

Highway Response

Ref: 24/1036

Date: 28/02/25

PROPOSAL: DEMOLITION OF EXISTING COTTAGE AND CONSTRUCTION OF DWELLING AND FORMATION OF ACCESS, PARKING AND TURNING AREA

SITE: Summerleaze Cottage Green Street Redwick Newport South Wales

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

Holding objection.

Highway Comments:

There are no objections in principle to the proposed rebuild. There are potential issues that need to be addressed, but the detail has not been provided.

Highways' support would be conditional on the permanent closure of the existing access (to vehicles at least). In addition, the proposed parking and access must comply with current standards.

It will be necessary to demonstrate that visibility splays appropriate to the speed limit or surveyed vehicle speeds are provided. We would suggest that a survey may help as it is likely that speeds could be below the speed limit, and the visibility requirements therefore would be reduced.

Boundary treatment will be critical to providing the splays and hedges will need to be removed/relocated.

The drive should provide for parking and turning of three cars; be surfaced in bound permeable material and have no gates (or set back 5m behind highway boundary).

We would request further information to demonstrate that the proposals are in line with the above design parameters, to demonstrate that a single safe access is provided. Some of these points could be addressed via condition, but as they would impact other disciplines we consider it would be prudent to agree them during the course of the application.