Green Street, Redwick. My ground is due south of the above and fronting onto South Row Redwick to the east of the ground in question is the house called "Jesmond". I understand from speaking with the owner of Summer Leaze Pet Crematorium some time ago that she has permission to demolish the existing house and replace with a new build. Some twenty years ago I put in for planning on my land for stabling for my horses the stables would be back to back measuring a total build 36 x 24 feet made of sectional wood with a concrete floor, this was rejected by Redwick Community Council and likewise Newport City Council. I would like to thank Redwick Community Council and Newport City Council for more than two decades making total hard work for me, especially for me in the winter months when my animals have to be fed, I hate to think of the money I spent, time wasted. The number of animals I could have kept on this land, for years I have kept one horse on this land and because of the bad weather in recent years by springtime the ground looks like a ploughed field when lush grass should be growing, the words of comfort to me was stated by the planning officer of Newport City Council was ‘That if the airport came off the all planning restrictions on the village would come off’, that’s more than probably been the case at that time, which everybody in Redwick knew, that comment certainly did not help my situation, what a complete and utter idiotic statement to make by a planning officer to a member of the general public.

As I have stated previously, my ground lies alongside South Row, due north of my ground in Summer Leaze Pet Crematorium, directly across the road is Redwick House, until recently a working farm, the owner of this farm retired, sold the house and the outbuildings, the outbuildings have been sold as barn conversions for residential use my main concern with these conversions is that it lies out of the Unity Development Plan out of the proposed Local Development Plan, not only that but old cow sheds have been converted to single storey dwellings classified as C1 flood zone, according to Newport City Council, bungalows and single storey dwellings on a flood zone C1 would not be permitted, this again is a classic example of Newport City Council planning department saying one thing, mean something else and then doing the complete opposite.

With regards to Redwick Community Council three of them have had new buildings or barn conversions in the last number of years for themselves or their families, personally I have got no problem with this but let me make myself clear if its good enough for them then it is good enough for everybody else in the village, it seems to me over many many years Redwick Community Council and Newport City Council have been clap in hand, who gets what under the old system of the Unity Development Plan, if your face don't fit in this way of thinking you get nowt.

The biggest problem that concerns me is that there is at least 12 children born in Redwick village, they are now in the age bracket between 18 -25 years old who in this moment of time stand no chance whatsoever of buying a house in Redwick because of the house prices in the village, but there are some parents of these children who own land in this village and maybe if these children sometime in the future decide to get married they should have a right to build their own home in this village where they were born and brought up and which is the only place they have ever known. Some of this land is just outside of the Unity Development Plan but if more land was put into the Local Development Plan to cater for them then I think Redwick would benefit enormously from this. Why I say this is because say there are approximately 55 houses in Redwick village most of these households are retired people lets say you are 50 years and less probably non existent. Nowhere in the documentation I have seen from Newport City Council exists regarding this age bracket and I think this is a complete and utter controversy that this is allowed to happen and longer, although one good thing I will say regarding Newport City Council is the affordable homes situation in places like Redwick and maybe if it was at all possible from
Newport City Council that they may look into this problem with more details. It would not go down well with the community council but personally I think this should be discussed and hopefully the inspectorate will make comments to this effect. Also I would like to raise the point that if the airport did come off, would planning restrictions be lifted on Redwick Village, hopefully again the inspectorate could comment on that subject also.

As mentioned earlier Miss Lucy Taylor of Newport City Council was the planning officer whom undertook the survey of Redwick Village on the 20th May 2011, I would ask her to be present on May 9th 2014 as I have a number of questions to ask her.

An email sent to me on the 28th March 2014 from Mathew Sharp of Newport City Council states that Redwick Community Council have not objected to the settlement boundary conducted by Lucy Taylor on the 9th May 2014 furthermore I'm not surprised at all as I have stated earlier Newport City Council and Redwick Community Council have for years and years objected to any sort of development in the village of Redwick if it not in their own personal interests as stated earlier. At least 3 community councillors have had planning on their ground and Newport City Council have approved this, that can say what they like regarding C1 flood protection, poor reach of facilities or services and brown field sites as the first guiding principle of the preferred strategy of the LDP is a brown field approach, my first guiding principle is, we are living in Britain, we abide by the same laws, if it is alright for you to build on Green field sites, then Tony Pulis and I have the same rights as you.

