

Highway Response

Ref: 25/1004

Date: 08/12/25

PROPOSAL: DEMOLITION OF THE FORMER DAYCARE CENTRE BUILDINGS AND THE CONSTRUCTION OF 6 NO DWELLINGS, ACCESS ROAD, TURNING AREA AND ASSOCIATED WORKS

SITE: Kensington Court Day Centre Oaklands Road Newport South Wales NP19 8GQ

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Holding objection, pending further information requested.

Highway Comments:

At the pre-app stage Highways set out key requirements to garner support.

The primary concern is the forward/pedestrian visibility at the entrance. There does not appear to be any information to inform this and therefore concerns remain and an objection is raised pending further information to satisfactorily allay the concerns.

Two plans are presented; one a swept path and the other a landscape sketch, and these are not consistent in terms of footway position alignment.

Forward visibility should be 25m for vehicles entering, but the key consideration will be pedestrian safety. The plans do not appear to align footway with existing footway at the entrance to the site and the inside of the bend appears to make pedestrians leaving the site vulnerable

We are unable to find a swept path assessment for anything other than a car entering a garage. We will expect to see vehicles up to 12m are able to enter and leave in forward gear. However, this does not appear possible as there is no recognisable turning head. Access is needed for bin collection and other servicing.

Where there are likely to be multiple bins for collection, there should be a suitable space to avoid obstruction of highway or visibility splays

Parking must be compliant with current standards.

The available plans do not demonstrate rear access, or electric vehicle charging.

In summary further information and consistent plans are needed to comment fully. The lack of information results in a holding objection.