

Highway Response

Ref: 25/0669

Date: 17/10/25

PROPOSAL: CHANGE OF USE FROM WINDSCREEN CENTRE TO INTERNATIONAL SUPERMARKET

SITE: 17-21 Wharf Road Newport NP19 8ET

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on grounds of highway safety, parking and servicing policies.

Highway Comments:

The submitted plans suggest that customer and staff parking, along with servicing space is available from Archibald Street. This cannot be accepted as the space is too small and the access is unsafe. It has zero pedestrian and little vehicle visibility. In addition, traffic must negotiate a one-way system with weight and width restrictions to reach it.

We note that the site has another yard, but it is not clear how this is to be used or how existing access is to be modified.

The submission does not include any swept paths or assessment of parking and trip generation, so fails to demonstrate that it is not detrimental to highway use and safety. We are aware that a store has been proposed here before, but previous applications also failed to demonstrate that they would not be detrimental to safe and efficient highway use.

The retail need assessment suggests that the store will serve an extensive area not just local streets within walking distance.

In summary the application raises a number of objections on highway safety and policy grounds.