The third guiding principle, the community council say Redwick has no shops, no School, no medical or dental surgeries, my reply to these statements are, in the past, you had a shop and school, because of the lack of housing being built in the village for young families, for years you Redwick Council have had neither because of the lack of thought towards the neighbours of yours. The community council also state that the village has no street lighting, low pressure of water, no mains drainage and electricity systems working to its capacity. I showed this statement to a friend in Newport a few weeks ago and his reply was "if this place Redwick is such a horrible place to live, why don't they move?".... My thoughts are well Newport City Council are building 4000 new houses on the Llanwern Steel works site, they can move there and have all the facilities.

The fourth guiding principle states that South Row is a narrow unlit road unable to cope with increased traffic flow, the public house called "The Rose" relies on passing trade, do you want to loose your pub as well as your shop and your school, there is approximately 16 houses in South Row after the Pub, most lorries delivering oil or septic tank lorries can back on peoples drives, I have used this road on a daily basis for 23 years and have had to reverse once, that's not bad in 23 years.

Also I would like to comment on the public transport, the community council on the bus service to Redwick is an erratic bus service, of course this service is, as I have stated earlier, I go to Redwick from my home in Rogiet which is a village in Monmouthshire some 3.5 miles away, I go to Redwick at least once a day and I very often see this bus, and believe me when I say that this bus is a small vehicle with probably a seating capacity of 20 seats maybe slightly more or less. When I see this bus more times than not if there are 3 people on it that's full. By my land situated to the east I sometimes see a lady waiting for this bus to go to Newport, in all fairness to her she also has a car which she leaves at home and catches the bus, this suits her because if she took her car to Newport, she would encounter parking problems etc, this is the right approach in my view. However the majority of the people living in Redwick are fairly prosperous and well off individuals who would certainly not use public transport like this. These people have at least 2 vehicles per household and because of their age would be entitled to a bus pass, frankly there is a lot of people in Redwick that wouldn't be seen dead on a bus and would only use the service as a
last resort, although children in Redwick would use the service but children in Redwick are a dying breed probably in the next four years non existent, like the old saying goes "use it or loose it".

Your tenth guiding principle, most of Newport and the new Llanwern Steel site is in a C1 flood-risk area. Regarding sea wall defences. I will put my own comments latter on ( No 4 objections letter of 7-6-2012 )

Your eleventh and twelfth guiding principles, if Redwick community council bothered to look at the map under the UDP 2006 to 2011 you will see that the UDP boundary clearly falls into Mr Tony Pulis's field and not the reen as stated by yourselves, this eastern boundary that you are talking about is the proposal on Newport City Council to go into the LDP 2011-2026, this is what I am resisting under any circumstances, so please get your facts right and look at the UDP asap.

Your site 2 specific objections
I find the whole paragraph on the subject totally misleading and a fabrication of the truth, how can any community council or councillor write any stupid remarks like this, we all know that community councillors are not blessed with much common sense but that takes the biscuit.
The proposal by Mr Tony Pulis is to extend the frontage on his ground as you can see from his proposal into the LDP, westward from the boundary which in the UDP falls into his ground anyway from Greencourt to the west, also the gate leading into the field remain so that he would enter on his land at any time.

Paragraphs 2 and 3 have been discussed earlier and not worthy on repeating myself.

Objection 3 paragraph 3
I will only comment on this objection, as you will see from the objection there are two sites where infill development might be permissible in Redwick under the appraisal of Redwick, while the orchard to the north of Redwick church is in the proposed LDP, the bryn has been taken out, in my proposal of the LDP I would like this piece of ground to be left in the LDP as Redwick should have more housing not less.

(4) Objections based on the applicant letter of 7th June 2012
My response to the above applicant is that I have made myself clear where the boundary of Mr Tony Pulis lies previously and would also say to this person that the village boundary would only change when previously under the UDP now being proposed placed to the LDP. Frankly in January 2010 a village appraisal questionnaire was sent to Redwick Community Council by Newport City Council but no response was received.
Village appraisals were conducted with community councils between January and June of 2010, and let me say that clerks to the community council and community counsellors have a duty to the people living in Redwick regarding village boundaries and the LDP where the proper procedure is adhered to, from the comments on the first paragraph of the objections that no real exercise was conducted by Redwick Community Council as to the proposed LDP. I can assure you that 3 persons with ground in Redwick sent in their documentation to Newport City Council many years prior to 2012 may I add, and your comments as to paragraph 1 makes the LDP unsound.
Also your comments as to paragraphs 2 and 3- I will combine both of these two paragraphs, I noted in paragraph 3 that you are very anxious as to the flood risk that may or may not happen in Redwick of the Gwent levels, I am not an expert in flood risk or climate change nor do I pretend to be one, if you are that concerned and you say in paragraph 2 of your objection you were heavily involved in raising funds for the new village hall. Why was £500000 spent on a new hall when a small proportion of this money could have been spent on the existing hall as stipulated by
Newport City Council that rural village halls such as Redwick, the use of existing buildings is preferable to new builds particularly in the village areas (Newport LDP 2011-2026 deposit plan 2012 page 24-2-46), again Newport City Council saying one thing and completely doing the opposite, the facts of the matter as I’ve said earlier, Redwick have some well-off people living there and the person who sent this objection don't see eye to eye with me at all, if he was so concerned with living on a flood zone then a new hall would have been the last thing on his mind, I think the money spent on a new hall could have been better spent on raising and or strengthening the sea wall defences or could have been put to good use for under privileged young people in Newport.

