

Newport Local Development Plan 2011-2026

Annual Monitoring Report October 2022



Front Cover Images

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1 New Houses at Llanwern Village H1(3)

2 New Leisure Center Usk Way

3 New Development at Victoria Wharf

4 New Ringland Health Centre

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1. EXECUTIVE SUMMARY

- 1.1. The Newport Local Development Plan (LDP) was adopted on 27 January 2015 and sets out the land use policies which form the basis on which planning decisions about future development in Newport are based. As part of the statutory development plan process, the Council is required to prepare an Annual Monitoring Report (AMR).
- 1.2. This is the seventh AMR to be prepared since the adoption of the LDP. It monitors the effectiveness of the policies within the LDP and is the main mechanism for reviewing the relevance and performance of the LDP. It also identifies whether any changes are necessary.
- 1.3. This AMR will primarily focus on the period **1 April 2021 to 31 March 2022** and will build on evidence obtained for the last six AMRs.

KEY FINDINGS

- 1.4. The following section will summarise the key findings that have emerged throughout the AMR process.

Contextual Changes

- 1.5. Section 3 of the AMR contains a detailed analysis of the global, national, regional and local changes that have occurred since the adoption of the LDP. The Coronavirus (COVID-19) pandemic, Brexit and the War in Ukraine continue to dominate the news and brings many uncertainties. The impact on businesses and households on the availability of workers/deliveries/products and societal norms from the global pandemic are still not clear. The role of planning to aid any economic and social recovery will need to be considered in the evidence base for any replacement LDP. Housing delivery has been impacted but there are a number of sites that are delivering so it is anticipated rates will continue to improve. House prices in Newport continue to increase well above the Wales average, and in terms of the economic indicators, employment land approved in Newport for 2021/22 also continues to rise.
- 1.6. The AMR records four contextual indicators which help to provide the broader environmental, social and economic picture of Newport. The key findings are summarised below:

Contextual Indicators

	Positive outcome	1
	Mixed outcome	2
	Negative outcome	1

- Recorded crime rates in Newport have decreased this year and are back to a similar level as April 2019-2020.
- The economic activity rate in Newport has decreased this year coinciding with the overall economic activity rate for the UK which has also dropped. The economic activity rate for Newport remains higher since the LDP was adopted and is above the Welsh average.
- Newport has the highest percentage of Lower Super Output Areas in the most deprived parts of Wales based on the latest figures from 2019.

- The percentage of Newport residents commuting out of Newport has increased slightly this year. However, it should be noted that due to Newport's strategic position between Cardiff and Bristol, there is always going to be a proportion of people commuting out of the authority for work.

Core and Local Indicators

- 1.7. The AMR records 35 core and local indicators which are essential to monitoring the effectiveness of the LDP and ensuring the LDP Strategy is being delivered. A summary of the outcomes is shown below:

Core and Local Indicators

	Positive outcome	21
	Training required	3
	SPG required	0
	Further research	11
	Policy review	0
	Plan review	0

- 89% of housing developed on brownfield land in 2021/22.
- 10% below the Average Annual Housing Requirement figure.
- 6,863 new homes delivered in the Plan period so far (727 units short of the LDP target).
- 1,425 affordable homes delivered in the Plan period so far (184 units short of the LDP target).
- 31ha of new employment land has been created in the Plan period so far, 13.67ha is on EM1 allocations and has been delivered, 8.06ha of employment land was granted permission this year.
- No greenfield land, environmental space or protected woodland has been lost contrary to policy.
- Jobs growth has decreased this year but is above the LDP target set for this period.
- No Sites of Importance for Nature Conservation (SINC)/Sites of Special Scientific Interest (SSSI)/Green Belt/Green Wedge land has been lost contrary to LDP policies.
- Five renewable energy schemes have been approved this year.
- No Community Facilities have been lost contrary to policy.
- Number of indicators identified as 'blue' (training required) for more than one year relate to Mineral safeguarding, objection from heritage advisor, and the consideration of the Welsh National Marine Plan.
- Further work needed with Welsh Government and Natural Resources Wales (NRW) in order to be consistent on applications within floodplain areas and the vision for the City Centre encouraging regeneration projects and alternative uses in the City Centre.
- No Gypsy/Traveller transit site identified.

Sustainability Appraisal Indicators

- 1.8. The sustainability appraisal indicators are designed to monitor and measure the social, environmental and economic effects of the LDP. There are 84 indicators, and the key findings are summarised below:

Sustainability Appraisal Indicators

	Significant positive effects predicted	42
	Mix of positive and negative effects predicted	23
	Significant negative effects predicted	3
	Baseline set - No data available for comparison	16

- No loss of public rights of way contrary to policy.
- No loss of high value agricultural land or protected woodland contrary to policy.
- No applications approved with outstanding noise issues.
- Five new renewable energy schemes permitted.
- Number of pupils with a Welsh Medium Education is increasing.
- No community facilities lost contrary to policy.
- Carbon dioxide (CO²) emissions in Newport has decreased.
- No area of important wildlife habitat lost to other uses.
- While gross weekly earnings and job creation being up overall which is positive, unemployment rates have also risen.
- Newport railway station usage has decreased in 2020/21, however lockdown measures from the COVID-19 pandemic will have significantly influenced these statistics.
- Average energy consumption per household has increased in 2020/21, however lockdown measures from the COVID-19 pandemic with more people staying at home will have significantly influenced these statistics.
- Number of applications on the Housing Waiting List has increased.
- Four applications approved with outstanding objections from heritage advisors.
- Students staying in Newport after study has decreased, again likely to be related to how FE and HE institutions were operating during lockdown periods.
- Out commuting rates have increased.
- Waste reused, recycled, and composted has decreased slightly, but still exceeds the target.
- Energy from waste is higher than this year's maximum target.
- Waste being sent to landfill has slightly increased this year.
- Footfall in the City Centre continues to fall but is not unique to Newport and reflective of the impact of COVID-19.

ASSESSMENT AND CONCLUSION

- 1.9. The overall conclusion is that significant progress is being made in Newport, especially with regard to housing. This is the seventh AMR and it is fair to say that the LDP and the LDP Strategy are still functioning well and as expected. The impact of the COVID-19 pandemic and the fact this is the seventh year of LDP implementation means that a replacement plan is considered necessary. The process for the replacement plan has begun and this will mean that all the issues raised by the previous AMRs will inform the plans preparation.

FIGURE 1: AERIAL PHOTOGRAPH OF NEWPORT



2. INTRODUCTION

- 2.1. The Newport Local Development Plan (LDP) (2011 to 2026) was formally adopted on 27 January 2015. The LDP sets out the land use policies which form the basis on which planning decisions about future development in Newport are based.
- 2.2. As part of the statutory development plan process, following the adoption of an LDP, an Annual Monitoring Report (AMR) is required. The AMR is fundamental in assessing the progress and effectiveness of the LDP. This is the seventh AMR to be prepared since the adoption of the Newport LDP. Therefore, the AMR continues to provide an important opportunity for the Council to assess the impact of the LDP. This AMR will primarily focus on the period **1 April 2021 to 31 March 2022**.

LDP VISION, STRATEGY AND OBJECTIVES

- 2.3. The LDP vision is:

As a gateway to Wales, Newport will be a centre of regeneration that celebrates its culture and heritage, while being a focus for varied economic growth that will strengthen its contribution to the region. It will be a place that people recognise as a lively, dynamic, growing city, with communities living in harmony in a unique natural environment.

- 2.4. In order to achieve this vision, the LDP focuses on a sustainable development strategy with particular emphasis on regeneration, building on the culture and heritage of the City, seeking to maximise the use of previously developed (brownfield) land. To achieve the aim of the overall vision, the LDP defines 10 individual objectives which seek to address key issues. The objectives are:

1. Sustainable Use of Land
2. Climate Change
3. Economic Growth
4. Housing Provision
5. Conservation of the Built Environment
6. Conservation of the Natural Environment
7. Community Facilities and Infrastructure
8. Culture and Accessibility
9. Health and Well-being
10. Waste

- 2.5. These objectives and the performances recorded against them form the main section of the AMR.

AMR FORMAT

- 2.6. The AMR is designed to be a concise and accessible document. The format of the AMR is as follows:

Chapter 1 – Executive Summary – Provides an overall summary of the key monitoring findings of the AMR.

Chapter 2 – Introduction – Introduces the report and summarises the purpose, along with the overall structure of the AMR.

Chapter 3 – Contextual Changes – Provides a strategic overview of a variety of factors that potentially may influence the performance of the LDP, such as global economic implications as well as national legislation or local policy changes.

Chapter 4 – LDP Monitoring – Describes how the LDP objectives were monitored and provides a detailed analysis of the LDP policy framework in delivering identified targets.

Chapter 5 – Sustainability Appraisal Monitoring – Provides a commentary and assessment of the LDPs performance against the Sustainability Appraisal (including Strategic Environmental Assessment) monitoring objectives.

Chapter 6 – Conclusions and Recommendations – Gives an overview of the AMR findings and makes recommendations about issues which may require further consideration.

- 2.7. The AMR has been produced in accordance with the requirements of the relevant Regulations and the LDP Manual. This document will be submitted to the Welsh Government and be made available on the Council's website.

3. CONTEXTUAL CHANGES

- 3.1. This section sets out significant contextual changes that have occurred since last year's AMR. It is important to understand the numerous factors that may impact on the performance of the LDP, from the global and national levels, down to the Council's own local policies and guidance. Some changes are obviously completely out of the control of the Council, but nevertheless, it is important to set out what they are and how they may influence the LDP, in order for the local planning authority to prepare accordingly and consider whether changes might be necessary to the LDP.
- 3.2. In addition to this section, the AMR contains four contextual indicators based on the Welsh Index of Multiple Deprivation, crime rates, economic activity and commuting patterns, which are discussed in more detail in Section 4.

GLOBAL AND NATIONAL INFLUENCES

Impact of a Global Pandemic

- 3.3. The Coronavirus (COVID-19) global pandemic has continued to have a significant impact, with the subsequent lockdowns having affected the lives of millions of people across the UK. The economic consequences of the pandemic continue to be severe, with impacts felt across all sectors, including those in construction and the built environment. Availability of workers/deliveries/products, be it related to the pandemic, Brexit, the War in Ukraine, or a combination of these, is a challenge that needs to be addressed quickly.
- 3.4. In terms of the construction industry, the volume house builders and some of the more local builders are now back at work. The key impact on the industry has been the availability and cost of materials. The industry is continuing to build out houses and help deliver the LDP but completion figures for this year are understandably lower than average.
- 3.5. In addition, the retail sector, has suffered massively with the exception of supermarkets. There has been a noticeable loss of businesses in the City Centre, including the Friars Walk anchor Debenhams and the closure of the City Centre cinema. The role of planning is going to be vital in helping to rebuild Newport in the aftermath of this crisis. Welsh Government has set out new planning guidance to allow temporary and fast-tracked application processes to aid COVID-19 related developments and flexibility for businesses. The crisis itself has allowed people to understand and enjoy their local surroundings and consider the importance of green space, availability of local facilities, working from home practices and the way in which we travel. These are all matters that will need to be considered when preparing a replacement LDP as the world searches for what has been coined a 'new normal'. The preparation of a replacement LDP to aid Newport's recovery from the impact of COVID-19 and boost the economy is something that will be key.

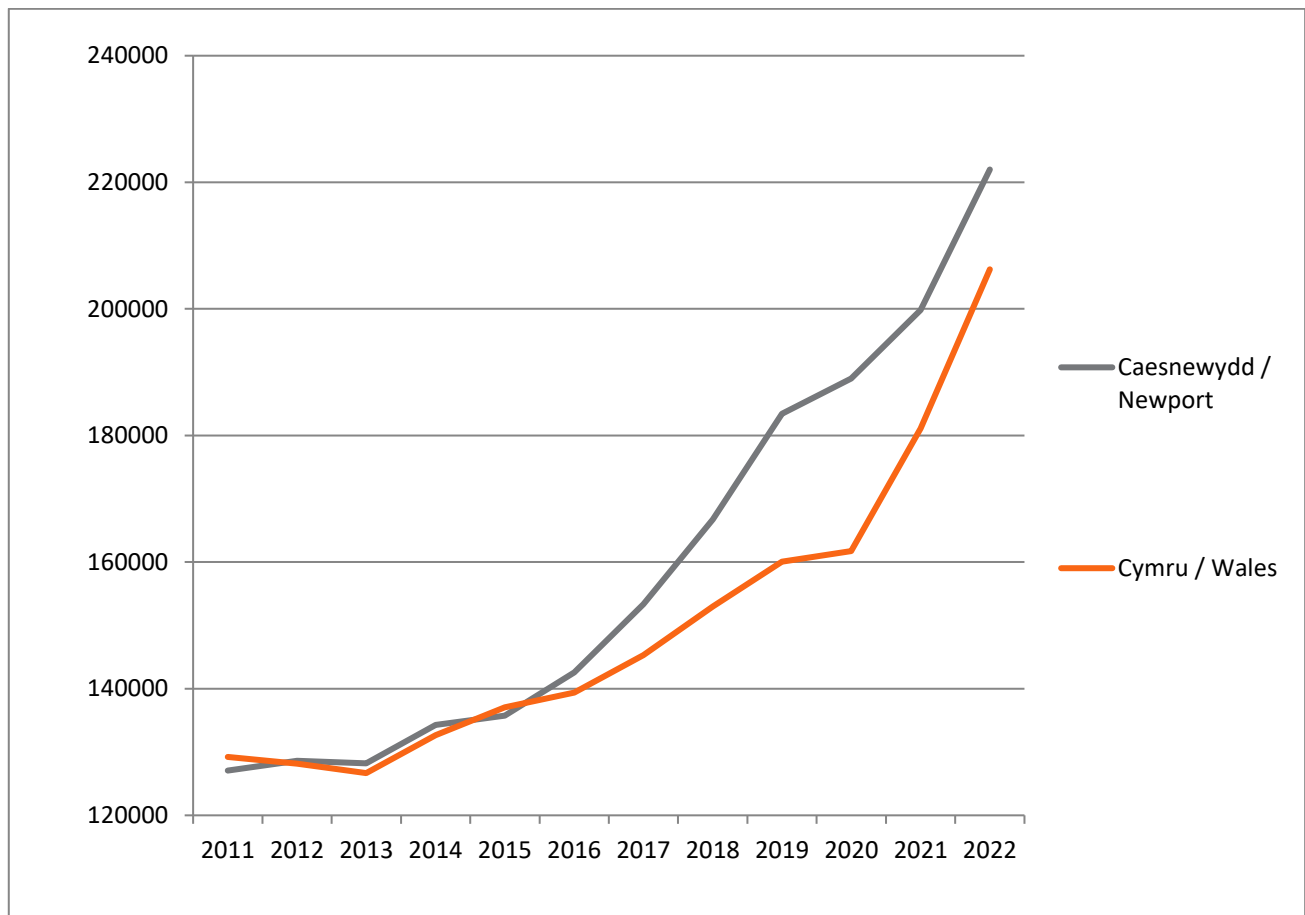
Census 2021

- 3.6. The National Census 2021 was undertaken on 21 March 2021. The answers to the Census will help government and organisations make decision on how to plan and fund public services including transport, education and healthcare. The Census provides critical data for LDP development, including the release of the population and household estimates which will be released within the next year as part of the initial findings. This data will be used as part of the replacement plan process to inform the plan strategy. For the period which this AMR details, no Census results were released to the public.

Housing Market

- 3.7. Newport has an average house price of £222,019 (as of January 2022), compared to the Wales average of £206,251 as demonstrated in Figure 2 below. The graph clearly shows a significant increase from last year, with Newport prices increasing by over 11%, but this is still below the Wales average of over 14%. Newport's average house price increase is on a par to those delivered between 2018-19. Whilst the increase is not as much as the Wales average, Newport remains significantly above the national average. Newport remains a desirable place to live and the house prices compared to the Wales average reflect this. Figure 3 below shows the average house price of each Local Authority across Wales for comparison.

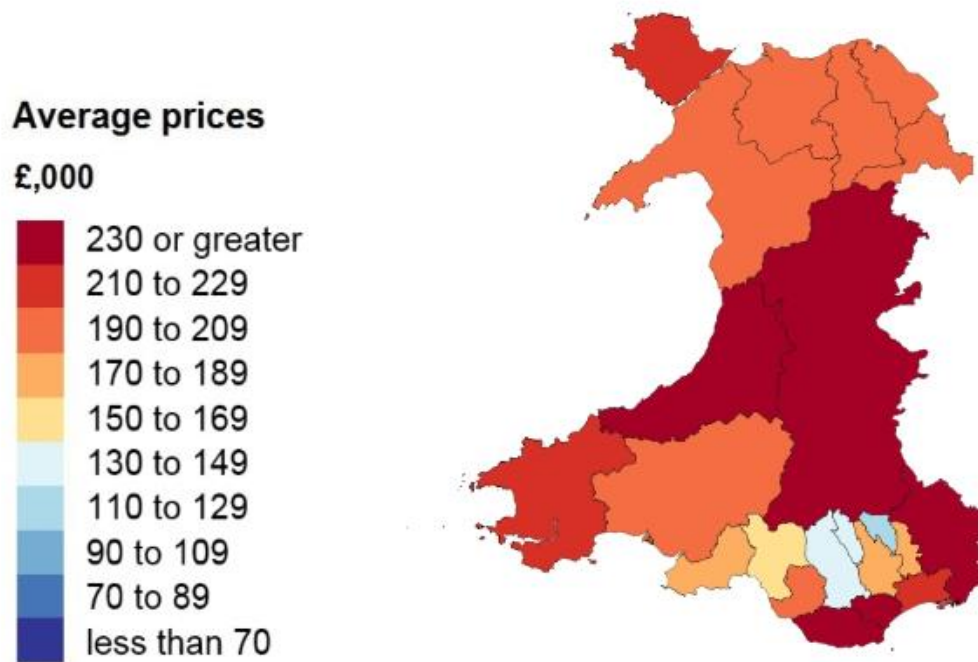
FIGURE 2: AVERAGE HOUSE PRICES IN NEWPORT AND WALES (JANUARY 2022)



Source: UK House Price Index (Wales), Land Registry

FIGURE 3: AVERAGE HOUSE PRICE BY LOCAL AUTHORITY (FEBRUARY 2022)

Average price by local authority for Wales



Source: UK House Price Index (Wales), Land Registry

- 3.8. Figure 3 shows how the Newport average house price compares to the other Local Authorities in Wales. Newport is identified as the red colour in the £210k to £229k band. This is an increase for Newport from last year where the Authority was identified in the orange colour £190k to £209k band. Monmouthshire still has the highest house prices in Wales, followed by the Vale of Glamorgan and Cardiff, with Powys, Ceredigion and Pembrokeshire all higher than Newport.
- 3.9. In Newport's first AMR, the authority was on a par with Swansea and Bridgend (April 2016 house prices). Prices are now considerably higher than Swansea and Bridgend.

