

From: Cerys Evans <Cerys@gjplanning.co.uk>

Sent: 22 September 2026 16:20

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

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Subject: RE: Planning app. 25/1004

Hi Vicky,

Further to my email below, please find attached the Pedestrian Visibility Plan, the plan demonstrates the pedestrian vision splays and the footpath width for the northern path.

We consider the pedestrian vision splays to be adequate for the proposed development. Notwithstanding this, should the Local Planning Authority consider it necessary, a suitably worded planning condition could be imposed requiring the regular maintenance and trimming of the hedge along the northern path. This would ensure that the visibility splays are maximised and ensures intervisibility between pedestrians and vehicles entering and exiting the site.

In practice, the majority of pedestrians are likely to utilise the southern footway, given the northern footway is an existing grass verge rather than a formal tarmacked footway. Access to this can be achieved by crossing the internal turning head. Consequently, pedestrian movements along the northern footway are expected to be limited. Nevertheless, the submitted plan demonstrates that, even in the event of pedestrians use the northern footway, adequate visibility is available.

Furthermore, we also consider the potential for conflict between pedestrians and vehicles to be very low. Vehicle speeds will be naturally constrained by the characteristics of, and bend in, Oaklands Road, and the surrounding residential uses - which will ensure much lower vehicle speed, minimising the risk of conflict between pedestrians and vehicles.

In light of the above, the information provided demonstrates that the proposed arrangements provide an appropriate and safe environment for both pedestrians and vehicles. We therefore consider that the Highway Authority's concerns have been sufficiently addressed.

Of course, let me know if you have any questions regarding the above.

Many thanks,

Cerys



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