

Webster, Ben (Planning Officer)

From: Jackson, Kevin (Traffic Transport & Development Engineer)
Sent: 24 December 2025 14:24
To: Webster, Ben (Planning Officer)
Subject: RE: 21 Cot Farm Circle (25/0672) [Filed:2025-12-23]

Hi Ben

That looks ok, in terms of visibility splays, I'd be content to accept that.

The plan is annotated as permeable surface with options that are acceptable.

The length is acceptable. The width is within limits but doesn't represent a single or double drive. Maybe confused by adding 900 for a path, but there appears to be a separate path so it only needs to be about 3m for practical purposes. That said it doesn't raise any objection.

In conclusion there would be no objections on highway related grounds.

Regards
Kevin

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 23 December 2025 13:42
To: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Subject: FW: 21 Cot Farm Circle (25/0672) [Filed:2025-12-23]

Hi Kevin,

Updated plans attached for 25/0672 (21 Cot Farm Circle) with updated visibility splays.

Please let me know if these are acceptable once you have had chance to review.

Many thanks,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
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NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

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*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*

From: Benjamin Harris <bharris@ra-architects.co.uk>
Sent: 23 December 2025 09:02
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Cc: Lewis Shaw <lshaw@ra-architects.co.uk>
Subject: RE: 21 Cot Farm Circle (25/0672) [Filed:2025-12-23]

Hi Ben,

Please find amended plans attached.

Hope you have a great Christmas and new year.

Kind Regards

Benjamin Harris

Architectural Assistant - Part 1 | BSc (Hons) |



Festive Opening Hours

Our office will close on **Tuesday 23 December** and reopen on **Monday 5 January**.

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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 22 December 2025 17:57

To: Benjamin Harris <bharris@ra-architects.co.uk>

Subject: RE: 21 Cot Farm Circle (25/0672) [Filed:2025-12-23]

Hi Ben,

I hope you are well.

Please see updated comments from the Highways Officer regarding 21 Cot Farm Circle.

Please could this be addressed once you are able to action?

I appreciate that it's Christmas so no immediate rush on new plans.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

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From: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Sent: 15 December 2025 16:28
To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Subject: RE: 21 Cot Farm Circle (25/0672)

Hi Ben

The drain and width are noted, but the visibility is incorrectly drawn. They need to see pedestrians adjacent to the drive. The link below should help explain.

<https://www.bing.com/images/search?view=detailV2&ccid=cIAMnG9g&id=8FF3410AA71F6B20C8A727550A51C4BE01996BA6&thid=OIP.cIAMnG9g5VnKA-1AP9egkQAAAA&mediurl=https%3a%2f%2fwww.brighton->

<https://www.newport.gov.uk/sites/default/files/visibility+splay.png&cdnurl=https%3a%2f%2fth.bing.com%2fth%2fid%2fR.70800c9c6f60e559ca03ed403fd7a091%3frik%3dpmuZAb7EUQpVJw%26pid%3dimgRaw%26r%3d0&exph=212&expw=457&q=Visibility+Splay+Diagram&simid=608030677989852461&FORM=IRPRST&ck=EB8AEA9AC35D6FCC1C53ECA391E87155&selectedIndex=4>

Regards
Kevin

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 15 December 2025 10:16
To: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Subject: 21 Cot Farm Circle (25/0672)

Good morning Kevin,

I hope you had a good weekend.

The agent for 21 Cot Farm Circle (25/0672) has updated the plans.

The driveway has now been reduced to a single width, visibility splays have been provided, and an ACO drain is proposed.

FYI - The plans still say 2no spaces, but this is incorrect. The description has been amended to read 'single driveway'.

Any updated comments would be appreciated.

Many thanks,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
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