LEGISLATION AND NATIONAL POLICY

- 3.10. The Council has to consider whether changes to national planning policy and legislation will have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses these issues. Since the 2020 AMR was published, there have been various consultations on national planning policies and planning as well as the publication of Future Wales: The National Plan 2040, update to Planning Policy Wales (edition 11), introduction of the placemaking charter for Wales and new planning rules to aid in COVID-19 recovery. All of which are detailed in the following sections.

National Planning Policy Amendments

Future Wales: The National Plan 2040

- 3.11. The Welsh Government published the National Development Framework (NDF), now referred to as Future Wales: The National Plan 2040, on 24 February 2021. A fundamental aim of Future Wales is to ensure the planning system at all levels is consistent with, and supports the delivery of, the Welsh Government's strategic aims and policies. Future Wales provides a national spatial strategy setting out where Wales should focus development over the next 20 years to address key national priorities through the planning system, including sustaining and developing a vibrant economy, supporting our town and City Centres, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities. Future Wales also reflects the lessons being learnt from the COVID-19 pandemic.
- 3.12. Development plans must be prepared at national (Future Wales), regional (Strategic Development Plans) and local scale (Local Development Plans), with the three tiers together in combination comprising 'the development plan'. As the national spatial strategy, Future Wales provides the national tier and sets the direction for Strategic and Local Development Plans.
- 3.13. Future Wales identifies Newport as one of three National Growth Areas. These are areas identified for growth in employment and housing opportunities and investment in infrastructure (see Policy 1 of Future Wales). Policy 33 of the plan identifies Cardiff, Newport and the Valleys as the main focus for growth and investment in the South East region. It states that, "Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure". Through Future Wales the Welsh Government supports an increased strategic role for Newport as a focus for sustainable, long term growth and investment. The Welsh Government will work with Authorities within the region and in England to promote Newport's strategic role and ensure key investment decisions in Wales and England support Newport.
- 3.14. The identification of Newport as a National Growth Area is a major boost for Newport and serious consideration to what this actually means for the City is underway. The inclusion of these Policies will have a direct impact on the preparation of the Replacement Local Development Plan.

Planning Policy Wales (Edition 11)

- 3.15. Edition 11 of Planning Policy Wales was also published on the 24 February 2021 due to the introduction of Future Wales. Planning Policy Wales is the foundation of all national, regional and local planning policies. The advent of Future Wales as a national development plan has necessitated revisions to Planning Policy Wales to ensure that the content of the two documents is aligned. In particular, some of the policy context in Planning Policy Wales has been clarified and made more explicit to support policies in Future Wales. Other changes to Planning Policy Wales are essentially factual, reflecting updates to legislation, policy and guidance which impact on the planning system and planning policy changes which have been made since the previous edition was published.

- 3.16. It is clear from the publication of Future Wales that planning has a role in helping shape the recovery from the COVID-19 pandemic. This was clearly set out in the Welsh Government publication, Building Better Places (published in July 2020). Building Better places highlights the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for Planners to operate within a wider context of priorities and action at all scales. It is clear that the Welsh Government's policy direction towards better places and placemaking has not changed. In fact, the pandemic crisis has highlighted the need for good quality places for people to live, work and relax in. It has further emphasised how important the quality of our living and working environments are and how much more they matter as we require more flexibility to support new working, living and learning needs. Economic recovery can be facilitated by the planning system and can deliver good quality outcomes, both in terms of health and well-being. For the RLDP, this guidance notes that the authority should be bold in their visions for the future outlined in the plan, actively embracing the placemaking agenda set out in PPW.

REGIONAL, LOCAL POLICY AND GUIDANCE

Regional Context

Corporate Joint Committees and Strategic Development Plans

- 3.17. The Local Government Elections (Wales) Act 2021 (LGEW Act) gained Royal Assent on 20 January 2021 and provides the framework for establishing four Corporate Joint Committees (CJCs) across the whole of Wales. One function of the South East Wales CJC is the preparation of a Strategic Development Plan (SDP). The purpose is to allow larger than local issues such as the scale of housing growth, jobs and spatial distribution across a number of Local Planning Authorities to be planned for in an integrated and comprehensive way. Between October 2020 and January 2021, the Welsh Government consulted on the draft Establishment Regulations which will create four regional CJCs, including the South East Wales Region. Post consultation the Regulations were debated by the Senedd on 16 March 2021 and came into force on 1 April 2021. Regulations setting out the framework for the development and adoption of SDPs was made on 18 March 2021 and came into force on 28 February 2022. The Replacement LDP for Newport will need to have regard to the South East Wales Strategic Development Plan.

South East Wales Transport Commission

- 3.18. The South East Wales Transport Commission, led by Lord Burns, was commissioned to consider the problems, opportunities, challenges and objectives for tackling congestion on the M4. In November 2020 the final recommendations of the Commission were sent to the Welsh Government for consideration. The report recommended a 'Network of Alternatives' for South East Wales. This approach puts a focus on integration, allowing for flexible journeys, reflecting the diversity of trips that people want to make. When the different parts work together, its value can be greater than the sum of its parts. The network is concentrated on travel through the west to east corridor, reflecting the role played by the M4 and the natural topography of the region.

- 3.19. In January 2021, the Welsh Government accepted in principle all of the recommendations to tackle congestion set out by the Commission. A dedicated “development unit” has been established in Transport for Wales to provide ongoing advice on the recommendations and develop a delivery programme. The Commission recommended that there be an increase in the number of train stations and services in the region, with four recommended for Newport. The Welsh Government has confirmed it will work with partners to increase capacity, reduce journey times and improve network resilience. These partners include Transport for Wales, Network Rail and the UK Government, which remains responsible for rail infrastructure under the current devolution settlement. Importantly a memorandum of understanding has been signed with Newport City Council to jointly steer the way forward for bus and active travel measures in the city, supported by Transport for Wales. All of these aspects will be a clear part of the evidence base informing the preparation of the Replacement LDP.

South East Area Statement

- 3.20. Natural Resources Wales is required to prepare Area Statements under section 11 of the Environment (Wales) Act, 2016. These Area Statements are developed to help facilitate the implementation of the National Natural Resources Policy (NRP) and build on the evidence set out in the State of Natural Resources Report (SoNNAR). The South East Wales Area Statement (SEAS) was published on 1 April 2020. It has taken a landscape scale approach considering where and why we want to build ecosystem resilience in terms of the special and distinctive landscape areas of South East Wales. The SEAS has been produced to inform planning and helps stakeholders consider different ways of working together to meet the four strategic theme:

1. **Linking our landscapes** – identifying local opportunities for protected sites, natural and built environments to contribute towards resilience of wider priority habitat networks in the region.
2. **Climate Ready Gwent** – identifying landscape and regional scale opportunities and collective interventions for climate adaptation and mitigation which enhance local ecosystems and community resilience.
3. **Healthy Active Connected** – identifying opportunities and collaborative interventions that protect and improve health and wellbeing
4. **Ways of Working** – identifying the benefits of strategic regional collaboration and identifying that we need to do at a regional scale to maximise local delivery and natural resource benefits.

- 3.21. The Replacement Local Development Plan is required to have regard to and be consistent with this Area Statement in order to meet a test of soundness.

Newport City Council Climate Change Plan 2022-2027 and Local Area Energy Plan 2022

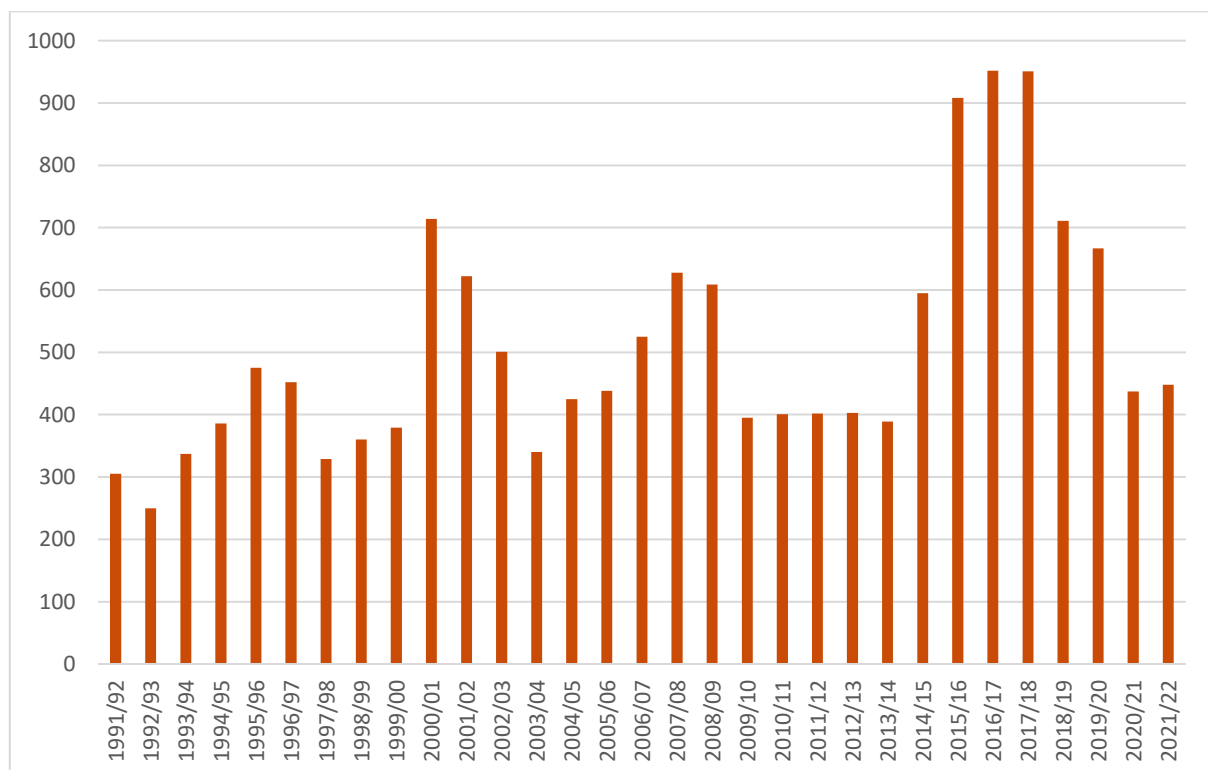
- 3.22. Following the Council’s declaration of an Ecological and Climate Emergency in November 2021, both the Newport City Council Climate Change Plan and Local Area Energy Plan were developed, and subsequently adopted in March 2022. Each plan sets out the Council’s objective to reach net zero carbon by 2030 as well as other objectives across several delivery themes. Planning will have a role to play in delivering several of the goals and objectives set out within each plan, and as such will inform the preparation of the Replacement Local Development Plan.

Local Context

Housing Land Supply

- 3.23. Newport has maintained a 5-year housing land supply since the adoption of the LDP, however the conventional Joint Housing Land Availability Study (JHLAS) process was scrapped as part of the abolition of TAN 1. Therefore, the process of measuring housing land supply is now done against the required average annual build rate of 690 units. Further information on this can be viewed in the Objective 4 section of this AMR.
- 3.24. In 2021/22, Newport built 448 new homes. This is lower than the peak years of 2015-2018 but the impacts of the COVID-19 pandemic, Brexit and the War in Ukraine have had a considerable influence on the completion rates this year. However, we are predicting a healthy increase in 2022/23 with many developers back on site. There are enough live applications and developments expected to come online in the near future which should see a much improved completion rate next year. Even though the five-year land supply calculation is not strictly part of the measuring process anymore, the Council still believes there is merit in estimating future build rates. This is useful for planning purposes, and is also very useful for service providers, in particular Education, who use the figures to predict likely demand on school places. Therefore, we will continue to work with planning agents and developers to try and estimate future completions in Newport.
- 3.25. The Figure 4 shows the housing completion rates achieved in Newport since 1991.

FIGURE 4: PAST HOUSING COMPLETION RATES IN NEWPORT



Flood Defence Scheme

- 3.26. In November 2021 permission was granted for the Stephenson Street Flood Defence Scheme, incorporating the construction of 6no. flood walls (concrete and sheet pile), refurbished embankments and paths including the Wales Coastal Path, a highway flood gate, a new 0.7km road, localised ground raising and culvert enhancements to reduce the chance of tidal flood risk from the River Usk and landscaping works along the route and at Coronation Park, Newport.
- 3.27. The proposals are estimated to reduce flood risk to people and property equating to present value benefits (flood damages avoided) of £178 million over the 100- year appraisal period. The proposals support the Severn Estuary Shoreline Management Plan (SMP2) and the Severn Estuary Flood Risk Management Strategy (SEFRMS) policy to “hold the line” by delivering a tidal defence Standard of Protection of 1 in 200 chance in any year (0.5% AEP) with allowance for 50 years of sea level rise.

New Leisure Centre - Land To South East of University of Wales Newport City Campus

- 3.28. In November 2021 permission was granted for a new leisure centre. The leisure centre is set out over three floors, creating 6,623 square metres of floor space. It would provide a Pool, Café, Active Hall, Fitness Suite and Fitness Studios. The proposed leisure centre would replace the existing Newport Leisure Centre, which no longer offers any swimming facilities and the building is considered to be beyond economic repair. The relocation of leisure centre facilities to the application site would not only allow for state of the art new facilities, but it would also unlock the existing site for future redevelopment to the benefit of the viability and vitality of the City Centre.

FIGURE 5: VIEW OF NEWPORT LEISURE CENTRE FROM USK WAY



Residential Schemes

- 3.29. Although the 2021/22 built rate for new homes has dropped below the AAR rate for a second year in a row, it is encouraging that major applications for residential development sites are still being submitted and approved. These include reserved matters at both the Llanwern Village and Glan Llyn development sites, as well as the applications described below.

Car Park Adjacent to Endeavour House Usk Way and Land on the South West Side Of East Dock Road

- 3.30. In December 2021 two applications for a total of 271 dwellings and use class A1 and A3 commercial units were approved around Usk Way/East Dock Road on vacant land around the Old Town Dock development.

Ringland Centre, Ringland Circle

- 3.31. In January 2022, two reserved matters applications were approved for the redevelopment of the Ringland Centre site. The proposal will involve the complete clearing and rebuilding of the site to relocated commercial elements of the Ringland Centre with revised access and servicing arrangements. 200no. dwellings.

FIGURE 6: PROPOSED RETAIL UNITS IN THE RINGLAND CENTRE REDEVELOPMENT



University of Wales College Caerleon

- 3.32. Following the refusal of another redevelopment scheme on this site in 2018 for traffic, air quality and amenity reasons, permission was granted in April 2021 for the residential redevelopment of the former Caerleon Campus site. The proposal will provide 219 residential units along with the retention and re-use of a number of historic buildings. Within the curtilage of the site there are wooded areas, ornate gardens and formal play provision. The buildings and structures occupy only a proportion of the site. The retention and protection of these spaces was considered to enhance the design quality of the scheme and provide ecological benefits in terms of connectivity and habitats.

Supplementary Planning Guidance (SPG)

- 3.33. The Shopfront Design SPG was formally adopted in October 2021. The SPG aims to ensure the creation and maintenance of high-quality shopfronts and to retain and reinstate traditional or historic facades through a set of 34 design notes. The design notes are principles that aim to ensure new and altered shopfronts respond to the local context. The SPG addresses both Traditional and Contemporary Shop Front Design as well as considering individual design elements including Fascia Design and Lettering; Signage and Advertising; Pilasters and Vertical Elements; Windows & Doors; Suspended Ceilings and Mezzanines; Stall Risers; Lighting; Canopies and Blinds; Materials; Colours; and Rainwater Goods.

3.34. Both the Flat Conversions and Affordable Housing SPGs were updated and formally adopted in October 2021. Changes to the Flat Conversions SPG include that bed-sits and studio flats are also classified as flats. This clarification ensures that the definition of a flat mirrors the classification outlined in the Planning Obligations SPG and, therefore, provides greater clarity when requesting affordable housing commuted sums. The minor, but important changes made to the Affordable Housing SPG include have been made include the following:

- Historically, the Council has used the Three Dragons Toolkit to undertake viability appraisals. However, in order to 'future proof' this SPG, paragraphs 1.9 and 4.25 now allow for other industry standard viability appraisals to be utilised. This recognises the ever-changing nature of the industry and ensures the Council can access the most up-to-date appraisal toolkits when negotiating S106 planning obligations.
- Minor change to paragraph 4.1 provides greater clarity on the types of dwellings that are subject to affordable housing commuted sum payments.
- In order to expedite the signing of S106 legal agreements, a minor change to paragraph 5.10 provides greater clarity on the documentation required by the Council's legal team.
- Minor change to paragraph 5.11 allows Legal Fees to reflect officer time, as opposed to a set fee. In addition, reference to the S106 Administration Fee is made to mirror the principal advice in the Planning Obligations SPG.

4. LDP MONITORING

- 4.1. This is the seventh AMR to be prepared since the LDP was adopted in January 2015. The 2016 AMR primarily provided the baselines for the social, economic and environmental indicators. The subsequent AMRs have highlighted any trends which have been occurring over the years and provide analysis and commentary of the situation.

MONITORING PROCESS

- 4.2. In terms of how the LDP is monitored, all planning applications determined in 2021/22 by the Council are initially considered. These are then refined to exclude all householder applications and most applications for discharge/renewal of conditions. This left a list of 191 relevant planning applications which planning policy officers could gather information from in order to assess the LDP and to compile evidence for this AMR. Refusals and successful appeal outcomes were also recorded.
- 4.3. Information on the 191 planning applications was collected and stored in a purposely constructed spreadsheet with 90 column headings. The 90 column headings were based on the information necessary to complete the indicators throughout the AMR. The AMR has four sets of indicators; Contextual, Core, Local and the Sustainability Appraisal indicators. The commentary and analysis of these indicators is set out in this section and section 5.

CONTEXTUAL INDICATORS

- 4.4. The Welsh Government has deemed it appropriate for an authority to include some contextual indicators in the monitoring framework in order to describe the background against which the LDP policy operates. The contextual indicators will be colour coded and assessed depending on their outcome as per the table below.

