

From: Lloyd Jones <Lloyd@lrjplanning.co.uk>

Sent: 17 May 2025 09:41

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: 25/0281 - Victoria Avenue

Hi Vicky

Hope you are well.

I have noted that highways have responded and please find response below.

Cycle Storage and Waste Management

We note the comment that no information has been submitted regarding cycle storage or waste management. Plans are being prepared that will illustrate this.

Sustainability Assessment and Parking Provision

The Highways response acknowledges the site is not unsustainable but appears to suggest that because the application proposes no net reduction in car parking, it fails to achieve sustainable development. We strongly contest this reasoning. The site is within walking distance of public transport links, local shops, services, and employment opportunities, all of which support low-car or car-free lifestyles.

Parking Survey Validity

The survey was carried out by a competent professional, uses a recognised methodology, and provides evidence of local parking conditions.

Resident Parking Restrictions

We note the point regarding resident permit eligibility and restricted hours. However, this argument inadvertently reinforces the acceptability of the scheme. If new residents are not entitled to permits, then the development will not place additional pressure on the residents' parking zone.

To suggest that the parking is insufficient because new residents can only park between 8pm and 8am assumes an unreasonably car-dependent lifestyle. Many residents in similar developments choose to live without a private vehicle, cycling, and public transport instead.

Threshold of 85% Occupancy

While we acknowledge that 85% is a generally recognised threshold for parking stress, this benchmark is not an absolute cap and must be interpreted in context. A modest uplift in demand of 2 to 3 spaces, which is the worst-case assumption does not fundamentally alter the functioning of the local highway network or parking environment. This is especially the case where permit restrictions are in place, and where there is no entitlement for new residents to apply for permits.

I trust the above is acceptable and will allow a positive decision to be made.

Kind regards

Lloyd Jones MRTPI

07984 145 955

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