

Highway Response

Ref: 26/0216

Date: 01/06/26

PROPOSAL: PROPOSED CHANGE OF USE FROM OFFICE (B1) TO EVENTS VENUE AND ASSOCIATED WORKS

SITE: Land Adjacent to Unit 3 Esperanto Way Newport South Wales

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

Holding objection pending further information as requested.

Highway Comments:

The Planning Statement suggests that the site is readily accessible by a variety of travel modes, but this is not accepted.

There appears to be no pedestrian or cycle infrastructure within Boss Park and there is very little adjacent to it. The area is dominated by vehicles, and a high proportion of HGVs are present. Bus services are also poor and not connected by good pedestrian linkages.

Lack of pedestrian connectivity would result in an objection; therefore, Highways would request further information regarding how the site will be made accessible on foot. It is accepted that the nature of the proposals would result in mostly car use, but without pedestrian linkage there is no practical public transport use either.

Cycle parking should be provided and could be secured by condition. The emphasis would be on "long stay" staff parking; therefore, quality is critical.

There is no specific parking standard for this use, but the most similar developments have requirements in the order of 1:10sqm. Parking provision therefore appears to be reasonable and proportionate and there would be little harm anticipated if additional parking occurred on Stephenson Street.

Based mainly on parking and booking management, trip generation is considered to be no more onerous than the extant use. The actual impact may be positive at peak hours, because of the likely profile/peak times for trips to the proposed use compared to those for office use.

In summary, the only concern is lack of safe pedestrian routes adjacent to and within the broader site. Subject to conditions and provision of suitable routes, Highways could remove the objection.