Colour	Outcome
Green	Positive outcome – on target
Orange	Mixed outcome
Red	Negative outcome – not on target

- 4.5. The following contextual indicators have been monitored in order to provide a broader environmental, social and economic picture of Newport and the LDP.

TABLE 1: CONTEXTUAL INDICATOR 1, MOST DEPRIVED AREAS IN NEWPORT COMPARED TO WALES AS A WHOLE

CONTEXTUAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
Number of Lower Super Output Areas (LSOA) in the 10% most deprived LSOAs in Wales.	Welsh Index of Multiple Deprivation	The number of Newport LSOAs in the 10% most deprived LSOAs in Wales decreases.	The number of Newport LSOAs in the 10% most deprived LSOAs in Wales increases.
OUTCOME: 23 Newport LSOAs are in the 10% most deprived LSOAs in Wales. An increase of nine since the 2014 Welsh Index of Multiple Deprivation.			
			COLOUR LAST YEAR: RED
COMMENTARY AND ANALYSIS OF OUTCOME:			
The Welsh Index of Multiple Deprivation is updated every 4-5 years and the most recent update was in 2019. Therefore, the assessment of this contextual indicator remains the same as the 2019/20 AMR.			

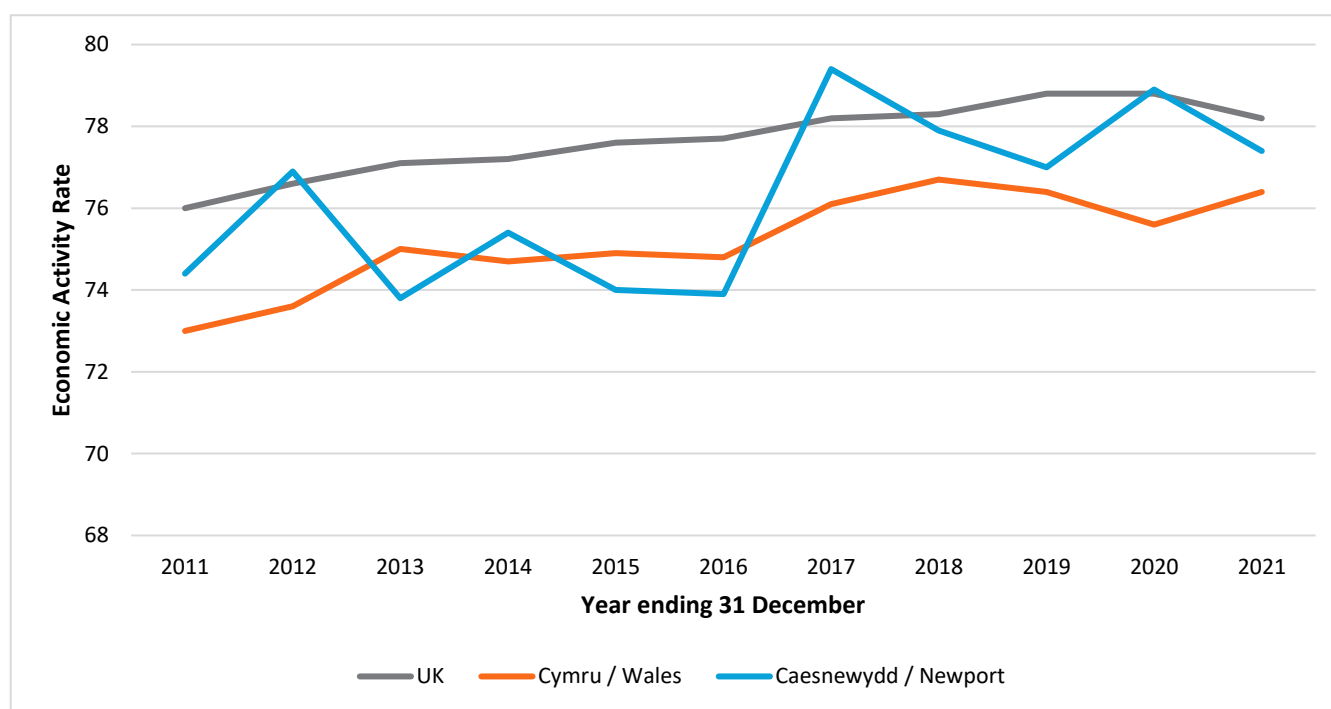
TABLE 2: CONTEXTUAL INDICATOR 2, NUMBER OF REPORTED CRIME INCIDENTS BY TYPE AS A TOTAL

CONTEXTUAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
The number of reported crime incidents by type as a total.	UK Crime Statistics, Home Office	The number of reported crime incidents decreases.	The number of reported crime incidents increases for 2 or more consecutive years.
OUTCOME: There have been 20,554 crimes reported in Newport between April 2021 and March 2022. A decrease of 3,808 from the previous year.			
			COLOUR LAST YEAR: Orange
COMMENTARY AND ANALYSIS OF OUTCOME:			
Crime figures for Newport have dropped from those recorded last year. The indicator has been identified as green accordingly. As noted in previous AMRs, the crime rates in Newport are not really linked to the LDP Strategy. Hopefully the reduction in crime figures this year will continue downward next year and into the future. Please see Figure 7 for total report crimes in Newport:			
FIGURE 5: TOTAL REPORTED CRIME NUMBERS IN NEWPORT			
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Crimes</div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div>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TABLE 3: CONTEXTUAL INDICATOR 3, ECONOMIC ACTIVITY RATES OF NEWPORT RESIDENTS

CONTEXTUAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
Economic activity rates of Newport residents	Regional Labour Market Statistics (ONS) and Stats Wales	The percentage of the economically active population increases.	The percentage of population economically active decreases for 2 consecutive years.
OUTCOME: The economic activity rate in Newport is recorded at 77.4. The economic activity rate in Newport has decreased.			
			COLOUR LAST YEAR: Green
<p>COMMENTARY AND ANALYSIS OF OUTCOME:</p> <p>The economic activity rate is something that is adjusted over time as more data is collected. This is why the economic activity rate for previous years may appear different from previous AMRs. The economic activity rate is conducted from survey data and based on estimates. The larger the sample, the more accurate the data is likely to be. Therefore, figures for the UK and Wales are likely to be more accurate than the smaller data sample of Newport. Consequently, the data for Newport is not considered to be particularly robust and hence why changes are often made to the data which has been reported in previous AMRs.</p> <p>Last year's AMR noted the highest peak for economic activity rates in Newport since the plan was adopted. The 2020 figures have since been revised by Stats Wales to be slightly lower (78.9) than the original, and now current, economic activity rate peak of 79.4 recorded in 2017. The 2021 economic activity rate has decreased from the 2020 figures, dropping to 77.4. The indicator has therefore been changed to orange. It is noted that the overall economic activity rate for the UK has also dropped, suggesting there could be a link between both the UK and Newport economic activity rate figures. It is also noted that notwithstanding the reduction in the 2021 figures, the economic activity rate for Newport remains higher since the plan was adopted, which is positive.</p> <p>Figure 8 plots the Newport economic activity rates against the Wales and UK rates since the start of the Plan period.</p> <p>The economic activity rate is those classed as economically active as a percentage of those aged 16-64 years. As noted above, caution should be applied to these figures as it is often the case that they can change over time as more reliable and accurate data on jobs and population becomes available. It is also noted that the latest data is weighted to population projections from 2018-based demographic trends which pre-date the COVID-19 pandemic, and as such any changes may not reflect true changes. Furthermore, the generally erratic nature of Newport's rate is likely due to the smaller samples surveyed, as opposed to true reflection of current circumstances. The Newport rates should only be viewed as an indication.</p>			

FIGURE 6: ECONOMIC ACTIVITY RATES IN NEWPORT

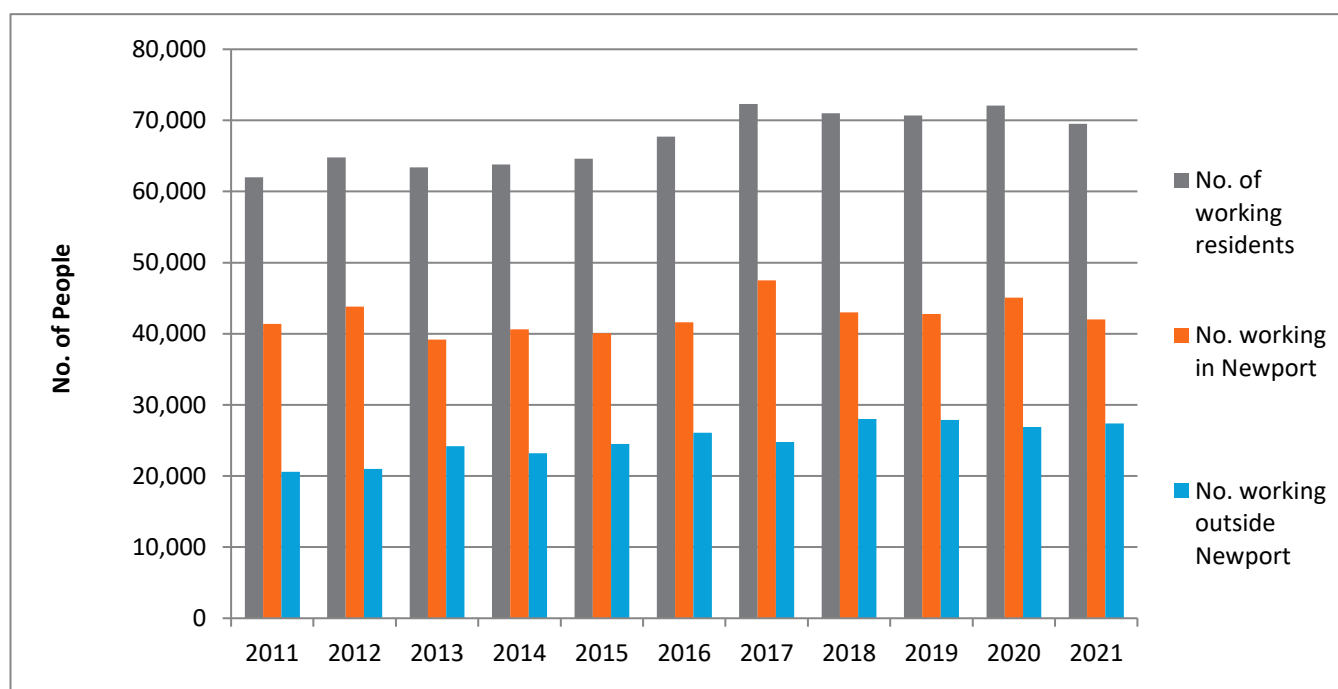


Source: www.statswales.wales.gov.uk

TABLE 4: CONTEXTUAL INDICATOR 4, NEWPORT RESIDENTS OUT-COMMUTING TO WORK IN LOCATIONS OUTSIDE OF THE CITY

CONTEXTUAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
Number of Newport residents out-commuting to work in locations outside of the City boundaries	WG: Statistics on commuting in Wales – Statistical Directorate	The number of residents out-commuting decreases.	The percentage of residents out-commuting increases for 2 or more consecutive years.
OUTCOME: The percentage of residents commuting out of Newport stands at 39.4%. This is an increase from the 37.3% recorded in 2020.			
			COLOUR LAST YEAR: Green
COMMENTARY AND ANALYSIS OF OUTCOME:			
<p>The commuter pattern statistics are adjusted over time as more data is collected. With this in mind, the commuter pattern statistics for previous years may appear different from those stated in previous AMRs. The percentage of residents who live in Newport but commute out of the City has increased this year. It now stands at 39.4%, whereas it was previously 37.3% in 2020. As the percentage has increased the indicator has been identified as orange. However, it should be noted that this information is only collected via a sample survey approach and assumptions and estimations are then applied to the figures. Furthermore, the commuter patterns of respondents for both 2020 and 2021 are based on their usual working pattern if coronavirus restrictions were not in place over that period. As such, the data for 2020 and 2021 does not reflect actual commuting patterns observed during the pandemic and a degree of caution must be applied again.</p> <p>The percentage of people commuting out of Newport to Bristol has marginally increased this year, likely reflecting the growing trend of people moving to Newport following the removal of the Severn Bridge (Prince of Wales Bridge) tolls. Additionally, the number of working residents in Newport and overall has also decreased. It is hoped that these figures will improve overtime as the statistics eventually reflect the removal of coronavirus restrictions on work practices and travel patterns. The below figures give more of a breakdown of this situation.</p>			

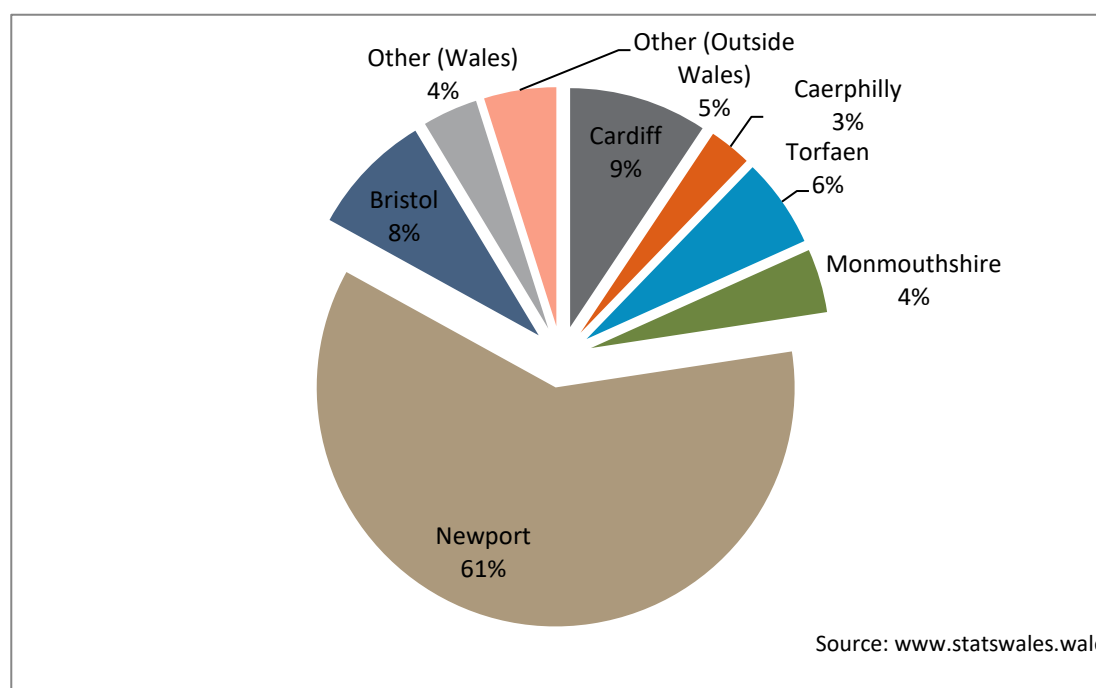
FIGURE 7: COMMUTING PATTERNS IN NEWPORT



Source: www.statswales.wales.gov.uk

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
% of Newport population working within Newport	66.8	67.6	61.8	63.6	62.1	61.4	65.7	60.6	60.5	62.6	60.4
% of Newport population working outside Newport	33.2	32.4	38.2	36.4	37.9	38.6	34.3	39.4	39.5	37.3	37.4

FIGURE 8: WHERE PEOPLE LIVING IN NEWPORT WORK (2021)



Source: www.statswales.wales.gov.uk

CORE AND LOCAL INDICATORS

- 4.6. The LDP Manual sets out a number of core output indicators which are considered to be essential for assessing implementation of national policy.
- 4.7. The Council has also identified local indicators which are more specific to Newport and considered important in monitoring the effectiveness of the LDP.
- 4.8. All indicators are linked to monitoring targets which set out the position that needs to be achieved in order to help deliver the LDP Strategy. If monitoring targets are not being met, trigger points are included to assess the extent to which circumstances have diverged from the target. The trigger points will indicate if certain parts of the Plan are not achieving their desired outcomes. If these trigger points are activated, then the AMR will consider the necessary action which is required.
- 4.9. Options are available to the Council with respect to each indicator, monitoring target and trigger point. The AMR assesses the severity of the situation associated with each indicator and will recommend an appropriate response in accordance with the table below:

Continue Monitoring (Green)
Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review.
Training Required (Blue)
Where indicators are suggesting that LDP Policies are not being implemented as intended and further officer or member training is required.
Supplementary Planning Guidance Required (Purple)
Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan.
Further Research (Yellow)
Where indicators are suggesting the LDP Policies are not being effective as they should and further research and investigation is required.
Policy Review (Orange)
Where indicators are suggesting the LDP Policies are failing to implement the Strategy a formal review of the Policy is required. Further investigation and research may be required before a decision to formally review is confirmed.
Plan Review (Red)
Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required. This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

OBJECTIVE 1 – SUSTAINABLE USE OF LAND

- 4.10. To ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimise the impact on the environment and make a positive contribution to local communities.

TABLE 5: OB1 MT1, AMOUNT OF GREENFIELD LOST TO DEVELOPMENT NOT ALLOCATED IN THE LDP

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP1 SP5 SP6 SP7 H6 H12	CORE Amount of greenfield lost to development (ha) which is not allocated in the Development Plan or does not meet the requirements of the relevant Local Development Plan Policies	NCC Development Management	No greenfield land is lost to development (unless it is in accordance with policies with the Plan)	1 (or more) application permitted for development in any year

OUTCOME: No greenfield land has been lost that is not in accordance with the LDP policies.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

There were nine applications that were permitted that led to the loss of greenfield land to development during the past year. Out of the total permissions one was allocated in the LDP and of the remaining applications seven of the eight were permitted in accordance with the relevant LDP policies. There was one application that had not evidenced satisfaction of flood risk policy but the proposal was for a slurry storage facility. It is therefore concluded that the relevant LDP policies are being used effectively and will continue to be monitored.

FIGURE 11: COUNTRYSIDE NEAR LLANDEVAUD



TABLE 6: OB1 MT2, AMOUNT OF ENVIRONMENTAL SPACE LOST TO DEVELOPMENT

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP1 CE3	CORE Amount of Environmental Space lost to development (ha)	NCC Development Management	No Environmental Space is lost to development (unless it is in accordance with policies within the Plan or exceptions set out in TAN 16 (2009))	1 (or more) application permitted for development in any year
OUTCOME: 1.35ha of Environmental Space of environmental space lost to residential development, but the loss was in accordance with the LDP policies				
				COLOUR LAST YEAR: BLUE
COMMENTARY AND ANALYSIS OF OUTCOME: There were three applications permitted on land designated as Environmental Space during the past year. This permission resulted in the loss of 1.35ha for residential and educational development. All three applications considered the impact of the loss of the Environmental Space in the Officer Report and were considered to be in accordance with the LDP policies. It is therefore concluded that the relevant LDP policies are being used effectively and will continue to be monitored.				