The same paragraph states that the applicant Mr Tony Pulis intends to build 4 houses on his land for his children who was brought up in Redwick as young children they have more than a right to live in Redwick, as the objector the facts of the matter as I see them regarding this objection is that where they live at Green Court is next to Mr Tony Pulis's ground (say no more) Fact!

In summing up this exercise, my land and Mr Tony Pulis's ground are the only two fields in South Row Redwick that has never been built on. For Newport City Council to state that my ground is out of boundary of the village and in open countryside is totally misleading, to the east of my ground is the house "Jesmond" then it is also open countryside. Euro Park Llandavenny is also built in SS51 ground and flood zone c1.

The last house to be built in South Row, Redwick is a house called "Perry Herrick Court" which is approximately 150 yards from my field falls outside the village boundary in the SS51 was built approximately 18 years ago, for many years Newport City Council would not allow this young couple from the village to build on land that her farther owned. Eventually this couple built their own home, used recycled stone finish and this house is an absolute credit to the whole village of Redwick, the council at the time wanted a pebble dash finish to a new build, they said no and to this day this house is the best built house in Redwick since the second world war, in other words 70 years. It is a pity, Newport City Council should take a leaf out of their book, then again I must say that only local people know how to build homes in keeping with the village.

See my map presented to Lucy Taylor of Newport City Council in 2012 at her request, as stated earlier I would like Lucy Taylor to be present on the 9th May, I would like to ask Lucy Taylor directly regarding the LDP. Also I have read the representation and council responses juxtaposed (1) Council response "the site is divorced from the settlement of Redwick and located in open countryside?
The land is west of "Jesmond" and therefore not in open countryside.

Question 6.3 Welsh Water Comments - Council Responses
This is to do with Llanwern not Redwick, so why is this on the list of council responses

Question 6.5 Divorced from Redwick Village Boundaries

Question 7.7 What is the Pet Crematorium got to do with the council responses and my ground, this should not be on this document.

Finally I could go on writing regarding this report, 4000 New Builds on Llanwern (Flood Zone) countryside, 1100 new homes in Llanwern Countryside, as you can see this report has been quite detailed on Redwick 2014. If I had to do this exercise again, I would extend the boundary of the village on Green Street to Summer Leaze Pet Crematorium and opposite side of the road to Redwick house, hopefully that's for the next time. As Redwick should have more houses built in the village up and coming children to make the plan sound for the village of Redwick.
Hopefully, next time of the boundary change with the number of Welsh counties being out from 22 to 11. Newport C.C. and Monmouthshire will amalgamate clearly Newport C.C. have not got a clue in dealing with rural villages and their boundaries, places like Redwick for decades have seen no new buildings the facts are there to see, age population prices out of reach of ordinary local buyers, no children being born in the village, like their town Newport has been dead for years. Hopefully Monmouthshire C.C. with their record on rural villages will totally rectify the matter as you can see in Monmouthshire their records speak for themselves on building homes in rural villages, sadly Newport C.C. has opposite view and that’s how stupid the planning policy of Newport is.

I propose that the boundary plan of the UDP 2006-2011 stays as it is for the west side of the village, the only exceptions being all the land lying North of Jubilee Cottage to the Bryn be taken out as proposed LDP but church farms outbuildings put into LDP as per UDP.

Mrs Jackie Price of Daycroft Cottage, Green Street Road should be in proposed LDP, as this ground was in UDP. Boundaries to the east of village South Row should be left as UDP except bringing into LDP from Green Court to Jesmond Cottage. All the frontage off ground in South Row as proposed and marked in red on map presented to Lucy Taylor at her requests in 2012 and also opposite side of the road. Only two fields left in South Row, Redwick, that have not been built on (1) Tony Pulis ground and (2) Mine.

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