

Highway Response

Ref: 25/0556

Date: 11/08/25

PROPOSAL: REMOVAL OF CONCRETE FOUNDATION STRUCTURES AND CONSTRUCTION OF 2NO. DETACHED RESIDENTIAL DWELLINGS AND ASSOCIATED DETACHED GARAGES AND ACCESS

SITE: Land To South Of 9 Jessop Close Rogerstone Newport South Wales

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Holding objection, pending amendment and further detail.

Highway Comments:

The proposed access is unorthodox and requires the relocation of a lamp column and rationalisation of highway boundary. All of which shall be at no expense to the highway authority and will require further licensing from highways which are totally independent of planning.

The proposals raise some concerns. The first is visibility and pedestrian safety adjacent to the access. The extent of ownership and control is not clear. Suitable provision for pedestrians to pass or enter the site is needed for safety. Confirmation of red and blue lines are therefore requested, along with amended detail showing pedestrian access and visibility, which are not currently achieved and raise objections.

In terms of parking, the houses have adequate provision for their residents, but the road is not wide enough to allow any visitor parking and there are no suitable areas adjacent to it.

Furthermore, the turning head is currently used for parking and appears to be impacted by the new access compounding the issue.

Should the application ultimately be successful highways would seek conditions to secure cycle parking / garage retention and electric vehicle charging provision.

In summary the proposals raise objections in relation to highway safety and it is not clear if these could be addressed satisfactorily.