

Cooke, Jacob (Senior Planning Officer)

From: Cooke, Jacob (Senior Planning Officer)
Sent: 23 February 2026 11:53
To: Cooke, Jacob (Senior Planning Officer)
Subject: FW: Highway Response 25 1014 White Heart House, West Market Street

From: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Sent: 11 February 2026 17:32
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: Highway Response 25 1014 White Heart House, West Market Street

The parking requirement for 6 staff is less onerous than that generated by the existing use.

The parking standard only requires 1 space for two FT staff. On that basis we would conclude it is no worse than existing and raise no objection.

However there is little space that I would consider acceptable for drop off.

We can't accurately predict the profile of pick up/drop off and secondly the existing / proposed developments have different peaks.

We anticipate ASDA car park being used for dual purpose trips, but this cannot be relied upon or conditioned. It can be controlled to some extent by imposing staggered start /end times via condition.

I note the applicant seems content to reduce the numbers and I would like to clarify if this is maximum on site or a total over the day or what? What we need to drill down to is peak activity remembering that drop off is usually quicker than collection. Both can be spread over some time but peak around 8-9 and 5-6. There's likely to be lunch time activity too. If this is total for the day or total on roll I would be more comfortable and not request the condition to stagger start times.

The conclusion has to be no objection. However, if they are agreeable I would like them to consider a lower number, but I don't think there are grounds to insist.

There should be a condition for cycle storage for staff. Unless there is a physical limit we should also consider a max roll/staff number condition.