



# NEWPORT

CITY CENTRE MASTERPLAN

NEWPORT CITY SUMMIT | 18 JANUARY 2018

MASTERPLAN CONSULTATION LAUNCH





Over the last 15 years, Newport has been transformed by regeneration projects including the creation of new homes on former derelict and brownfield sites; a landmark university campus in the city centre; breathing new life into vacant historic and key buildings and, of course, the opening of the Friars Walk retail and leisure scheme.

Newport City Council has worked with partners in the public, private and third sector to bring about significant and positive changes to benefit businesses, residents and the local economy. We are committed to maintain that leading role to ensure the growth and development of Newport continues long into the future.

A number of exciting projects are in the pipeline that promise to boost economic, employment and educational opportunities for the city.

Newport has much to offer including excellent connectivity just off the M4 and electrification of the railway line will make train journeys to Newport from London and other parts of the UK even quicker.

Businesses, investors and developers are taking an increasing interest in the city and we are working with them, the Welsh Government and other strategically important bodies to ensure the city achieves its full potential.

As part of that intensive and dedicated work, we want to move to the next phase of the city centre's regeneration and want as many people as possible to contribute to the development of a masterplan for the heart of Newport.

It will outline strategies and priorities over the short, medium and long term that are crucial to establishing Newport as the best place to live, work and do business.

Councillor Debbie Wilcox  
Leader of Newport City Council

## MASTERPLAN CONSULTATION HAVE YOUR SAY

The council is keen to hear your views about the proposals outlined in this leaflet and how you or your organisation can help realise the full potential of the city centre.

Please visit: [www.newport.gov.uk/haveyoursay](http://www.newport.gov.uk/haveyoursay)

Or write to:  
Masterplan Consultation, Regeneration Investment and Housing  
Newport City Council, Civic Centre, Godfrey Road, Newport NP20 4UR

The consultation period closes on Monday 5 March.

# A VISION FOR THE CITY CENTRE

Since early 2017, the Leader of the council, members of the cabinet and senior officials have been working to develop the masterplan strategy and its priorities. The following vision was formed to represent the level of achievement to date and the pragmatic need to continue to shape and deliver positive change.

“ **A revitalised and vibrant heart for the city with a strong and independent identity that is rooted in Newport’s history and is forward-looking, continuing the impetus set by recent successes** ”

## MASTERPLAN STRATEGY



The masterplan strategy pragmatically builds upon a track record of successfully delivered projects and the preparatory work being undertaken to unlock the full potential of council owned property assets.

The council’s Vibrant & Viable Places programme has brought a number of historic frontage buildings back into use. Friars Walk Shopping Centre continues to attract shoppers and evening visitors to its restaurants in increasing numbers, and the University of South Wales City Campus has created a vibrant hub on the riverside.

In addition, the masterplan strategy reflects ongoing partnership working with key stakeholders and potential investors and developers to bring forward quality development.

The council will initially emphasise the planning and delivery of projects within the Northern Gateway and City Core whilst laying the foundations for change within the Riverside Area in the medium to longer term.

Actions within each area of focus are outlined in the table overleaf.

## AREAS OF FOCUS

The spatial plan identifies three broad areas of focus. Each area is characterised by a number of key site development and public realm improvement opportunities.



# THE OBJECTIVES

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The vision is further expressed via the following objectives:

## A WELCOMING CITY

to provide an inviting environment and a coordinated marketing, information and wayfinding offer.

## A CONNECTED CITY

to improve movement in and around the city centre allowing easy access by public transport, walking and cycling.

## A DIVERSE CITY

to integrate a broad range of land uses and activities and a diversity of people who live in and use the city centre for different purposes at different times of day or night.

## A RESTORED CITY

to repair the built fabric of the city, reuse vacant buildings, and manage and celebrate key assets.

## A RIVERSIDE CITY

to capture the potential of the river and riverside spaces for activities, events and development as a key source of its identity.

## A CITY OF QUALITY PLACES

to include a distinctive public realm that forms attractions for visitors from the city and wider area and raise the profile of the city within the surrounding region.



# THE PROPOSALS

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## AREA I: Northern Gateway

Improved connectivity from the railway station with rejuvenation and reuse of key assets.

