

## Highway Response

Ref: 25/0959

Date: 24/11/25

**PROPOSAL:** CHANGE OF USE TO INCLUDE A1 SHOPS, A2 FINANCIAL & PROFESSIONAL SERVICES, B1 BUSINESS AND D1 NONRESIDENTIAL INSTITUTIONS

**SITE:** 159-161 Chepstow Road Newport NP19 8GE

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

### Highway recommendation:

Objection on highway safety, parking and cycle policy grounds.

### Highway Comments:

The submission does not include any proposals for cycle parking or bin storage. It is suggested that the bins will be in the car park but that is already unacceptable (see below) and there is no obvious space.

There is equally no obvious location for cycle storage, so it could not simply be conditioned.

Notwithstanding there is a car park with 9 marked spaces the access has zero pedestrian visibility, and the gates are not set back. This represents two safety issues for pedestrians and potentially another for vehicles. This arrangement is not acceptable for any development or change of use. It could be rectified by changing the wall and removing the gates.

The parking arrangement does not provide sufficient space for manoeuvre with cars tightly parked in minimally sized spaces and insufficient space for reversing in/out. Parallel spaces should be 6m long and aisles for reversing should be 6m wide. Highways consider there is only 6 workable spaces.

The parking standard for funeral directors is based mainly on staff numbers so we are unable to state what would have been required or can be assumed to exist for planning/SPG purposes.

In terms of the proposed uses again we lack sufficient information to calculate anything reliably but have assumed around 360sqm based on google measurements for now.

For A1 use this would require 9 cars and 2 commercial spaces.

For A2 or B1 the SPG requires 10 spaces for offices.

For Health the standard requires 1/3 ancillary staff plus 3/practitioner (minimum of 4 but insufficient information to calculate).

We understand that the proposal is to combine uses, but without more detail it is not possible to comment definitively on parking. However, the car park is not accepted as meeting any current standards and could only be supported (for 6 spaces) with changes to the wall and gate.

Based on the above Highways would raise a number of objections, but would welcome a more detailed application supported by parking proposals and survey.