

Highway Response

Ref: 26/0234

Date: 22/04/26

PROPOSAL: PROPOSED NEW AGRICULTURAL ACCESS TO SERVICE EXISTING FARM BUILDINGS AND FARM HOLDING

SITE: Pen Y Groes Penylan Road Bassaleg Newport NP10 8RW

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

It is understood that the justification for the new access is based on property ownership. The new access is around 25m from the existing one to reduce potential for confusion.

The submission suggests that it has excessive visibility splays, but these are constructed incorrectly. The visibility is considered minimal but acceptable for an agricultural access (only).

Gates are to be set back to allow large vehicles to clear the highway when entering.

The proposed surfacing is loose stone. This is not acceptable and will transfer to highway. A 5m apron should be provided using bound permeable material. This should be secured by way of condition.

In conclusion there are no highway related objections, subject to the following conditions.

Suggested Conditions:

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Penylan Road for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

Any gate or other form of barrier across the access shall be positioned at least 14 metres back from the nearside edge of the highway boundary of Penylan Rd and shall be constructed to open into the site only.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.