

Highway Response

Ref: 25/0970

Date: 09/01/26

PROPOSAL: USE OF PROPERTY AS SECURE CHILDREN'S HOME WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS INCLUDING DEMOLITION OF EXISTING GREENHOUSE AND SHED, CONVERSION OF GARAGE, REPLACEMENT OF PERIMETER FENCING AND INSTALLATION OF ENTRANCE GATES, EXTENSION OF THE DRIVEWAY TO PROVIDE PARKING FOR UP TO FOUR VEHICLES

SITE: Springfield Christchurch Road Newport South Wales NP18 1JJ

Case Officer: Geraint Roberts

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The site does is not served by appropriate footways. However, the change of use is not considered likely to have any significant impacts in terms of trip generation or servicing. Furthermore, there is no practical solution to providing footway. No objection is therefore raised.

There are no changes proposed to the access, which appears appropriately designed. Adequate parking is provided within curtilage, however there is no cycle parking. Secure enclosed provision for staff is a minimum policy requirement and should be secured by way of condition.

Electric vehicle charging apparatus is proposed but not detailed and should also be secured by way of condition.

In summary there are no highway related objections subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.