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This parking assessment has been prepared to support the application of change of use from A3 with residential above to apartments and bedsits to dwellings at the former West of England public house site. The existing combined space on the first and second floor is 117m² entertainment/ events which requires 4 parking spaces as per the Newport Parking Standards SPG (1 space per 35m²) and 6 rooms for letting or management 1 space per room another 6. (total 10 spaces)

The proposed change of use will create x 2 no. studio apartments, and 8 no. 1 bed flats. This will require the need for 12 parking spaces (1 per bedroom + 1 per 5 units for visitors) When adjusted for sustainability therefore the proposed apartments will require 1 less space than the existing use. A parking sustainability assessment has been carried out below that justifies a further reduction of two parking spaces required bringing the total down to 7 spaces resulting in a net reduction in parking demand by 3 spaces from the existing use.

The proposal will also be creating 6 internal bike spaces for use by the residents to encourage car free travel.

Sustainability criteria		
Local facilities	Distance (meters)	Points
Foodstore	90	3
Post Office	90	3
Health care facility	900	2
School	580	1

Public Transport		
Bus stop	90m	2
Cycle Route	50m	1
Frequency		3
	Total	13
	Reduction	2
	Required spaces	10

Using the sustainability criteria the outcome is that the same number of spaces are required for the first and second floor as the original arrangement.

This would mean that the remaining spaces were available for the Public House and function rooms. Given this space has now been reduced from 250 m² to less than 100 m². This reduction in entertainment area means a similar reduction in parking requirement.

The site also has public car parks immediately adjacent providing 37 spaces, and considerable on street parking should it be required.