TABLE 7: OB1 MT3, AMOUNT OF DEVELOPMENT PERMITTED IN C1 AND C2 FLOODPLAIN AREAS

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP1 SP3 GP1	CORE Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 (2004) tests (paragraph 6.2 i-v)	Natural Resources Wales	No permissions granted for highly vulnerable development within C1 and C2 floodplain area that does not meet all TAN 15 tests (unless it is in accordance with TAN 15)	1 (or more) permission is given which does not meet the requirements of TAN 15 in any year
OUTCOME: Further research is recommended. There are 11 examples of applications being approved which do not meet all of the TAN 15 tests. Much of Newport is on the floodplain, and consequently Newport deals with a significant number of applications affected by flood risk. It is hoped that the update to TAN 15 will provide additional clarification and remove some of the inconsistencies when it comes to determining planning applications in flood zones.				
				COLOUR LAST YEAR: YELLOW
COMMENTARY AND ANALYSIS OF OUTCOME: There were 49 applications permitted on land within flood risk zones C1 and C2 during the past year. six of the 49 permissions were located in flood risk zone C2, of which two permissions were considered highly vulnerable. The remaining 43 permissions were located in flood risk zone C1, 15 of which were considered highly vulnerable. The two applications for highly vulnerable development permitted in flood risk zone C2 were for the regeneration or replacement of existing residential development. The conclusion of both assessments was that the proposals provided betterment to the flood risk at the site, either reducing the overall number of residential units or providing refuge. Neither of these applications were called in by Welsh Government.				

Of the 15 highly vulnerable developments permitted in flood risk zone C1, four of the applications were either able to satisfy all the tests of TAN 15 or were reserved matter applications where flood risk had been dealt with at the outline application stage. Six of the applications were explicit that not all the TAN 15 tests were met, but permission was granted on the basis that either previous appeal decisions established the acceptability of using refuge areas for HMOs, planning balance of the location, or the benefit of bringing a listed building back into use. The remaining five applications did not provide information as to how the permission could meet the TAN 15 tests, but it was determined that permission be granted due to the type of development (e.g. no increased risk from change of use). It should be noted that there were six applications located in flood zone C1 where this was noted in the officer report.

To summarise, over the past year 49 developments have been located within a Flood Risk Zone. Two applications for highly vulnerable development were located within flood risk zone C2, but were considered to improve the risk at the site. Of those located within Flood Risk Zone C1, 15 applications were permitted for a highly vulnerable use and 11 could either not meet the TAN 15 tests in full or no information was provided to illustrate that the proposal met all the tests. It was either considered that the proposals did not increase risk at the site, that the risk was predictable, or acceptance at appeal of the use of refuge areas, and as such permissions should be granted. It is therefore concluded that the evidence suggests that the policies are not being implemented in full and both officer training and further research is required.

TABLE 8: OB1 MT4, AMOUNT OF DEVELOPMENT WITHIN A MINERAL SAFEGUARDING AREA

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP1 SP21 M1 M2	LOCAL Amount of development within a mineral safeguarding area	NCC Planning Policy	No permanent sterilising development will be permitted within a mineral safeguarding area (unless it is in accordance with policies within the Plan)	1 (or more) application permitted for development in any year
OUTCOME: Six applications were located within mineral safeguarding areas. Out of these six applications, one did not consider Policy M1 Safeguarding of Mineral Resource.				
COMMENTARY AND ANALYSIS OF OUTCOME:				COLOUR LAST YEAR: BLUE
<p>There were six applications permitted within mineral safeguarding areas during the past year. Five of the six permissions analysed the matter of mineral safeguarding within the officer report. One application did not mention mineral safeguarding in the officer report. It is clear that the majority of the developments permitted over the past year within mineral safeguarding areas has been reported with consideration given to the policy. It is therefore concluded that the relevant LDP policies are being implemented as intended and for that one that should have mentioned the designation, training will be required.</p>				

TABLE 9: OB1 MT5, COMPLIANCE WITH WELSH NATIONAL MARINE PLAN

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP1 CE9	LOCAL Development permitted not in accordance with the Welsh National Marine Plan	NCC Planning Policy	No development will be permitted within the adopted Coastal Zone or along the River Usk unless it accords with the Welsh National Marine Plan.	1 (or more) application permitted for development in any year
OUTCOME: Three Application were determined without full consideration of the Welsh National Marine Plan.				
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>A total of 13 permissions over the past year were identified as needing to consider the National Marine Plan (NMP) due to their location within the adopted Coastal Zone of the Newport LDP or the fact that a HRA was required due to its potential impact on the River Usk. Of these 13 applications, 10 considered the NMP and either determined that the proposal was in conformity with the plan or screened the need to consider the plan. The remaining three applications did not mention the NMP. It is therefore considered that the NMP is not being considered consistently, but proposals that take into account the plan were found to be in conformity with the objectives of the NMP.</p>				

COLOUR LAST YEAR: Green

OBJECTIVE 2 – CLIMATE CHANGE

- 4.11. To ensure that development and land uses in Newport make a positive contribution to minimising, adapting to or mitigating against the causes and impacts of climate change, by incorporating the principles or sustainable design, changes to travel behaviour, managing the risks and consequences of flooding, and improving efficiency in the use of energy, waste and water.

TABLE 10: OB2 MT1, NUMBER AND CAPACITY OF RENEWABLE ENERGY DEVELOPMENTS PERMITTED

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS																								
GP1 CE10	LOCAL Number and capacity of renewable energy developments permitted	NCC Development Management	An increase in the number of renewable energy schemes permitted	No trigger identified																								
OUTCOME: Five renewable energy schemes have been approved, the total capacity for this year is 3.38MW.				COLOUR LAST YEAR: GREEN																								
COMMENTARY AND ANALYSIS OF OUTCOME:																												
Five planning applications were approved for renewable energy development during 2021/22. The largest one being for a solar development on Land to West of Docks Way. There were two applications for Biomass Boilers and two for panel solar arrays on residential properties.																												
The capacity and number of the applications approved during this year was an increase compared to those approved last year and only 0.28MW less than the year before. While only small scale compared to the 2018/19 AMR, all forms of renewable energy development combined contribute to the renewable energy objectives, as such the outcome has been recorded as green.																												
<table><tr><th>Year</th><th>No. of Applications</th><th>Total Energy Capacity (MW)</th></tr><tr><td>2015/16</td><td>4</td><td>21.060</td></tr><tr><td>2016/17</td><td>1</td><td>0.998</td></tr><tr><td>2017/18</td><td>1</td><td>0.231</td></tr><tr><td>2018/19</td><td>3</td><td>54.400</td></tr><tr><td>2019/20</td><td>2</td><td>3.660</td></tr><tr><td>2020/21</td><td>2</td><td>0.004</td></tr><tr><td>2021/22</td><td>5</td><td>3.38</td></tr></table>					Year	No. of Applications	Total Energy Capacity (MW)	2015/16	4	21.060	2016/17	1	0.998	2017/18	1	0.231	2018/19	3	54.400	2019/20	2	3.660	2020/21	2	0.004	2021/22	5	3.38
Year	No. of Applications	Total Energy Capacity (MW)																										
2015/16	4	21.060																										
2016/17	1	0.998																										
2017/18	1	0.231																										
2018/19	3	54.400																										
2019/20	2	3.660																										
2020/21	2	0.004																										
2021/22	5	3.38																										

TABLE 11: OB2 MT2, NUMBER OF PERMISSIONS GRANTED CONTRARY TO ADVICE FROM NRW

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP1 SP2 SP9 GP1 GP5	LOCAL Number of planning permissions granted contrary to the advice of Natural Resources Wales on environmental grounds	NCC Development Management	No planning consents issued where there is an outstanding objection from Natural Resources Wales	1 (or more) permission recorded in any year
OUTCOME: One planning application has been issued with an outstanding objection from Natural Resources Wales.				
COLOUR LAST YEAR: YELLOW				

COMMENTARY AND ANALYSIS OF OUTCOME:

There was one planning application approved with an outstanding objection from Natural Resources Wales (NRW).

Restoration of the fabric of Grade II* listed church and conversion to a dwelling - The site is located within Flood Zone C1. NRW objected to the proposal on the grounds that it fails to satisfy all the tests in TAN 15. Council officers similarly concluded that the proposal would not strictly comply with the tests in TAN 15 as the proposal would not be flood free and would be inundated in a 1 in 200 year and 1 in 1000-year flood event. However, Council officers gave significant weight in their planning balance to the significant benefit of reinstating a historically and architecturally significant Grade II* listed building. The Council officers noted in their decision that the church had remained vacant for a long period of time and rapidly fell into a state of dereliction, significantly harming the prospects for the future of the building, its special character and setting. The site history also demonstrated that the only realistic prospect for preservation and securing the long-term use of the building was for it to be converted for residential purposes. It was therefore concluded on balance, when giving considerable weight to the significant merit of the scheme, which brings an at-risk Grade II* listed building back into a viable use, against the significant harm, that is the risk to life and property as part of the predicted flood events along with the mitigating matters that can reasonably help to reduce such risk, that the scheme was acceptable subject to conditions.

Given the few applications identified and the individual merits of those proposals, the outcome has been identified as yellow to reflect the need for "further research". The flood risks and potential consequences have been weighed up by the Council for each application and justification has been provided for the decisions. Significant consideration has therefore still been given to the objections from NRW. The Council will not go against an NRW objection lightly. TAN 15 is currently under review so the Council is eagerly awaiting the outcome of the review.

TABLE 12: OB2 MT3, NUMBER OF PERMISSIONS GRANTED CONTRARY TO ADVICE FROM THE WATER SUPPLIER

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP4	LOCAL Number of planning permissions granted contrary to the advice of the Water supplier concerning adequate levels of water quality and quantity and waste water provision	Dwr Cymru / Welsh Water / Natural Resources Wales	No planning consents issued where there is an outstanding objection concerning provision of water quality and quantity and waste water from water supplier	1 (or more) permission recorded in any year

OUTCOME: No applications have been approved contrary to the advice of the water supplier.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

No applications have been approved contrary to the advice of Dwr Cymru / Welsh Water or Natural Resources Wales concerning adequate levels of water quality and quantity and waste water provision.

OBJECTIVE 3 – ECONOMIC GROWTH

- 4.12. To enable a diverse economy that meets the needs of the people of Newport and those of the wider South East Wales economic region.

TABLE 13: OB3 MT1, ADDITIONAL NET EMPLOYMENT LAND

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP17 EM1	CORE Net employment land development (ha) i.e. amount of land in hectares taken up annually for employment purposes in Newport	NCC Business Services NCC Development Management	Annual take up of a minimum of 2.3 ha of land on EM1 allocations	Less than 1.4ha of land on EM1 allocations is developed in any year.

OUTCOME: Newport has granted a net increase of approximately 8.06ha of employment land this year.

Since the start of the Plan period, over 31ha of new employment land has been created. Out of this 31ha, 13.67ha is on EM1 allocations and has been delivered. In terms of EM1 allocations, this equates to 1.243ha a year (2011-2022), which is below the 1.4ha predicted by the Employment Land Review and LDP.

Four new planning permissions have been granted for development on land within the EM1 allocations over the last year, three of which are at EM1 (vii) Celtic Business Park (now known as St. Modwen Park) and the remaining being at EM1 (ii) East of Queensway Meadows.

Notwithstanding the under delivery of EM1 land compared to the predicted annual rate in the Employment Land Review and LDP, good progress continues to be made with employment land delivery overall and as such it is considered that this indicator should remain green.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

In the last AMR, a total of 13.67ha of EM1 employment land had been developed from the start of the Plan period to 2021 (18.92ha with the inclusion of EM2 Newport Docks). On average, this equated to 1.37ha a year (2011-2021) which was below the 1.4ha predicted by the Employment Land Review and LDP (or with the inclusion of Newport Docks, the average was 1.89ha a year).

No EM1 allocation land was delivered this year. This means the total completion figures for development permitted on EM1 employment land remain 13.67ha over the Plan period. On average, this equates to 1.243ha a year (2011-2022) (or with the inclusion of Newport Docks, the average would be 1.72ha a year). The yearly development of land on EM1 allocations exceeds the trigger point of 1.4ha and therefore maintains its status as Green. Four new planning permissions have been granted for development on land within the EM1 allocations over the last year, three of which are at EM1 (vii) Celtic Business Park (now known as St. Modwen Park) and the remaining being at EM1 (ii) East of Queensway Meadows.

The Council have continued to contribute towards the overall supply of employment land in Newport by granting planning permission for 8.06ha of additional employment land this year. A minor reduction of 1.94ha of existing employment land has been granted permission for non-employment uses. Combined, this equates to a net employment land increase of 6.12ha in Newport for the year, in terms of granted planning applications only.

The majority of applications permitted for additional employment land this year all related to St. Modwen Park. The largest application was 6.56ha for the construction of three large commercial units, followed by an application for 3.61ha to create four large commercial units, and finally an application for 1.5ha creating a storage facility and office building.

In terms of employment land lost, five planning permissions contributed to the 1.94ha of employment land lost to non-employment uses. Three of the applications involved the establishment of residential dwelling units, and the other two established sports based leisure uses. The most notable application of this bunch was to establish residential development at EM1 (viii) Phoenix Park (Former Pirelli Works), which was ultimately permitted due to the demonstrated inability to establish an employment use on the site over a long period of time, and for the significant contribution of the proposal towards the area's affordable housing supply more generally. While the loss of employment land figure has risen since from that recorded in the AMR last year, it is still the second lowest figure recorded during the Plan period, and as such is generally considered a positive on balance.

Overall, the delivery of EM1 allocated employment land has exceeded the yearly requirement, the amount of additional employment land permitted continued to grow and the amount of employment land lost remained low, which are all positives for the local economy.

The below table provides a useful summary of schemes which have permission on EM1 allocated land and what has actually been developed since the start of the Plan period. The table also includes the EM2 Newport Docks site:

Allocation	Proposal	Area (ha)	Status
EM1 (ii) East of Queensway Meadows	Creation of secure 24 hour lorry park, canopy structure and office units	3.14	Completed 2020-2021
EM1 (ii) East of Queensway Meadows	Two warehouse units at Nash Mead	0.79	Permission granted. Not implemented.
EM1 (v) Gwent Europark	Extension of time and change of use to allow B1 and B2 (from B8).	15.00	Permission granted. Not implemented.
EM1 (iv) Solutia	Change of use to B8 Storage and Distribution.	1.46	Completed 2011/12
EM1 (iv) Solutia	Erection of combined Heat and Power Plant together with 15m high chimney stack.	0.10	Completed 2012/13
EM1 (iv) Solutia	Expansion of Therminol production by construction of Therminol 3 plant.	1.00	Completed 2016/17
EM1 (vii) Celtic Business Park	Phase 1 of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site. Occupied by Amazon.	1.90	Completed 2015/16
EM1 (vii) Celtic Business Park	Phase 2 of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site.	2.50	Permission granted. Not implemented.
EM1 (vii) Celtic Business Park	Phase 4 of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site	4.20	Permission granted. Not implemented. There are 3 approved layouts for this phase, plus Unit 2 also has permission under ref 15/1219 (2.5ha noted above).
EM1 (vii) Celtic Business Park	Phase 4 of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site	4.6	Permission granted. Not implemented. Alternative layouts for speculative developments.
EM1 (vii) Celtic Business Park	Phase 4 (Units 4, 5, 6 and 7) of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site	3.61	Permission granted. Not implemented. Alternative layouts for speculative developments.
EM1 (vii) Celtic Business Park	Phase 6 (Units 11, 12 and 14) of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site	6.56	Permission granted. Not implemented.

EM1 (vii) Celtic Business Park	CAF Train Factory at the Celtic Business Park at the northern section of the Glan Llyn regeneration site.	6.07	Completed 2018/19
EM1 (vii) Celtic Business Park	Land to south of CAF warehouse at the Celtic Business Park at the north eastern end of the Glan Llyn regeneration site	1.5	Permission granted. Not implemented.
EM2 Newport Docks	Change of use of site to Speedy Hire multi-service centre (Storage, maintenance and distribution facility B1/B2/B8).	5.00	Completed 2015/16
EM2 Newport Docks	Extension to existing steel production/process facility	1.5	Permission granted. Not implemented.
EM2 Newport Docks	Extension to existing steel production/process facility (Island Steel)	0.2	Completed 2019/20
EM2 Newport Docks	Completion of 1 steel storage shed and biomass heater	0.08	Completed 2016/17

FIGURE 12: THE SOLUTIA SITE ALONGSIDE EM1 (IV) SOLUTIA



TABLE 14: OB3 MT2, EMPLOYMENT LAND SUPPLY

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP17 EM1 EM2 EM3	CORE Net employment land supply (ha) i.e. amount of land in hectares available for employment purposes in Newport.	NCC Business Services NCC Development Management	A 5 year supply of land for employment purposes is maintained throughout the Plan period	The available employment land supply falls below 5 years (53 ha)
OUTCOME: The available employment land supply is just over 12 years.				
				COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

No EM1 allocation land was delivered this year. However, four new planning permissions have been granted for development on land within the EM1 allocations over the last year, three of which are at EM1 (vii) Celtic Business Park (now known as St. Modwen Park) and the remaining being at EM1 (ii) East of Queensway Meadows.

Based on the quoted figure in the previous AMR, there remains just under 136ha of EM1 employment land which has not been developed or been granted planning permission for development. This equates to just over 12 years of employment land supply, which is still a healthy level of supply.

TABLE 15: OB3 MT3, JOB CREATION OVER THE PLAN PERIOD

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP17 EM1 EM3	LOCAL Job creation over the Plan period.	Regional Labour Market Statistics (ONS) and Stats Wales	7,400 jobs created within Newport over the Plan period Base of 74,400 jobs (Stats Wales 2011) 2012 +272 jobs (74,672) 2013 - 470 jobs (74,202) 2014 +460 jobs (74,662) 2015 +621 jobs (75,283) 2016 +670 jobs (75,953) 2017 +650 jobs (76,603) 2018 +580 jobs (77,183) 2019 +710 jobs (77,893) 2020 +661 jobs (78,554) 2021 +501 jobs (79,055) 2022 +501 jobs (79,556) 2023 +501 jobs (80,057) 2024 +511 jobs (80,568) 2025 +591 jobs (81,159) 2026 +641 jobs (81,800)	Job creation rates fall below the cumulative expected levels for 2 consecutive years.

