

Highway Response

Ref: RECON 25/1043

Date: 07/09/26

PROPOSAL: SUB-DIVISION OF PLOT TO CREATE A 2 STOREY 3 NO. BEDROOM DWELLING & ASSOCIATED ENGINEERING WORKS (AMENDMENT TO PLANNING PERMISSION 25/0262)

SITE: Land To the Rear Of 29 Robertson Way Newport South Wales

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway Comments:

Following receipt of further information, we would update our comments as follows.

The cycle stores are acceptable and should be secured by way of condition, prior to first occupation.

Visibility is required primarily for pedestrian safety. It is not related to gate width. It is measured from the gate post position 2m in and 2m to the side (refer to the link below). The gate itself will also obstruct visibility.

<https://www.bing.com/images/search?view=detailV2&ccid=cIAMnG9g&id=8FF3410AA71F6B20C8A727550A51C4BE01996BA6&thid=OIP.cIAMnG9g5VnKA-1AP9egkQAAAA&mediaurl=https%3a%2f%2fwww.brighton-hove.gov.uk%2fsites%2fdefault%2ffiles%2fvisibility+splay.png&cdnurl=https%3a%2f%2fth.bing.com%2fth%2fid%2fR.70800c9c6f60e559ca03ed403fd7a091%3frik%3dpmuZAb7EUQpVJw%26pid%3dImgRaw%26r%3d0&exph=212&expw=457&q=Visibility+Splay+Diagram&simid=608030677989852461&FORM=IRPRST&ck=EB8AEA9AC35D6FCC1C53ECA391E87155&selectedIndex=4>

This can be addressed by lowering the height of the gate/fence or “chamfering” the line of the boundary.