

From: *REDACTED*
Sent: 23 April 2026 08:30
To: NCC - Planning <Planning@newport.gov.uk>
Subject: Planning objection

I am writing to you in my capacity as a director of The Corn Exchange music venue on High Street, Newport, to formally lodge an objection to the below planning application

<https://licensing.newport.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=TC3J4ELCHMS00>

This proposal presents significant challenges that have not been adequately assessed. Specifically, placing accommodation in a vibrant night-time economy area will inevitably lead to noise complaints. The "Agent of Change" principle has not been considered; according to the application, no noise survey has been conducted, and there is no evidence of soundproofing measures designed to protect existing venues.

The Music Venue Trust Annual Report 2025 notes that the UK lost 78 Grassroots Music Venues (GMVs) last year. Such closures are catastrophic for local communities, musicians, and the broader music ecosystem. Furthermore, the recent fan-led review select committee highlighted the vital role music venues play in providing cultural enrichment and tackling loneliness.

Please consider this a formal objection to the development in its current form.