

Highway Response

Ref: 25/0646

Date: 09/09/25

PROPOSAL: CHANGE OF USE OF FIRST AND SECOND FLOORS FROM RETAIL (CLASS A1 USE) TO 2 NO. ONE BEDROOM FLATS

SITE: 16-18 Cambrian Road Newport NP20 4AB

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection in principle but not cycle policy compliant.

Highway Comments:

The cycle store is not of suitable dimensions and the rack proposed is not secure enough. It would be too difficult to get a single bike into the proposed rack and not possible to get it out if there was another one in the room.

It should be noted that this provision is shared between two households. They must be able to secure their own bike without being obstructed by another person's bike.

Guidance can be found via the link below. It is not a Newport policy document but gives useful information on sizes and swept paths of cycles (being pushed). There is also useful information regarding rack types.

<https://www.cambridge.gov.uk/media/6771/cycle-parking-guide-for-new-residential-developments.pdf>

Highways cannot support the development unless secure and practical cycle storage is provided.