OUTCOME: The number of jobs remains above the forecasted rate.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

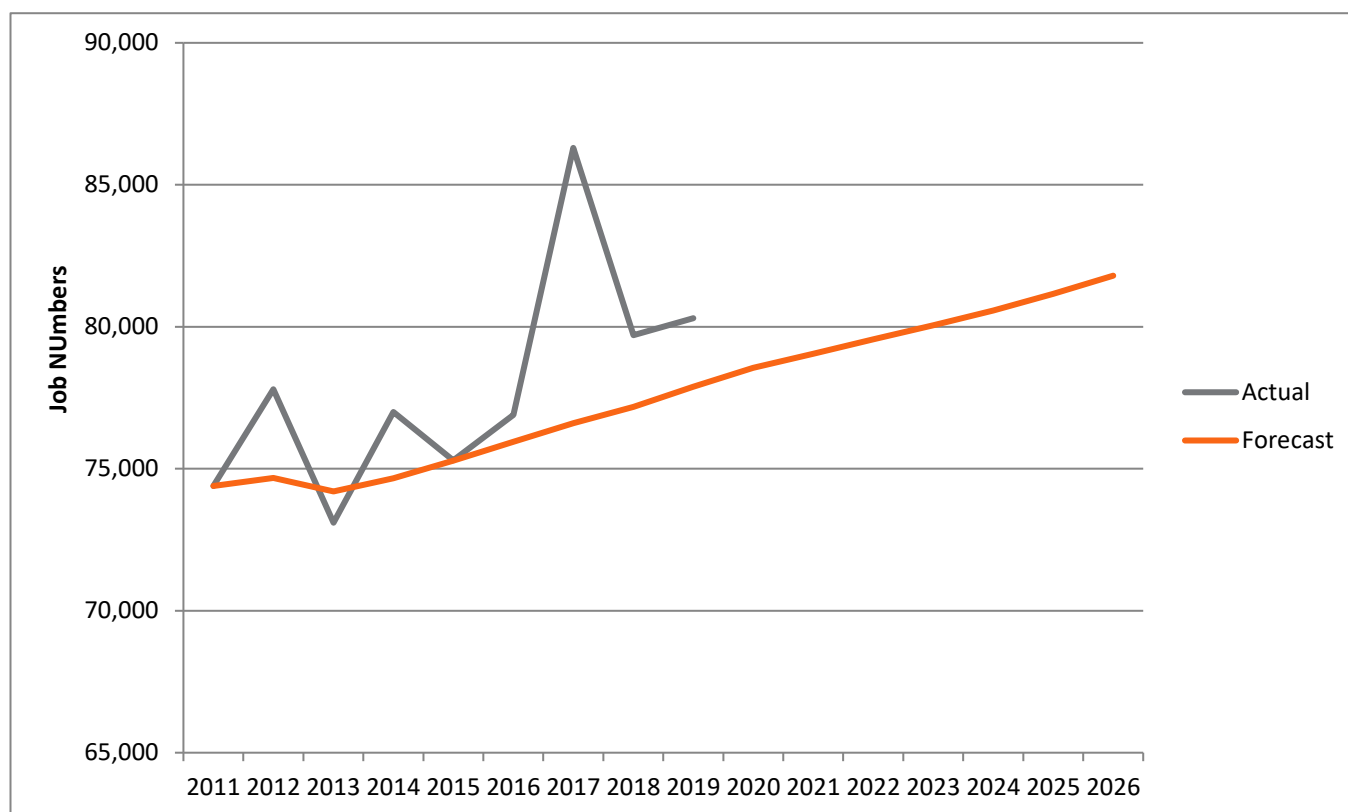
Statistics for 2020 onwards are yet to be published by Stats Wales. As such, the information from last year's AMR remains applicable.

The actual number of jobs has been estimated at 80,300, which is still above the LDP forecasted number of 77,893 at this point. There was a sharp increase recorded in 2017, where the number rose to 86,300, but it has dropped almost as steeply for 2018. As noted in last year's AMR, economic figures are subject to change, particularly at the local level, and as such a degree of caution should be applied.

In terms of job losses between 2018 and 2019, the statistics suggest that there have been losses in construction, information and communication, professional/scientific & technical activities and administrative/support service activities, and other service activities. Increases have occurred in the production, wholesale/retail/transport/hotels and food, finance and insurance activities as well as public administration/defence/education and health.

Overall, the level of jobs growth in Newport remains positive. As noted in previous years, since 2011, job numbers have been fairly erratic, but the overall trend is moving in the right direction. The LDP forecast of 81,800 jobs by the end of the Plan period in 2026, which is an increase of 7,400 new jobs from 2011. This target was exceeded based on 2017 figures but subsequently fell below the target again in 2018. The latest figures once again have risen to within 1,500 jobs of the Plan target, but still remain below. What is perhaps more important, in terms of LDP delivery is that the actual jobs growth remains above the forecasted trend.

FIGURE 9: JOB NUMBERS IN NEWPORT (2019)



Source: www.statswales.wales.gov.uk

TABLE 16:OB3 MT4, EXISTING B CLASS EMPLOYMENT LAND LOST TO OTHER USES

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
EM1 EM3	LOCAL Amount of existing B class employment land or EM1 allocation land lost to other uses	NCC Development Management	No existing B class Employment Sites or EM1 allocations are lost to non-employment use unless in accordance with Policy EM3	1 (or more) permission recorded in any year
OUTCOME: Two planning applications have been approved which involve the loss of employment land. Policy EM3 was appropriately considered as part of each application. Review of policy still warranted moving forward, but overall a positive outcome for this year.				
COMMENTARY AND ANALYSIS OF OUTCOME:				COLOUR LAST YEAR: Orange
There have been two planning applications which have been approved which have led to a loss of employment land totalling approximately 0.06ha. No EM1 land has been lost to non-employment uses.				

Policy EM3 was appropriately considered as part of both planning applications, with Officers reaching a reasoned and balanced conclusion. Specifically, one application comprised an office and workshop associated with a former van hire business which the determining officer considered to be more appropriately classified collectively as 'Sui Generis' (known as a unique use). The existing use for the other application was acknowledged to be for office purposes, however the officer concluded that as this office space was used in conjunction with a Solicitor's office that this would constitute classification as an A2 use, therefore in their view rendering Policy EM3 not applicable.

While further research on this topic/policy is still warranted as part of the Plan review, no additional training is considered necessary based on the decisions reviewed. The indicator will therefore be changed to green.

TABLE 17: OB3 MT5, VACANT COMMERCIAL UNITS IN THE CITY CENTRE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS					
R1 R2 R3	LOCAL Total vacant commercial units in the City Centre (recorded April every year)	Regeneration City Centre survey Economic Development	Vacancy rates in the City Centre decrease (Base rate April 2014: 25% of commercial units within City Centre are vacant)	An increase in the vacancy rates is recorded for 2 consecutive years					
OUTCOME: It has not been possible to survey the City Centre vacancy rates this year.				COLOUR LAST YEAR: GREEN					
COMMENTARY AND ANALYSIS OF OUTCOME:									
It has not been possible to gather this information this year but the table below provides vacancy rates over the plan period:									
	2014 (Base Year)	2015	2016	2017	2018	2019	2020	2021	2022
Percentage of empty units within the City Centre Shopping Area	25%	22%	25%	24%	27%	24%	Not available	21%	Not available

TABLE 18: OB3 MT6, APPLICATIONS APPROVED FOR NON-RETAIL USES IN PRIMARY AND SECONDARY FRONTAGE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
R1 R2 R3 R4	LOCAL Number of applications approved for non-retail use in primary and secondary frontage without meeting the requirements outlined in the relevant LDP Policies	NCC Development Management	No permissions granted for non-retail use in primary and secondary frontage without meeting the requirements outlined in the relevant LDP Policies.	1 retail application permitted for non-retail use in primary and secondary frontage without meeting the requirements of the relevant LDP Policies.

OUTCOME: Four applications for non-retail uses have been approved in the secondary retail frontage. The City Centre is in a period of change and it is considered further research into the LDP retail policies will be required at plan review stage. There is no immediate need to change the policies at this stage.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

Applications for non-retail uses in Primary and Secondary Frontages that fail to satisfy Policies R2 & R3;

Proposal	Frontage	Policy Compliant
CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (RETAIL) TO CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES)	Secondary	Criterion i) – not satisfied. Criterion ii-vii) – satisfied. Fails to completely comply with Policy R3. Report concludes that the regeneration, economic benefits of the scheme, greater flexibility to the site and may play a greater role in reducing vacancy levels which significantly outweigh the failings against the policy.
CHANGE OF USE FROM CLASS A1 (SHOP) TO USE CLASS A3 (FOOD AND DRINK) USE	Secondary	Criterion i & ii) –satisfied. Criterion iii) – not satisfied. Criterion iv-vii) – satisfied. Fails to completely comply with Policy R3. Report concludes that the regeneration, economic benefits of the scheme, greater flexibility to the site and may play a greater role in reducing vacancy levels which significantly outweigh the failings against the policy.
UNIT 27 FROM A1 (SHOPS) TO A2 (FINANCIAL AND PROFESSIONAL SERVICES)	Secondary	Criterion i & ii) –satisfied. Criterion iii)–not satisfied *NB report says satisfied Criterion iv-vii)– satisfied. Fails to completely comply with Policy R3. Report concludes that the regeneration, economic benefits of the scheme, greater flexibility to the site and may play a greater role in reducing vacancy levels which significantly outweigh the failings against the policy.
CHANGE OF USE OF THE UNIT FROM A1-RETAIL TO A MIXED A1-RETAIL, B1- LIGHT INDUSTRY AND D1-NON-RESIDENTIAL INSTITUTIONS AS A COMMUNITY WORKSHOP USE	Secondary	Criterion i) –satisfied. Criterion ii&iii) – not satisfied *NB report says satisfied Criterion iv-vii) – satisfied. Fails to completely comply with Policy R3. Report concludes that the regeneration, economic benefits of the scheme, greater flexibility to the site and may play a greater role in reducing vacancy levels which significantly outweigh the failings against the policy.

Year	No. of applications approved for non-retail use in Primary and Secondary Frontage without meeting the relevant policy requirements
2015/16	2 applications
2016/17	3 applications
2017/18	2 applications
2018/19	2 applications
2019/20	3 applications
2020/21	2 applications
2021/22	4 applications

Four applications were approved during 2021/22 proposed a non-A1 retail use in the Secondary Frontage without meeting the necessary retail policy requirements. Notwithstanding this in all cases the regeneration benefits or other material considerations, such as vacancy rates within the City Centre, were considered to outweigh the Secondary Frontage policy requirements. This is a pattern experienced since the start of the AMR, with Newport experiencing continued pressure for non-A1 retail uses in its Primary and Secondary Frontage. However, similar pressures appear to be being experienced nationally, as retail centres adjust to changes in the retail sector and seek

to diversify the uses on offer. The opening of Friar's Walk in 2015 has also contributed to a shift in shopping habits and focus of core retail activity, as well as an overall increase in the availability of A1 units.

Given the continued pressure for non-A1 uses and the level of vacancy rates in the City Centre, the Council commissioned a Retail & Leisure Study (Nexus Planning, November 2019) which recommended suitable development of the City Centre may also be encouraged through the adoption of a flexible approach that avoids overly restrictive policies in order to enable the centre to better adapt to market requirements and attract City Centre investment going forward. Such policies could be supportive of flexible working practices and encourage new opportunities through the amalgamation or subdivision of existing town centre units and workspace (where such development results in little, or marginal, loss of net floorspace), and for the change of use of longstanding vacant units to encourage investment.

TABLE 19: OB3 MT7, RETAIL DEVELOPMENTS OUTSIDE OF THE CITY CENTRE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
R1 R6 R10 R11	LOCAL Number of retail developments permitted outside of the City Centre not in accordance with an assessment of need and strict application of the sequential test.	NCC Development Management	No retail developments outside of the City Centre are permitted over the Plan period (unless in accordance with an assessment of need and strict application of the sequential test)	1 retail development is permitted outside City Centre in any year which is not in accordance with an assessment of need and strict application of the sequential test.
OUTCOME: No new retail developments outside of the City Centre have been approved which are not in accordance with an assessment of need and sequential test.				
				COLOUR LAST YEAR: GREEN
COMMENTARY AND ANALYSIS OF OUTCOME:				
Three applications were approved for developments within the A use class or mixed uses including the A use class outside of the City Centre.				
One of these applications was for an A1 use in the Local Centre and was considered to be of an acceptable scale which serves the immediate local community. The second application was for the change from a beautician (Sui Generis) to a Sandwich bar (A3). It was considered that both uses were best located in a defined centre and were in line with the retail policies of the LDP.				
The third application was for one A3 unit (166 sqm) and one A1 unit (48 sqm) as part the construction of 122 no. dwellings, within five apartment blocks. While Policy SP19 (Assessment of Retail Need) was not specifically mentioned in the assessment the potential impact of the proposed restaurant on defined centres was acknowledged and consideration of Policy R8 (small scale retail proposal) concluded that proposed retail units are of a scale that would appropriately serve the new residential development proposed and that they would not result in an adverse impact on the viability and vitality of any defined retailing centres.				

OBJECTIVE 4 – HOUSING PROVISION

- 4.13. To ensure that there is an adequate supply of land for housing in the most sustainable locations, and to ensure that the quantity, quality and variety of housing provision meets the needs of the population. Also to foster the creation of places which contribute to local distinctiveness and thriving communities.

TABLE 20: OB4 MT1, NEW HOUSING ON PREVIOUSLY DEVELOPED LAND

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H1 SP1	CORE Amount of major new housing development (in units) <i>developed</i> on previously developed land (brownfield redevelopment and conversions) expressed as a % of all housing development <i>developed</i> per annum.	NCC Development Management JHLAS	A minimum of 80% of all housing completions are delivered on previously developed land	Less than 80% of housing completions are delivered on previously developed land in any year

OUTCOME: 89% of completions on sites above 10 units or more were on brownfield land this year, since the start of the Plan period 93% of large site completions have been on brownfield land.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

The monitoring target of 80% of housing delivered on brownfield land has been achieved (89%) this year. The completion of a number on the Glan Llyn phases (an allocated brownfield site) is considered to be a significant factor in this. It is noted that since the adoption of the LDP the total number of houses delivered on brownfield sites is 93%.

FIGURE 14: PROPOSED REDEVELOPMENT ON BROWNFIELD LAND IN RINGLAND



TABLE 21: OB4 MT2, HOUSING LAND SUPPLY FOR THE CURRENT HOUSING LAND AVAILABILITY STUDY

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS						
H1 SP1	CORE The housing land supply taken from the current Housing Land Availability Study (TAN 1) (2006)	NCC Planning Policy	A 5 year supply of land for residential development is maintained throughout the Plan period	Less than a 5 year supply of residential land is recorded for any year						
OUTCOME: TAN 1 has now been revoked and the process for monitoring housing land supply has now changed.										
COMMENTARY AND ANALYSIS OF OUTCOME:			COLOUR LAST YEAR: N/A							
<p>Following the revision to Planning Policy Wales, the revocation of TAN 1: Joint Housing Land Availability Studies and the publication of the new Development Plans Manual (ed. 3) on the 26th March 2020, the monitoring of the 5-year land supply is no longer a requirement. The Development Plans Manual explains that for Local Planning Authorities who have an adopted LDP, they should continue to monitor their housing delivery against the Average Annual Requirement (AAR) method as the primary indicator to measure housing. Newport’s AAR is 690 units completed per annum (10,350 units (LDP requirement) divided by 15 years (LDP Plan period)).</p>										
<table><tr><td>Total completions 2020-21</td><td>448</td></tr><tr><td>Difference from AAR Number</td><td>-242</td></tr><tr><td>% Difference from AAR</td><td>-35%</td></tr></table>					Total completions 2020-21	448	Difference from AAR Number	-242	% Difference from AAR	-35%
Total completions 2020-21	448									
Difference from AAR Number	-242									
% Difference from AAR	-35%									
Further details on monitoring Newport’s housing completions against the AAR is contained in OB4 MT3 below.										

TABLE 22: OB4 MT3, LDP ANNUAL COMPLETIONS

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H1 SP1	LOCAL Annual Dwelling Completions – LDP Strategy	NCC Planning Policy	Deliver a total of 10,350 units over the Plan period. Dwellings will be delivered in accordance with the breakdown identified below. The delivery rates are based on the economic/growth forecasts which underpin the strategy of the Plan, but have been realigned to factor in expected delivery rates. Expected delivery rates are based on the JHLAS 2013 and developer intentions. 2011 – 358 2012 – 717 (+359) 2013 – 1,290 (+573) 2014 – 1,955 (+665)	The total number of dwellings delivered falls below the cumulative number identified for 2 consecutive years.

2015 – 2,837 (+882)
2016 – 3,773 (+936)
2017 – 4,678 (+905)
2018 – 5,641 (+963)
2019 – 6,553 (+912)
2020 – 7,325 (+772)
2021 – 8,008 (+683)
2022 – 8,687 (+679)
2023 – 9,307 (+620)
2024 – 9,881 (+574)
2025 – 10,350 (+469)

OUTCOME: The delivery rate is 14% below the LDP estimated trajectory and 10% below the Average Annual Requirement. Due to COVID-19, delivery rates for 2021/22 were significantly low this year, but it is hoped a recovery will be made in 2022/23 with delivery rates catching up to meet the 10,350 target by the end of the Plan period.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

The AMR will now measure housing completions against two methodologies – LDP Trajectory and AAR.

