

Highway Response

Ref: RECON 25/1004

Date: 01/09/26

PROPOSAL: DEMOLITION OF THE FORMER DAYCARE CENTRE BUILDINGS AND THE CONSTRUCTION OF 6 NO DWELLINGS, ACCESS ROAD, TURNING AREA AND ASSOCIATED WORKS

SITE: Kensington Court Day Centre Oaklands Road Newport South Wales NP19 8GQ

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

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

Highway recommendation:

Further information requested.

Highway Comments:

The primary concern remains the forward/pedestrian visibility at the entrance. The latest plan indicates new footway to the corner and then existing verge. The width of the verge is difficult to assess, and the existing bushes/vegetation do not provide any visibility. More detailed proposals and assessment of the inter visibility between vehicles entering and pedestrians exiting is needed. Pedestrian safety is paramount and they should only cross roads where they can observe approaching traffic.

The latest plan shows a swept path for a RCV in excess of 9m. It over-sails footway in reverse to turn, but represents an improvement over the existing situation, so is therefore considered acceptable.

Parking must be compliant with current standards. The applicant has included a sustainability assessment to justify reduced parking provision. The calculations do not appear correct and there is insufficient information to check the locations. To score single points there must be two facilities within the walking distance considered.

For the avoidance of doubt the parking does not automatically raise a formal objection but increases the risk of inconsiderate /unsafe parking. The development is not considered to be parking policy compliant.

Current plans demonstrate rear access, and electric vehicle charging. These and cycle storage (garden shed) should be secured by way of compliance/pre-occupation conditions.

In summary further information is needed to demonstrate pedestrian safety, following which the development may be acceptable subject to conditions.