

Highway Response

Ref: 25/0725

Date: 17/10/25

PROPOSAL: RENOVIATION OF GROUND FLOOR COMMERCIAL UNIT (USE CLASS A3) AND CREATION OF 1 NO. GROUND FLOOR STUDIO FLAT AND 2. NO FIRST FLOOR 1 BEDROOM FLATS AND ASSOCIATED WORKS

SITE: Land And Buildings Encompassing 114 To 116 Alexandra Road Newport South Wales

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on cycle parking policy grounds.

Highway Comments:

The flats make little or no difference in terms of parking requirements when the reduction in existing uses is considered.

We note the refuse store which is useful however we would expect commercial and residential waste to be separate and would seek comfort that there is a suitable waste management plan conditioned to ensure that all bins are returned promptly to the store.

There is a cycle store annotated but the allocated space is not practical in terms of size or security. In addition, the vertical racks (when accessible) are not inclusive. They do not accommodate all cycle types and cannot be used by all user types. They are therefore not supported as a stand-alone solution. For the avoidance of doubt, the key issue is there isn't enough space to use them, with lack of security a second issue. In effect there will be no meaningful provision.

This document is not adopted by Newport but contains useful guidance on the space required to store and manoeuvre cycles.
<https://www.cambridge.gov.uk/media/6771/cycle-parking-guide-for-new-residential-developments.pdf>