LDP Trajectory

During LDP examination, an estimated LDP trajectory was formed. However, this is not the same as the Anticipated Annual Build Rate (AABR) as referred to in the Development Plans Manual (ed 3) (DPM). The trajectory drawn during Newport’s LDP examination followed a different methodology to the AABR and therefore measures against the estimated LDP trajectory will only be used for reference purposes. The LDP trajectory was designed to attempt to reflect a more realistic delivery rate, with a slower start, peak in the middle five years, and then a slower end period. The delivery rate compared to the estimated LDP trajectory is below:

LDP delivery rate compared to the estimated LDP trajectory

Year	Required Rates based on estimated LDP trajectory	Actual Annual Delivery	Delivery Against Annual Required Rates	Running Total	Delivery Against Cumulative Required Rates	% Delivery Against Cumulative Required Rates
2011	358	402	+44	402	+44	+12%
2012	717 (+359)	403	+44	805	+88	+12%
2013	1290 (+573)	389	-184	1194	-96	-7%
2014	1955 (+665)	595	-70	1789	-166	-9%
2015	2837 (+882)	908	+26	2697	-140	-5%
2016	3773 (+936)	952	+16	3649	-124	3%
2017	4678 (+905)	951	+46	4600	-78	-2%
2018	5641 (+963)	711	-252	5311	-330	-6%
2019	6553 (+912)	667	-245	5978	-575	-9%
2020	7325 (+772)	437	-335	6415	-910	-12%
2021	8008 (+683)	448	-235	6863	-1145	-14%
2022	8687 (+679)					
2023	9307 (+620)					
2024	9881 (+574)					
2025	10,350 (+469)					

A total of 6,863 new homes have been created in Newport up to 31 March 2022. Compared against the estimated LDP trajectory, Newport is falling short by 1,145 homes which is equivalent to 14% shortfall. The overall trend is broadly comparable, however the peak in housing delivery only lasted three years, whereas the LDP trajectory predicated a five-year period between 2015 and 2019. In effect, delivery rates have fallen two years earlier than estimated. With the impact of COVID-19 pandemic, 2020-22 saw a significant drop causing the figures to fall further behind.

Average Annual Rate

The AAR for Newport is 690 units per annum and while it is acknowledged the total completions for 2021-22 is below the level of the AAR, the Government Lockdowns are considered to be a significant factor in the low completion rates, which for some of the major sites were significantly lower than previous years. It is noted that two further reserved matters applications for Llanwern Village are awaiting determination. Glan Llyn currently has three developers building across 5 active sites, with further phases submitted as pre-apps. It is therefore predicting that the deficit will start to reduce again from next year and the delivery rate will start to catch up with the trajectory. It is realistic to expect it to be very close and hopefully exceeding the 10,350 figure by the end of the Plan period.

LDP delivery rate compared to the Average Annual Rate (AAR) of 690 dwelling completions per annum

Year	Average Annual Rate of 690pa	Actual Annual Delivery	Delivery Against AAR of 690pa	Running Total	Delivery Against Cumulative AAR of 690pa	% Delivery Against Cumulative AAR
2011	690	402	-288	402	-288	-42%
2012	1380 (+690)	403	-287	805	-575	-42%
2013	2070 (+690)	389	-301	1194	-876	-42%
2014	2760 (+690)	595	-95	1789	-971	-35%
2015	3450 (+690)	908	+218	2697	-753	-22%
2016	4140 (+690)	952	+262	3649	-491	-12%
2017	4830 (+690)	951	+261	4600	-230	-5%
2018	5520 (+690)	711	+21	5311	-209	-4%
2019	6210 (+690)	667	-23	5978	-232	-4%
2020	6900 (+690)	437	-253	6415	-485	-7%
2021	7590 (+690)	448	-242	6863	-727	-10%
2022	8280 (+690)					
2023	8970 (+690)					
2024	9660 (+690)					
2025	10,350 (+690)					

When compared against the AAR of 690 dwellings per annum, performance each year is a lot more erratic. These fluctuations are a demonstration of why a flat average build rate is not a realistic trajectory in the real world. At the start of the Plan period, delivery rates were over 42% behind. Then the AAR rate was significantly exceeded for four years from 2015 to 2018, and last year's completions were only 7% short. The impacts of the COVID-19 pandemic over the past two years has seen the shortfall in completion rates increase to 10%. Whilst the AAR states that Newport should have delivered 7,590 houses, we have delivered 6,863. Given the impacts of the past two years to be only 727 units short is still considered a strong achievement.

Summary

As noted above, we are predicting healthier rates for 2022/23 and beyond and expect delivery rates to improve. We are still in a strong position in terms of housing completions, and hopefully will hit the 10,350 target by the end of the Plan period.

The DPM requires LPAs with an adopted LDP prior to the publication of the DPM to add more robust information in AMRs on the timing and phasing of land bank sites and allocations. A housing land delivery trajectory has been produced in conjunction with the Housing Stakeholder Group and is summarised below:

	U/C*	2022-23	2023-24	2024-25	2025-26	2026-27**
Major and Adopted LDP Site	332	353	755	820	781	555
Small Site Supply (Average)		52	52	52	52	52
Total		737	807	872	783	607

* Under Construction as of April 2022

** Post LDP Plan Period

The tables setting out 'Timing & Phasing of Allocations' and 'Timing & Phasing of Allocations of Sites with Planning Permission' (Table 75) and the involvement of the Housing Stakeholder Group are all reported in Appendix 2.

Figure 15 below demonstrates how the Newport actual delivery rate compares to the AAR and the estimated LDP trajectory.

FIGURE 10: NEWPORT HOUSING DELIVERY RATES

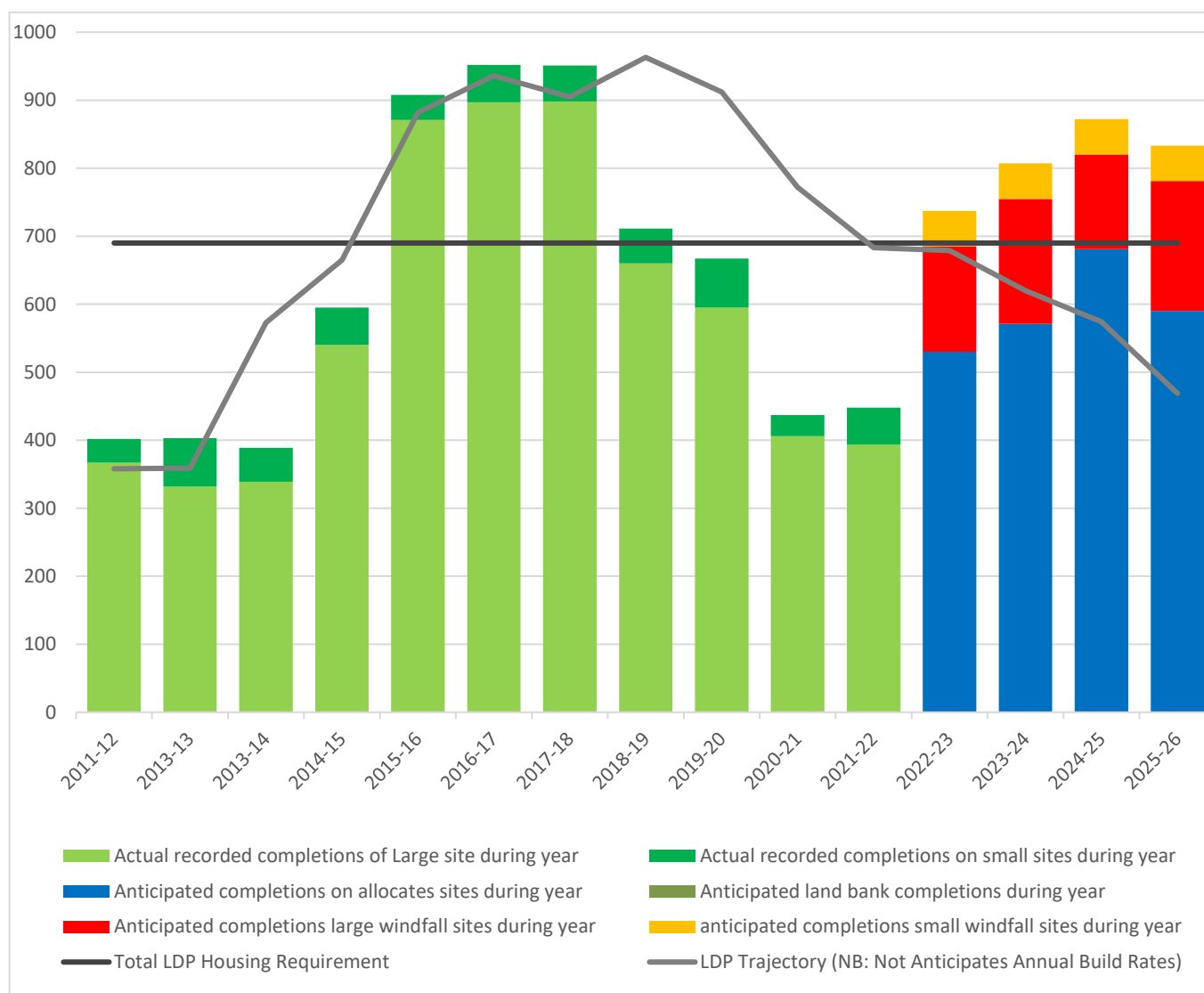


TABLE 23: OB4 MT4, ANNUAL COMPLETION RATES AT LLANWERN VILLAGE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H1 (H3)	LOCAL Annual Dwelling Completions of a Strategic Housing Site – Llanwern Village	NCC Planning Policy	Deliver a total of 1,100 units over the Plan period. Dwellings will be delivered in accordance with the breakdown identified below: 2011 – 0 2012 – 0 2013 – 0 2014 – 0 2015 – 40 (+40) 2016 – 120 (+80) 2017 – 240 (+120) 2018 – 360 (+120) 2019 – 480 (+120) 2020 – 600 (+120) 2021 – 720 (+120) 2022 – 840 (+120) 2023 – 960 (+120) 2024 – 1,080 (+120) 2025 – 1,100 (+20)	The total number of dwellings delivered falls below the cumulative number identified for 2 consecutive years. If this trigger is missed, the severity of the action will depend on the performance against the overall housing delivery indicator OB4 MT3.

OUTCOME: Housing allocation H1 (3) – Llanwern Village has not delivered the anticipated units with the delivery rate slipping further from the required rate. The 39 units recorded in 2021/22 is disappointing however with two more phase awaiting approval it is expected to increase completion rates.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

Housing allocation H1(3) – Llanwern Village, has not delivered the anticipated units since the LDP adoption. However, Redrow now has 144 completions, phase 1 is now complete and work is well underway with two reserved matters applications approved and a further two awaiting determinations.

Year	Anticipated Rates	Annual Delivery	Running Total	Surplus/ Shortfall
2011	0	0	0	0
2012	0	0	0	0
2013	0	0	0	0
2014	0	0	0	0
2015	40 (+40)	0	0	-40
2016	120 (+80)	0	0	-120
2017	240 (+120)	0	0	-240
2018	360 (+120)	0	0	-360
2019	480 (+120)	31	31	-449
2020	600 (+120)	74	105	-495
2021	720 (+120)	39	144	-576
2022	840 (+120)			
2023	960 (+120)			
2024	1,080 (+120)			
2025	1,100 (+20)			

Whilst the site's delivery has fallen 4 years behind schedule and the impact of COVID-19 pandemic saw a significant drop causing the figures to fall further behind, progress is now being made, it is estimated it will contribute approximately 403 units over the next five years (see table below for details).

Phase	U/C*	2022-23	2023-24	2024-25	2025-26	2026-27**
Phase 2 – (112 units)	28	10	15	0	0	0
Phase 2.2 – (32 units)	0	32	0	0	0	0
Phase 3 – (38 units)	0	38	0	0	0	0
Remaining phases – (1015 units)	0	0	20	60	100	100
Total		108	35	60	100	100

* Under Construction as of April 2022

** Post LDP Plan Period

FIGURE 11: NEW HOUSES AT LLANWERN VILLAGE H1(3)



TABLE 24: OB4 MT5, ANNUAL COMPLETION RATES AT GLAN LLYN

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H1 (H47)	LOCAL Annual Dwelling Completions of a Strategic Housing Site – Glan Llyn (Former Llanwern Steelworks)	NCC Planning Policy	<p>Deliver a total of 2,262 units over the Plan period. Dwellings will be delivered in accordance with the breakdown identified below:</p> <p>2011 – 10 2012 – 45 (+35) 2013 – 115 (+70) 2014 – 225 (+110) 2015 – 410 (+185) 2016 – 598 (+188) 2017 – 782 (+184) 2018 – 967 (+185) 2019 – 1,152 (+185) 2020 – 1,337 (+185) 2021 – 1,522 (+185) 2022 – 1,707 (+185) 2023 – 1,892 (+185) 2024 – 2,077 (+185) 2025 – 2,262 (+185)</p>	The total number of dwellings delivered falls below the cumulative number identified for 2 consecutive years. If this trigger is missed, the severity of the action will depend on the performance against the overall housing delivery indicator OB4 MT3.

OUTCOME: While the delivery rate is slipping further from the required rate. The 190 units recorded in 2021/22 has exceeded the annual build rate and with five active sites this is expected to continue and further increase completion rates.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

The required build rate against the actual build rate for Glan Llyn is as follows:

Year	Anticipated Rates	Actual Delivery per annum	Total Completions on site	Surplus/ Shortfall Compared to Target
2011	10	10	10	/
2012	45 (+35)	+35	45	/
2013	115 (+70)	+112	157	+42
2014	225 (+110)	+76	233	+8
2015	410 (+185)	+127	360	-50
2016	598 (+188)	+75	435	-163
2017	782 (+184)	+124	559	-223
2018	967 (+185)	+154	713	-254
2019	1,152 (+185)	+67	780	-372
2020	1,337 (+185)	+55	835	-502
2021	1,522 (+185)	+190	1025	-497
2022	1,707 (+185)			
2023	1,892 (+185)			
2024	2,077 (+185)			
2025	2,262 (+185)			

The number of completions achieved to date on the Glan Llyn site has fallen below the cumulative number identified in the AMR for seven consecutive years. Whilst delivery is not as fast as originally anticipated, the site has exceeded the annual target and continues to contribute year on year to Newport's housing supply and is estimated to contribute a further 1,103 units over the next five years. There are five planning applications being implemented on site, by three developers. Pre-application advice has been sought for future phases, so it is anticipated that further application will be forthcoming. The removal of the Severn Bridge (Prince of Wales Bridge) tolls and the completion of the western Glan Llyn primary school in 2019 are also considered to be significant factors in the on-going deliverability of the site.

		U/C*	2022-23	2023-24	2024-25	2025-26	2026-27**
Glan Llyn (Bellway) - 2C		18	31	0	0	0	0
Glan Llyn (St Modwen) - 3A		25	50	31	0	0	0
Glan Llyn (St Modwen) - 3B & D		32	40	75	18	0	0
Glan Llyn (Lovell) - 3C & 4A		0	20	40	80	80	80
Glan Llyn (St Modwen) - 2D		0	20	40	80	38	0
Glan Llyn (Remainder) Former Llanwern Steelworks		0	0	25	80	80	120
Total			236	211	258	198	200

* Under Construction as of April 2022

** Post LDP Plan Period

Overall housing completion figures are on track with the LDP delivery rates set out on OB4 MT3. Further monitoring of the situation is therefore considered the most appropriate course of action at this point.

FIGURE 12: NEW HOUSES AT GLAN LLYN H1(47)



