

Travel Plan – Planning condition 4

Site: Crown Buildings, 11 Chepstow Road, Newport, NP19 8BQ

Development: Conversion to 56 residential flats

Local Planning Authority: Newport City Council, Planning Ref: 18/0802

1. Introduction

This Travel Plan has been prepared to satisfy the planning condition requiring a Travel Plan to be submitted and approved prior to first occupation of any flat. The document has been written as a **standalone Travel Plan**, drawing on relevant and proportionate information from the approved Transport Assessment prepared by Waterman Infrastructure & Environment (Ref: WIE13847), but without the need to refer back to that report in order to discharge the condition.

The purpose of the Travel Plan is to: - Promote sustainable travel choices for residents; - Reduce reliance on single-occupancy private car trips; - Ensure the development operates without adverse impact on the local highway network; and - Align with Newport City Council policies SP1 and SP15.

2. Site Location and Accessibility

The site is located on Chepstow Road (A48), approximately 1km east of Newport City Centre. The location benefits from strong accessibility by sustainable modes of transport:

Public Transport

- **Bus services:** Frequent bus services operate along Chepstow Road, providing direct connections to Newport City Centre, Newport Bus Station, and surrounding residential and employment areas.
- **Rail:** Newport Railway Station is within walking and cycling distance of the site, providing regional and national rail connections including Cardiff, Bristol, and London.

Walking and Cycling

- Continuous footways are provided along Chepstow Road and surrounding streets.
- The site connects directly into the existing pedestrian network serving local shops, services, and public transport nodes.
- The surrounding highway environment is suitable for short-distance cycling, consistent with findings in the Transport Assessment.

3. Parking and On-Site Facilities

The development provides the following on-site facilities to support sustainable travel:

- **Car parking:** 56 on-site car parking spaces (1 per flat)
- **Electric vehicle charging:** 2 dedicated EV charging points
- **Cycle parking:** Secure storage for 20 bicycles
- **Motorcycle parking:** 4 dedicated motorcycle spaces

These provisions reflect the site's sustainable location while allowing for practical residential needs.

4. Travel Plan Objectives

The key objectives of the Travel Plan are to:

1. Encourage residents to use sustainable modes of transport such as walking, cycling, and public transport;
2. Reduce unnecessary private car use;
3. Support low-emission travel, including electric vehicles;
4. Ensure residents are informed of local transport options;
5. Monitor travel patterns and adjust measures where appropriate.

5. Measures and Initiatives

The following measures will be implemented upon occupation:

Resident Information

- A **Welcome Travel Information Pack** will be provided to all residents, including:
 - Local bus routes, timetables, and ticketing option. Note the nearest bus stop is located on Chepstow Road, just 30m from the site entrance, with real-time information and a peak frequency of less than 5 minutes ;
 - Walking and cycling routes to Newport City Centre and key destinations;
 - Location of Newport Railway Station which is approximately 800m away (11 minute walk from The Crown Building);
 - Location and use of on-site cycle storage, motorcycle parking, and EV charging points;
 - Information on car sharing and sustainable travel options.

Active Travel Promotion

- Clear signage directing residents to cycle parking and pedestrian routes;
- Encouragement of walking and cycling for short journeys.

Electric Vehicles

- Provision and retention of EV charging points;
- Residents will be informed of EV charging availability on site.

Parking Management

- Car parking will be allocated and managed to avoid overspill onto surrounding streets (a permit only policy will be implemented);
- No dedicated visitor parking is proposed, encouraging use of public transport for visitors.

6. Management and Monitoring

Given the scale of the development, a light-touch monitoring approach is considered appropriate:

- The building owner or managing agent will be responsible for implementing the Travel Plan;
- Travel information packs will be issued to all new residents;
- The Travel Plan will be reviewed informally after 12 months of occupation to confirm that measures remain appropriate;
- Any reasonable amendments requested by Newport City Council will be considered.

7. Implementation

The Travel Plan will be implemented **prior to first occupation** of any flat and will be retained thereafter in accordance with the approved document.

8. Conclusion

This Travel Plan demonstrates that the development: - Is located in a highly accessible and sustainable location; - Provides appropriate on-site parking and sustainable travel infrastructure; - Will operate without adverse impact on the local highway network; and - Fully complies with Newport City Council planning policy requirements.

Accordingly, this Travel Plan should be considered acceptable for the discharge of the relevant planning condition (planning condition 4).