

Sent: Friday, February 20, 2026 11:00

To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Cc: Rideout, Freya <freya.rideout@barratthomes.co.uk>
Subject: RE: *EXTERNAL:24/0467 - Sports Fields - Cot Hill - Newport

Geraint

I'll check with our engineer and come back to you as soon as I can. Just to note, I'm on leave from lunchtime today until Tuesday, so Freya will be able to provide any drainage updates in my absence.

I'm also happy to speak at Planning Committee, as I'm assuming the Councillor is raising an objection.

Regarding your earlier comment about progressing this application quickly, I completely understand the wish to move things forward. I did, however, want to flag that the Cedars 4 application was submitted at the same time, and I've been waiting on your feedback for some time so that we can progress that one as well. Have you received the Tree Officer's comments following the updated submission made before Christmas?

Could you also please confirm whether Cedars 4 and Hollies 5 and 6 will need to go to Committee?

I look forward to hearing from you.

Kind regards,

Zoe

From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>

Sent: 20 February 2026 10:40

To: Aubrey, Zoe <zoe.aubrey@redrow.co.uk>

Subject: *EXTERNAL:24/0467 - Sports Fields - Cot Hill - Newport

Importance: High

Hello Zoe In terms of drainage for the club house we are told that the foul drainage will be to the infrastructure in the adjacent housing phase. I am satisfied with this level of detail given the scale of the development. Can you advise on

Hello Zoe

In terms of drainage for the club house we are told that the foul drainage will be to the infrastructure in the adjacent housing phase. I am satisfied with this level of detail given the scale of the development.

Can you advise on surface water drainage for the building and car parking areas in terms of surface water please?

The obvious risk is that it runs down the access lane into the adjacent housing, however if it were directed to soakaway or adjacent permeable area that would be adequate – can you advise please? I don't think we need a lot of detail given the scale of the development so a return email may be sufficient.

For information this is to be reported to Committee at Councillor request and we are targeting the March Committee. i.e. soon.

If you wish to speak at Committee then you may do so. It is possible that the Councillor will speak but he has not confirmed this. Please let me know if you wish to speak as soon as possible.

I'm sorry to rush you but we are keen to get this one off the books if we can so we can move on to the last housing phases ASAP.

Geraint N. Roberts

Prif Swyddog Cynllunio / Principal Planning Officer

Tîm yr Dwyrain / East Team

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

01633 831692