

Highway Response

Ref: 25/0737

Date: 23/1/26

PROPOSAL: CHANGE OF USE, CONVERSION, REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 6 APARTMENTS

SITE: 20 Bridge Street Newport NP20 4AN

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Objection.

Highway Comments:

The latest plan shows 8 bins stored at the rear of the property. There is no collection point provided and no access for RCVs. These would have to be presented on Caxton Place footway. They would join 21 bins/bags already in this location (shown on G maps street view Jun 25 and possibly eurobins as shown in the Apr 23 image). We would therefore raise an objection, citing amenity and obstruction issues.

With respect to the cycle storage, this would not be practical or sufficiently secure. Racks are not detailed but spaced as shown it would be impossible to lock bikes securely. It is important to ensure quality over quantity to encourage cycle use. The spacing should be 1m between Sheffield style racks and 500mm between the end racks and the walls. Sheffield racks are needed to facilitate locking of both wheels and the frame. They are also required for inclusion as they allow any user ability to secure any bike type (subject to space requirements). Amended detail is needed to garner highways' support.