### Key Projects:

Office core: increase supply of high-quality Grade A/B space adjacent to the station.

Gateway sites & public realm: improve stewardship of public space and develop underused sites.

## AREA II: City Core

Consolidation through the new development and diversification of land uses.

### Key Projects:

Newport Knowledge Quarter: new education facilities along the riverbank.

Key buildings: re-use or demolition of vacant buildings.

Connected City Core: to improve transport nodes and green space.

## AREA III: Riverside

Creating improved linkages and more successfully integrating sports facilities, new development and the riverside.

### Key Projects:

Clarence Place: rejuvenation and reactivation.

Sports & leisure: improve stadium accessibility and visibility.

Riverside Public Realm: complete the visitor circuit.

# KEY SITES

## Northern Gateway

- 1. Former Sorting Office
- 2. Market Arcade
- 3. Indoor Market
- 4. Cambrian Centre "Interface"

## City Core

- 5. Westgate Hotel
- 6. Chartist Tower
- 7. Newport Centre
- 8. 123-129 Commercial Street
- 9. University Expansion Land

## Riverside

- 10. Clarence Tower
- 11. Clarence Place
- 12. Crown Buildings
- 13. Rodney Parade



# KEY PROJECTS

Area of focus	Projects	Short term (1-3yrs)	Medium term (3-5yrs)	Long term (5-8yrs)
<b>AREA I: Northern Gateway</b>	Office core	Market Arcade Indoor Market Former Sorting Office Cambrian Centre "Interface"		Bridge Street/ Station Street
	Gateway sites & public realm	Connecting Devon Place High Street public realm	Strategic outline proposal: Former Sainsbury's site Bridge Street/ Cambrian Road	
<b>AREA II: City Core</b>	Key buildings	Chartist Tower 123-129 Commercial Street	Kingsway Centre Westgate Hotel	Lower Dock Street St Paul's Church
	Connected city core	Commercial Street public realm Usk Way (south) public realm	Chapel Park Emlyn Street public realm & car park Park Square car park & public realm Charles Street public realm Jack's Pill Queensway	Park Square car park Stow Hill car parks Octopus Bridge roundabout
	Newport Knowledge Quarter / Newport Centre	Strategic outline proposal: Newport Knowledge Quarter		
<b>AREA III: Riverside</b>	Clarence Place	Clarence Tower Clarence Place	Crown Buildings, Chepstow Road	
	Sport & leisure		Strategic outline proposal: Rodney Parade	
	Riverside public realm	Riverside loop George St Bridge/ Coverack Road	Clarence Place public realm Cyril Street & Argosy Way	

# MAKING IT HAPPEN



## FUNDING

It is envisaged that projects will be delivered via a range of public and private sector routes. The current macro-economic uncertainties suggest that the strategy will need to be flexible and capable of responding to changing circumstances over time. Private developer and investor enquiries have grown substantially over the last year reflecting the market's increasing awareness of the city's potential.

The council is playing a key role in helping connect positive interest with key opportunity sites and addressing barriers to development including creating greater certainty via the planning system.

In addition the council will consider using its local government powers to compulsory purchase land and property and will seek agreements to secure contributions from developers where appropriate.

## PARTNERSHIP WORKING

The council will utilise its own resources including land and property assets to deliver key projects either in partnership with key stakeholders or via agreement with private developers. Welsh Government has committed funding to support the following:

- Refurbishment of the historic Market Arcade on High Street
- Vibrant and Viable Places Programme II.

Additionally, Welsh Government are considering proposals from the University of South Wales and Coleg Gwent for the creation of the Newport Knowledge Quarter.

It is anticipated that the delivery of catalytic projects will enhance the city centre business environment, increase the number of qualified university and college graduates, increase the number of SMEs (particularly in the digital, creative and hospitality sectors) and significantly increase the number of visitors and therefore overall footfall.

It is intended that these aspects will present a positive stimulus for investment by existing and start-up businesses.

## Partner Organisations:





## HAVE YOUR SAY

The council is keen to hear your views about the proposals outlined in this leaflet and how you or your organisation can help realise the full potential of the city centre.

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