

Highway Response

Ref: 25/0672

Date: 10/09/25

PROPOSAL: **INSTALLATION OF A DOUBLE DRIVEWAY TO REPLACE A PORTION OF THE FRONT GARDEN WITH RETAINING WALL**

SITE: **21 Cot Farm Circle Newport NP19 9JR**

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

We would update our comments as below following receipt of amended plans.

Highway recommendation:

Objection on highway safety grounds relating to pedestrian visibility.

Highway Comments:

There would be no in principle objection, but the key issues are size, visibility, drainage and gradient. None of these are shown on the plans.

Visibility splays of 2.4x 25m and 2m x 2m at 600mm height are needed. The retaining wall appears to obstruct pedestrian visibility which is incorrectly constructed on the plan. The splay should extend to 2m into the site. It must all be in the site or highway. The drive position makes this impossible. It could be relocated but this may impact the footway crossing which appears to have been agreed in advance.

The width is excessive as it only provides car space and no pedestrian access, but the depth is appropriate.

The gradient is acceptable but will result in surface water entering highway, so a cut off (ACO) drain is needed.

Whilst conditions could be applied it would be more appropriate to approve drawings with the relevant information included.