FIGURE 13: GLAN LLYN DELIVERY RATES

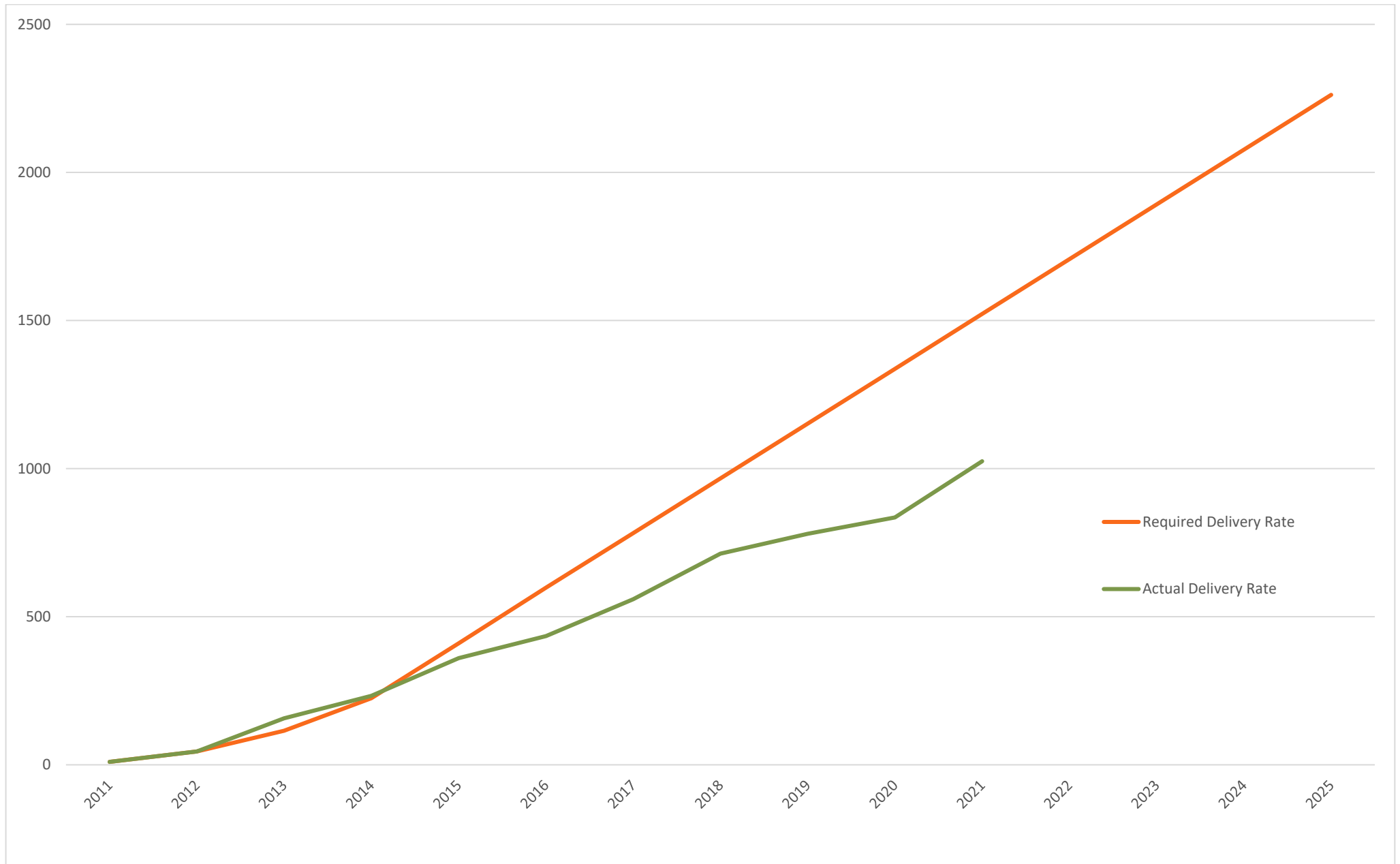


TABLE 25: OB4 MT6, NET ADDITIONAL AFFORDABLE DWELLINGS BUILT

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS																																																				
H1 H4 H5 SP10	CORE The number of net additional affordable dwellings built in the LPA’s area (TAN 2) (2006)	NCC Planning Policy	Provision of 2,061 affordable units over the Plan period, based on: 2011-2016 = 531 2016-2021 = 963 2021-2026 = 567	Delivering fewer affordable homes than: 2011-2016 = 531 2016-2021 = 963 2021-2026 = 567																																																				
OUTCOME: 1,425 affordable units have been completed in the 10-year period of the LDP. This is only 184 units short of the target figure.																																																								
			COLOUR LAST YEAR: YELLOW																																																					
COMMENTARY AND ANALYSIS OF OUTCOME:																																																								
The provision of affordable housing is as follows:																																																								
<table><tr><th>Year</th><th>Affordable Housing (10+ units sites)</th><th>Small Site allowance</th><th>Total</th></tr><tr><td>2011/12</td><td>75</td><td>1</td><td>76</td></tr><tr><td>2012/13</td><td>57</td><td>1</td><td>58</td></tr><tr><td>2013/14</td><td>17</td><td>1</td><td>18</td></tr><tr><td>2014/15</td><td>97</td><td>1</td><td>98</td></tr><tr><td>2015/16</td><td>149</td><td>1</td><td>150</td></tr><tr><td>2016/17</td><td>170</td><td>5</td><td>175</td></tr><tr><td>2017/18</td><td>166</td><td>2</td><td>168</td></tr><tr><td>2018/19</td><td>203</td><td>10</td><td>213</td></tr><tr><td>2019/20</td><td>267</td><td>0</td><td>267</td></tr><tr><td>2020/21</td><td>136</td><td>0</td><td>136</td></tr><tr><td>2021/22</td><td>66</td><td>0</td><td>66</td></tr><tr><td>Total</td><td>1403</td><td>22</td><td>1425</td></tr></table>					Year	Affordable Housing (10+ units sites)	Small Site allowance	Total	2011/12	75	1	76	2012/13	57	1	58	2013/14	17	1	18	2014/15	97	1	98	2015/16	149	1	150	2016/17	170	5	175	2017/18	166	2	168	2018/19	203	10	213	2019/20	267	0	267	2020/21	136	0	136	2021/22	66	0	66	Total	1403	22	1425
Year	Affordable Housing (10+ units sites)	Small Site allowance	Total																																																					
2011/12	75	1	76																																																					
2012/13	57	1	58																																																					
2013/14	17	1	18																																																					
2014/15	97	1	98																																																					
2015/16	149	1	150																																																					
2016/17	170	5	175																																																					
2017/18	166	2	168																																																					
2018/19	203	10	213																																																					
2019/20	267	0	267																																																					
2020/21	136	0	136																																																					
2021/22	66	0	66																																																					
Total	1403	22	1425																																																					
The Council’s records of housing completions show 1,425 affordable housing units have been completed during the 11-year period of 2011/22. This results in a shortfall of 184 units when compared against the target of 1,607 units for the same period.																																																								
Further research is necessary to monitor the level of affordable housing delivered, particularly with Registered Social Landlord driven schemes to understand fully the different definitions of affordable housing and their impact on completion records.																																																								

FIGURE 14: AFFORDABLE HOUSING DELIVERY RATE

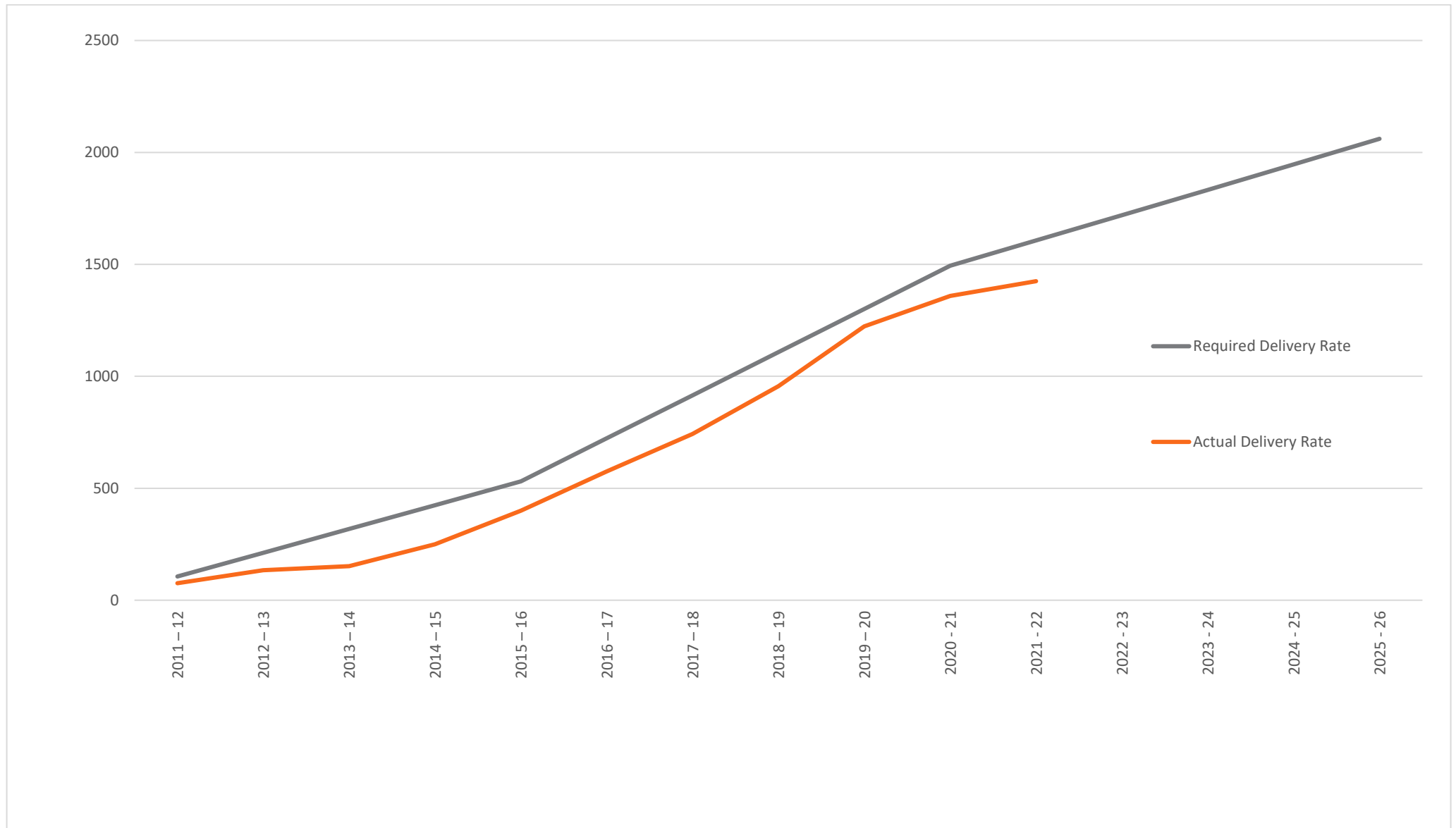


TABLE 26: OB4 MT7, RESIDUAL VALUES ACROSS HOUSING SUBMARKET AREAS

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H4 SP10	LOCAL Changes in residual values across housing submarket areas of: <ul style="list-style-type: none">• Caerleon & Rural Newport• Rogerstone & West Newport• East Newport• Malpas & Bettws	HM Land Registry House Price Index. RICS Building Cost Information Service (BCIS) Tender Prices. Development Appraisal Toolkit	Deliver the maximum level of Affordable Housing considered viable.	An increase or decrease of 5% of residual value in any submarket area in one year.
OUTCOME: Data was not available for this Monitoring Indicator in 2021.				
COMMENTARY AND ANALYSIS OF OUTCOME:			COLOUR LAST YEAR: YELLOW	
Data was not available for this Monitoring Indicator in 2021. The percentage of affordable housing will be thoroughly reviewed as part of the LDP review which commenced on the 24 May 2021. See Objective 16B for further information.				

TABLE 27: OB4 MT8, HOUSING COMPLETED ON H1 SITES

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS	
H1	CORE Percentage of housing development completed on H1 housing sites.	NCC Planning Policy	H1 Housing sites account for 85% of large housing site delivery. Windfall sites (10 or more units) account for 15% of large site delivery.	Less than 85% of large housing sites are developed on H1 housing sites over 2 consecutive years.	
OUTCOME: H1 allocations accounted for 91% of housing completions on sites of 10+ units during 2021-22.					
			COLOUR LAST YEAR: YELLOW		
COMMENTARY AND ANALYSIS OF OUTCOME:					
In order to offer a meaningful review of the percentage of housing completions on H1 allocation sites, a base date of 2014/15 has been used to correspond with the LDP’s adoption year. Prior to this date, the H1 table was updated and changed on a regular basis to reflect views and issues raised as part of plan process and examination. The H1 table was last updated during the Matters Arising Stage, including the addition of new sites with recent planning permission. For this reason, the monitoring of this target has started at 2014/15 reflecting the LDP adoption date.					
Year	Total Large site completions	H1 Allocation completions	H1 allocation completions %	Windfall Completions	Windfall completions%
2014 – 15	540	536	99.3%	4	0.7%

2015 – 16	871	747	86%	124	14%
2016 – 17	897	798	89%	99	11%
2017 – 18	898	812	90%	86	10%
2018 – 19	660	579	88%	81	12%
2019 – 20	595	376	63%	219	37%
2020 - 21	406	301	74%	105	26%
2021 – 22	394	359	91%	35	9%
Running Total	5261	4508	86%	753	14%

H1 allocations accounted for 91% of housing completions on sites of 10+ units during 2021-22, having been below the threshold for the past two years due to the impact of the COVID-19 pandemic. As such, this year results suggest that the LDP housing sites are once again being implemented in accordance with the LDP strategy.

FIGURE 20: NEW HOUSES AT BANKSIDE, COVERACK ROAD H1(34)



TABLE 28: OB4 MT9, AVERAGE DENSITY OF PERMITTED HOUSING DEVELOPMENT

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H3	CORE Average density of permitted housing developments of 10 or more dwellings.	NCC Development Management	Developments of 10 dwellings or more will have a minimum density of 30 per hectare (unless in accordance with criteria set in Policy H3)	1 (or more) permission is given with an average density of <30 dwellings per hectare
OUTCOME: Three developments were permitted with 10 or more dwellings have a density just less than 30 dwellings per hectare. Policy H3 was discussed for all three applications, and it is considered that the schemes have satisfied the policy requirements.				
				COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

Fifteen proposals were granted planning permission during 2021-22 for residential development including 10 or more dwellings. Three of the proposals approved a residential scheme with a density of less than 30 dwellings per hectare. All 3 officer reports discussed Policy H3 (Housing Mix and Density) and concluded that proposals were in accordance with policy H3

University of Wales College Newport, College Crescent, Caerleon has a density of approximate 16.3dph. Excluding major roads and public open spaces this increases to 24.9dph. The officer considered that the proposal was in accordance with policy H3, noting that this application is constrained by a number of historic buildings and protected trees across the site which were identified as key factors in this particular application, as well as the topography of the site and known concerns relating to offsite traffic and air quality in the locality.

Land to the East and adjacent to Telford Street Depot, Telford Street has a density of approximate 28.6dph, the application report refers to Policy H3 and notes various constraints that have prevented the development achieving a higher target, including the irregular shape of the site, the location of the established access points, the steep retaining wall.

Land to the West and South Of Mandrake House, Tregwilym Road was an outline application for 40-50 dwellings, resulting in a density between 29.4-36.8 dph. The application report refers to Policy H3 and notes various constraints that have prevented the development achieving a higher target, including the irregular shape of the site, the location of the established access points, the steep retaining wall.

Policy H3 was discussed for all three applications, and it is considered that the schemes have satisfied the policy requirements.

TABLE 29: OB4 MT10, DWELLINGS PERMITTED OUTSIDE OF THE SETTLEMENT BOUNDARY

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H5 SP10	LOCAL Number of dwellings permitted annually outside the defined settlement boundaries that do not meet the requirements of the LDP Policies. <i>This excludes replacement dwellings and conversions</i>	NCC Development Management	No dwellings permitted outside the defined settlement boundaries that do not meet the requirements of the Plan	1 (or more) permission outside the defined settlement boundary that does not meet the requirements of the Plan is recorded in any year

OUTCOME: No new dwellings were approved beyond the settlement or village boundaries contrary to policy.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

One application involving a C3 residential land use was permitted outside the settlement or village boundaries during the monitoring period. This was for the restoration and conversion of an existing Grade II* listed church. The relevant LDP policies and national guidance were considered. It is therefore concluded that the relevant LDP policies are being used effectively and will continue to be monitored.

TABLE 30: OB4 MT11, DELIVERY OF HARTRIDGE FARM ROAD AS A GYPSY/TRAVELLER SITE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H16	LOCAL Delivery of Hartridge Farm Road (H16) as a permanent residential site for Gypsies and Travellers.	NCC Planning Policy NCC Housing Service	Delivery of 23 pitches by 2016 to meet immediate need. Then approximately: 10 pitches by 2021 & 10 pitches by 2026.	Less than 23 pitches have been developed at Hartridge Farm Road by 2016.

OUTCOME: Three pitches have now been completed.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

A full planning application for 35 pitches on the Hartridge Farm Road site was approved in August 2016. A contractor for the site completed the first phase (three pitches) in Spring 2019. The site is now known as Ellen Ridge. These three pitches are sufficient to meet the current need for pitches on this site. Six other pitches have been prepared to slab level, but there are currently no plans to build these out yet.

FIGURE 15: PITCHES AND AMENITY BLOCK AT ELLEN RIDGE



TABLE 31: OB4 MT12, ACCOMMODATION PROVISION FOR GYPSY/TRAVELLERS

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H16 H17	LOCAL Number of Gypsy/Traveller Sites for residential accommodation	NCC Planning Policy NCC Housing Service	Appropriate provision is made for Gypsy/Travellers that the Council has a statutory duty to accommodate.	Gypsy/Travellers registered as homeless will be assessed and added to the Council's Housing Waiting List
OUTCOME: Three pitches have been delivered at Ellen Ridge (Hartridge Farm Road) with infrastructure going in for an additional six. The need reported in the Gypsy Traveller Accommodation Assessment has not increased from that quoted in the LDP.				
				COLOUR LAST YEAR: YELLOW
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>The Gypsy Traveller Accommodation Assessment (GTAA) 2015/2020 predicts a need for 27 pitches by 2026. The LDP makes provisions for up to 43 pitches by 2026 at the Hartridge Farm Road Site. Therefore, the LDP will ensure sufficient provision is made. There is no need to allocate additional sites for Gypsy/Travellers at present. Three pitches have been provided at Ellen Ridge and this is considered sufficient to meet the current demand.</p>				

TABLE 32: OB4 MT13, PROVISION OF A GYPSY/TRAVELLER TRANSIT SITE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H15	LOCAL Need for Gypsy/Traveller transit site	NCC Planning Policy	Provide a site capable of accommodating Newport's need of up to 7 pitches by the end of 2019.	Failure to identify a site by the start of 2018. Failure to obtain planning permission by the start of 2019.
OUTCOME: A site has not yet been identified. Progress is being made on a regional Strategic Development Plan for the South East Wales region, which is likely to include a Gypsy/Traveller transit site(s).				
				COLOUR LAST YEAR: YELLOW
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>The Council has not yet started to look for a site suitable of accommodating a transit site within Newport as discussed below. Some initial work was done with Cardiff Council to discuss the possibility of a regional transit site, but no further progress has been made. A Strategic Development Plan is in the process of being created and a regional transit site is likely to be a part of the scope of the plan.</p> <p>The authority's Gypsy Traveller Accommodation Assessment (GTAA) (2021-26) does not identify a need for any transit pitches. This GTAA concluded that the number of unauthorised encampments by Gypsies and Travellers who are travelling through Newport are both low and brief in duration. As such, the GTAA recommends that the Local Authority continues to assess encampments as they occur, in line with the adopted Gwent wide protocol on managing unauthorised encampments. This will include considering if encampments could be tolerated for the short period most remain in the city. It may be that through ongoing analysis of the data on unauthorised camping the local authority decides that a temporary stopping place is appropriate. However, at present there is not sufficient evidence to indicate that a permanent transit site is needed in Newport.</p>				

TABLE 33:OB4 MT14, NUMBER OF GYPSY/TRAVELLER SITES FOR TRANSIT ACCOMMODATION

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H15 H17	LOCAL Number of Gypsy/Traveller Sites for transit accommodation	NCC Planning Policy NCC Housing Service	Appropriate provision is made for Gypsy/Traveller transit need	An increase in unauthorised sites (that cannot be accommodated on the transit site) is recorded by the biannual Gypsy/Traveller Count on a year on year basis over a 2 year period

OUTCOME: The number of unauthorised sites has increased by two from the January 2013 survey. The transit site has not yet been provided.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

The number of unauthorised Gypsy/Travellers sites in Newport has fluctuated from January 2013 to January 2022. Between January 2013 and January 2022, the number of unauthorised sites has increased by two.

	Authorised Sites	Unauthorised Sites
Jan 13	6	4
Jul 13	5	5
Jan 14	6	4
Jul 14	6	4
Jan 15	5	5
Jul 15	5	6
Jan 16	5	5
Jul 16	5	10
Jan 17	6	8
Jul 17	6	9
Jan 18	6	10
Jul 18	6	8
Jan 19	7	10
Jul 19	6	9
Jan 20	5	7
Jan 21	5	8
Jan 22	5	6

Source: Gypsy and Traveller Caravan Count January 2022

The transit site has not yet been provided as discussed in the commentary for OB4 MT13. Consequently the indicator has been identified as yellow.

OBJECTIVE 5 – CONSERVATION OF THE BUILT ENVIRONMENT

- 4.14. To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment.

