



Parking Statement

Former Methodist Church, Church Street, Caerleon, Newport, NP18 1AW

Change of use from Day Nursery (Class D1) to Professional services (Class A2)

Site Context

The property is located within Caerleon (Parking zone 3), in a mixed residential and commercial area. There is no off-street parking provision associated with the site. Parking demand is therefore currently accommodated on surrounding streets.

The site benefits from good sustainable transport connections. There are bus stops within 220m on High Street providing direct services to Newport city centre, and the centre of Caerleon is compact, level and subject to a 20mph limit, making walking and cycling a safe and realistic alternative to car travel.

Former lawful use: church

Under Newport's Parking Standards SPG for places of worship the standard is 1 car space per 10 seats or 1 car space per 8 m² of praying floor space. The worship area in this building was approximately 48 m². Using the SPG's floorspace metric this equates to $48 \div 8 = 6$ car spaces..

Existing Approved Use (Nursery)

The premises have an established lawful use as a children's day nursery. Based on the original planning approval, the nursery included:

- 37 m² for children under 2
- 61 m² for children aged 2 and over

According to Care Inspectorate Wales (CIW) space standards, this equates to an approximate capacity of 34 children (10 under 2s and 24 over 2s). Applying CIW staffing ratios, the nursery would have required between 7 and 10 staff on site, depending on the mix of ages.

Newport City Council's Parking Standards SPG (2015) sets out that for day nurseries/creches in converted properties, the requirement is 1 space per 2 full-time staff. On this basis the lawful nursery use would have required provision of 4–5 parking spaces, in addition to the inevitable short-stay demand for parent drop-off and pick-up.

Proposed Use (Offices)

The proposal seeks to change the use to offices (Class B1). In Parking Zone 3, the adopted standard is 1 space per 35 m² gross floor area (GFA). For the application property (135 m²), this results in a requirement for 4 parking spaces.

Unlike the nursery use, office occupiers typically generate consistent and predictable demand: staff arrive once in the morning and leave in the evening, with very limited visitor traffic. This is materially less intensive than the frequent short-term turnover associated with nursery drop-off and collection.

Comparison

Use	Floorspace / Capacity	Newport SPG Standard	Calculated Requirement	Practical Parking Demand
Church (former lawful use)	~48 m ² worship space (~80–100 seats)	1 space per 10 seats or 1 space per 8 m ² praying floor space	$48 \div 8 = 6$ spaces (or 8–10 spaces if seat-based)	High, concentrated peaks at service times with many arrivals/departures simultaneously
Nursery (current lawful use)	37 m ² under 2s + 61 m ² over 2s (~34 children, 7–10 staff)	1 space per 2 full-time staff (converted properties)	4–5 spaces	Higher in practice due to staff plus short-stay parent drop-off and pick-up traffic
Offices (proposed use)	135 m ² GFA	1 space per 35 m ² (Zone 3)	4 spaces	Lower intensity: steady staff use, limited visitor trips, no peak turnover

Conclusion

The change of use to offices will not increase parking demand compared to the established nursery use. In fact, it is likely to result in a reduction in parking pressure, given:

- The comparable staff-based parking requirement (4 spaces vs 4–5 for the nursery); and
- The removal of significant short-term trip generation from parents/carers during peak periods.

Accordingly, the proposal represents a more sustainable and less intensive use of the property in highway and parking terms.