TABLE 34: OB5 MT1, APPLICATIONS PERMITTED ADVERSELY AFFECTING SITES WITH HISTORICAL VALUE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP9	LOCAL Number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, Listed Buildings or conservation areas.	NCC Development Management CADW NCC Conservation Officer GGAT	No development permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors.	Further investigation of 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year.
OUTCOME: Four applications were approved with an outstanding objection from the Heritage Advisors.				
COMMENTARY AND ANALYSIS OF OUTCOME:				COLOUR LAST YEAR: BLUE
<p>There were no applications permitted which adversely affected Scheduled Ancient Monuments nor Registered Historic Park and Gardens. There were four applications permitted which had an outstanding objection from a statutory heritage advisor. The Council will not go against a heritage objection lightly, the applications were considered to have a detrimental impact on the respective listed buildings and Conservation Areas. The heritage impacts have been weighed up by the Council for each application and justification has been provided for the decisions. Significant consideration has therefore still been given to the objections from the heritage advisors but concluded that on balance the impact on the heritage asset could be mitigated or the impact limited, albeit that the heritage advisor's objection remained. It is therefore concluded that the evidence suggests that the policies are not being implemented as intended and officer training is required as well as the indicator being continued to be monitored.</p>				

OBJECTIVE 6 – CONSERVATION OF THE NATURAL ENVIRONMENT

- 4.15. To protect and enhance the quality of the natural environment, including landscape, protected habitats and species of principal importance for biodiversity in Wales (regardless of greenfield or brownfield status) and the protection of controlled waters.

TABLE 35: OB6 MT1, DEVELOPMENT WHICH RESULTS IN THE LOSS OF SSSI OR SINC

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP9 GP5	LOCAL Development granted permission that leads to the loss of Sites of Special Scientific Interest (SSSI) or Sites of Importance for Nature Conservation (SINC) that does not meet the requirements of the LDP Policies.	NCC Green Services / NCC Development Management	No net loss of area of SINC to development (unless it is in accordance with policies within the Plan)	Any net loss of SSSI or SINC to development which does not meet the requirements of the Plan recorded over any year
OUTCOME: No SINC or SSSI have been lost contrary to the LDP policies.				
				COLOUR LAST YEAR: GREEN
COMMENTARY AND ANALYSIS OF OUTCOME:				
There were two applications permitted within a SINC designation during the past year which led to the loss of 0.65ha, which were both in compliance with the policy requirement of the LDP. No applications resulted in the loss of SSSI designation. Overall, no application was permitted that led to the loss of SSSI or SINC without meeting the policy requirements of the LDP. It is therefore concluded that the relevant LDP policies are being used effectively and will continue to be monitored.				

TABLE 36: OB6 MT2, PROTECTED WOODLAND AND TREES LOST TO DEVELOPMENT

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP9 GP5	LOCAL The amount of protected woodland and trees lost to development per annum (ha).	NCC Green Services	No net loss of protected woodland and trees (unless it is in accordance with policies within the Plan)	Loss of any protected woodlands and TPOs recorded in any year
OUTCOME: No protected woodland or trees have been lost contrary to policy.				
				COLOUR LAST YEAR: GREEN
COMMENTARY AND ANALYSIS OF OUTCOME:				
There was one application permitted that led to the loss of protected woodland or trees during the past year. This application complied with the relevant LDP policies. It is therefore concluded that the relevant LDP policies are being implemented effectively and will continue to be monitored.				

TABLE 37: OB6 MT3, NUMBER OF DEVELOPMENTS PERMITTED WITHIN THE GREEN BELT OR GREEN WEDGE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP5 SP6 SP7	LOCAL The number of developments permitted within the Green Belt or Green Wedge that do not accord with the relevant Policies of the Local Development Plan.	NCC Development Management	No developments permitted (unless it is in accordance with policies within the Plan)	1 (or more) development permitted in any year

OUTCOME: one application was permitted within the Green Belt designation and five within the Green Wedge during the past year. All of which were permitted in accordance with LDP policies.

COLOUR LAST YEAR: BLUE

COMMENTARY AND ANALYSIS OF OUTCOME:

There were six applications permitted within the Green Belt and Green Wedge during the past year. The one permission located within the Green Belt was permitted in accordance with the LDP policy. Of the five permissions located in Green Wedge, two applications did not mention the designation within the officer report. Both applications were for underground works that would not affect such a landscape allocation. The other three applications were permitted in accordance with the LDP policy. It is therefore concluded that the policy objective has been complied with and will continue to be monitored.

FIGURE 16: WEST OF RHIWDERIN SPECIAL LANDSCAPE AREA WITH NEWPORT/CARDIFF GREEN BELT IN BACKGROUND



OBJECTIVES 7, 8 & 9 – COMMUNITY FACILITIES AND INFRASTRUCTURE (7); CULTURE AND ACCESSIBILITY (8); & HEALTH AND WELL-BEING (9)

- 4.16. Objectives 7, 8 and 9 help to ensure the provision of appropriate new, and/or enhanced existing community facilities which will provide cultural benefits. The merged objectives also aim to enhance accessibility to key services, particularly through walking and cycling which consequently help to enhance health and well-being.

TABLE 38: OB7 MT1, COMMUNITY FACILITIES LOST TO ALTERNATIVE FORMS OF DEVELOPMENT

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP12 SP13	LOCAL Number of community facilities lost to alternative forms of development that do not meet the requirements of the relevant LDP Policies.	NCC Planning Policy	No community facilities lost over the course of the Plan period unless justified by the policy framework.	1 community facility lost is recorded in any year

OUTCOME: No applications have been approved which have involved the loss of a community facility which has been contrary to Policy CF12.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

There have been five applications involving the loss of a community facility. These facilities included:

- 2 x Health and Fitness/Sports Centres;
- 2 x Public Houses; and
- 1 x Dental Clinic.

However, it is considered that no community facilities have been lost contrary to Policy CF12. In each case, the community facility was either determined to be redundant, surplus, relocated, or would not result in significant harm to the community.

FIGURE 2317: NEW RINGLAND HEALTH CENTER



TABLE 39: OB7 MT2, INCREASE SUSTAINABLE FORMS OF TRANSPORT

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP1 SP13 SP14 SP15 T5 T6 T7 T8	LOCAL To increase sustainable forms of transport by encouraging walking and cycling	NCC Planning Highways Policy	No development will be permitted where there is an outstanding objection from Highways with regard to an over reliance on the private motor car and/or lack of sustainable transport initiatives.	1 (or more) planning permission is given where there is an outstanding objection from Highways on grounds of a development being unsustainable.

OUTCOME: No applications were approved with an outstanding objection from Highways on grounds of the development being unsustainable.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

There have been a small number of planning permissions which have been objected to by Highways. The grounds for objection primarily related to parking provision, cycle storage or general highway safety. However, for these applications officers resolved to either condition outstanding requirements or undertake a sustainability assessment themselves based on the proximity of sites to local centres and public transport alternatives to address these concerns. There was one instance where the Highways team objected to a proposal on sustainability grounds. However, that application was for outline planning permission, with all matters (including Highway matters) to be reserved for subsequent assessment. As such, their comments were noted for the applicant for future consideration at the reserved matters stage. It is therefore considered that there were no applications approved with an outstanding objection from Highways.

FIGURE 18: ELECTRIC BUS IN NEWPORT



OBJECTIVE 10 – WASTE

- 4.17. To ensure that waste management choices are based on the proximity principle, where appropriate, and a hierarchy of reduce, reuse, recovery and safe disposal, and that there is adequate provision for facilities to enable this to happen.

TABLE 40: OB10 MT1, NEWPORT'S WASTE CAPACITY

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP20 W1	Maintain sufficient land and facilities to cater for Newport's waste capacity	NCC Waste Section	Maintain a sufficient capacity to cater for Newport's waste (to be confirmed at a regional level in accordance with TAN 21)	No Trigger
OUTCOME: No trigger identified.				
				COLOUR LAST YEAR: GREEN
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>TAN 21 notes that waste capacity and targets will be set at a regional level. The first South East Wales Waste Monitoring Report was published April 2016. The report concludes that there is no further need for landfill capacity within the South East region. It goes on to state that any proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in overprovision.</p> <p>With regards to Newport's municipal waste arrangements, the Council offers different waste services to residents and businesses to deal with the different waste streams:</p> <ul style="list-style-type: none"> Recyclable materials: recycling collections are carried out in partnership with Wastesavers, a community not for profit local organisation, and source-segregated materials are sent directly to different re-processors to be recycled. Collections are conducted weekly. Food waste: food collections are also carried out by Wastesavers, and food waste is sent to the anaerobic digestion plant located in Bryn Pica, Aberdare. The project is managed in collaboration with neighbouring Local Authorities Rhondda Cynon Taff and Merthyr Tydfil, with a 15 year contract that started in July 2015. Collections are conducted weekly. Green waste: the Council operates in-house separate collections and all the green waste collected is sent to the composting facility operated by the Council at its Docks Way facility. Collections are scheduled on a fortnightly basis and stop during the winter period. Residual waste: traditionally all the municipal residual waste was sent to the Council landfill site located at Docks Way. However, the Council is always looking for alternatives to divert waste from landfill in application of the waste hierarchy set by the waste legislation, and joined Cardiff, Caerphilly, Vale of Glamorgan and Monmouthshire in an ambitious 25 year contract to build and operate an Energy from Waste facility. The plant, located at Trident Park, Cardiff, started operations on an interim basis in 2014 and the contract started on 1 April 2016. The Council now sends most of its residual waste to the incineration plant. Docks Way landfill site is still in operation, mainly for commercial clients but also as an alternative disposal site for the residual waste that is not sent to the EfW facility. Collections of residual waste from households are scheduled on a fortnightly basis. Other collections: the Council also provides other services such as special collections for bulky items that can be booked by residents through the Council's website or by contacting the Contact Centre or Information Station. There are also trade waste and recycling collection service available for businesses. 				

- Household waste recycling centre: the recycling facility located at Docks Way site provides facilities for residents to bring in a wide range of recyclable and reusable materials, more information about the accepted materials, opening times etc. can be found on:

<http://www.newport.gov.uk/en/Waste-Recycling/Household-Waste-Recycling-Centre/Household-Waste-Recycling-Centre.aspx>

In partnership with the Council, Wastesavers operate a charity tip shop at Docks Way, selling household and garden furniture, electricals, toys and bikes etc. that would otherwise be disposed of to landfill.

FIGURE 25: NEWPORT'S WASTESAVERS SITE



5. SUSTAINABILITY APPRAISAL MONITORING

- 5.1. A Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) have been undertaken as part of the LDP process. The purpose of the SA/SEA is to appraise the social, environmental and economic effects of the LDP proposals and policies to ensure that they accord with the principle of sustainable development.
- 5.2. The SA/SEA identified 26 objectives and 84 indicators which are designed to monitor and measure the social, environmental and economic effects of the LDP. They will be assessed using the colours identified in the table below.

Colour	Indication
Green	Significant positive effects are predicted
Orange	Mix of positive and negative effects predicted
Red	Significant negative effects are predicted
White	Baseline set - No data available for comparison

SA OBJECTIVE 1 - PROTECT OR ENHANCE EXISTING PROTECTED OR IMPORTANT LANDSCAPES AND OPEN SPACES AND ENCOURAGE THEIR SUSTAINABLE USE, ENJOYMENT AND MANAGEMENT

TABLE 41: SA OBJECTIVE 1

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Colour last year	Most Recent Data	Outcome
A	% of applications for new residential applications on sites within 3km of an Accessible Natural Greenspace	100%	NCC Green Team & Development Management	2015/16 = 98% 2016/17 = 100% 2017/18 = 100% 2018/19 = 100% 2019/20 = 100% 2020/21 = 100%		2021/22 = 100%	
B	Applications approved with outstanding objection due to the loss of a Public Right of Way.	Zero	NCC Green Team & Development Management	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = 0	
C	Amount Environmental Space lost to new development not in accordance with LDP policies	Minimise - target of nil	NCC Leisure & Development Management	2015/16 = 0.15ha 2016/17 = 0.01ha 2017/18 = 0ha 2018/19 = 0ha 2019/20 = 0.2ha 2020/21 = 0.32ha		2021/22 = 0ha	
D	Number of major applications with landscape strategies approved as part of the permission	Increase	NCC Green Team & Development Management	2015/16 = 19 2016/17 = 12 2017/18 = 17 2018/19 = 15 2019/20 = 18 2020/21 = 6		2021/22 = 19	
E	Number of new developments that will affect a SLA	Decrease	NCC Green Team & Development Management	2015/16 = 6 2016/17 = 3 2017/18 = 4 2018/19 = 2 2019/20 = 2 2020/21 = 0		2021/22 = 2	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	All developments involving new residential dwellings approved during 2021/22 are located within 3km of identified Accessible Natural Greenspace.						
B	No applications were approved with an outstanding objection due to the loss of a Public Right of Way.						
C	Please see commentary and analysis of OB1 MT2 earlier in the AMR.						
D	Out of the total 19 major applications permitted during the past year, 18 had a landscaping scheme and one did not. The permission given without a landscaping scheme was for the "Retention of a Storage/Workshop Building and three Cabins for Retail Use and Extension of Hardstanding", of which the three cabins were refused and subject to removal. Therefore, because the permission granted was retrospective and did not involve any physical changes on site, it was not appropriate to add a landscaping condition. All of the major developments permitted within Newport over the past year have had a landscape strategy agreed where necessary as part of their permission.						

- E There were 12 applications approved within or affecting a Special Landscape Area (SLA), of which two applications do not mention the SLA in the Officer Report. These two applications were both related to the 'Construction of Underground Electricity Transmission Connection', although they involved the removal of vegetation and contained conditions on tree felling which would physically alter the site. Of the 10 applications which mentioned the SLA, only one application was considered to have a "slight adverse impact" on the SLA.

FIGURE 26: WEST OF RHIWDERIN SPECIAL LANDSCAPE AREA



SA OBJECTIVE 2 – PROTECT, MANAGE AND ENHANCE BIODIVERSITY

TABLE 42: SA OBJECTIVE 2

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Colour last year	Most Recent Data	Outcome
A	The amount of protected woodland and trees lost to development per annum (ha)	No net loss of protected woodland and trees	NCC Green Team & Development Management	2015/16 = 0ha 2016/17 = 0ha 2017/18 = 0.1ha 2018/19 = 0ha 2019/20 = 0ha 2020/21 = 0ha		2021/22 = 0ha	
B	Number of new developments negatively impacting on SINC designations	Zero	NCC Green Team & Development Management	2015/16 = 0ha 2016/17 = 0.01ha 2017/18 = 0.01ha 2018/19 = 0ha 2019/20 = 0ha 2020/21 = 0ha		2021/22 = 0ha	

C	Area of important wildlife habitat lost to other uses	Zero	NCC Green Team & Development Management	2015/16 = 0ha 2016/17 = 0ha 2017/18 = 0ha 2018/19 = 0ha 2019/20 = 0ha 2020/21 = 0ha		2021/22 = 0ha	
D	Number of ecological management schemes associated with new development	Increase	NCC Green Team & Development Management	2015/16 = 10 2016/17 = 6 2017/18 = 4 2018/19 = 0 2019/20 = 5 2020/21 = 3		2021/22 = No Data	
E	Area of land enhanced for biodiversity value through the use of s106 agreement	Increase	NCC Green Team & Development Management	2015/16 = 2ha 2016/17 = 0.91ha 2017/18 = 0ha 2018/19 = 0ha 2019/20 = 0ha 2020/21 = 0ha		2021/22 = No Data	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis of OB6 MT2 earlier in the AMR.						
B	Please see commentary and analysis of OB6 MT1 earlier in the AMR.						
C	No applications which fail to meet policy requirements of the LDP were permitted within land designated as SSSI, SINCR, or LNR during the past year. Two applications were 'granted with conditions' for the National Nature Reserve (NNR) resulting in a loss of 0.2907ha of designated land. However, these losses still meet policy requirements of the LDP as they relate to schemes for tourism and visitor engagement/management. It is therefore concluded that applications are assessed according to the relevant LDP policies, but this indicator will continue to be monitored.						
D	Data was not available for this Monitoring Indicator in 2021/22.						
E	Data was not available for this Monitoring Indicator in 2021/22.						

SA OBJECTIVE 3 – LAND IS USED EFFICIENTLY AND GEODIVERSITY, SOIL QUALITY AND MINERAL RESOURCES ARE PROTECTED

TABLE 43: SA OBJECTIVE 3

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Amount of Greenfield land lost to development (ha) which is not allocated in the LDP or does not meet the requirements of the relevant LDP	Greater than 0 hectares permitted over a 1 year period	LDP AMR	2015/16 = 0ha 2016/17 = 0ha 2017/18 = 0ha 2018/19 = 0ha 2019/20 = 0ha 2020/21 = 0ha		2021/22 = 0ha	

	policies by way of a departure application from the plan						
B	Average density of housing development permitted on allocated development plan sites of 10 or more dwellings	30 per hectare	LDP AMR	2015/16 = 62dph 2016/17 = 60dph 2017/18 = 39dph 2018/19 = 38dph 2019/20 = 45dph 2020/21 = 142dph		2021/22 = 40.69dph	
C	Applications approved with outstanding objection from Environmental Health related to water pollution	0	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = 0	
D	% of planning permissions granted resulting in loss of grades 1, 2 and 3a land	Decrease	Development Management	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis for OB1 MT1 earlier in the AMR.						
B	Fifteen proposals were granted planning permission during 2021/22 involving residential development of 10 or more dwellings. The average density for all developments across Newport stands at 40.69dph. Three of the sixteen proposals approved a residential scheme with a density of less than 30 dwellings per hectare (see OB4 MT9). Policy H3 was discussed for all three applications and it is considered that the schemes have satisfied the policy requirements.						
C	No applications were approved with an outstanding objection from Environmental Health on water pollution.						
D	<p>The records show that six planning applications were approved involving land with an agricultural land value of grades 1, 2 and/or 3a, of which four of these applications failed to mention the agricultural land value in the officers report.</p> <ul style="list-style-type: none"> Three of these applications were on land that is in residential curtilage and as such previously developed land. The applications do not result in the loss of any agricultural land classified as grades 1, 2 and/or 3a. One application was with the curtilage of the existing public house and as such the application does not result in the loss of any agricultural land classified as grades 1, 2 and/or 3a. One application involves a small portion of the site withing 3a, however this is for underground services and does not result in the loss of any agricultural land. As such the application does not result in the loss of any agricultural land classified as grades 3a. One application was for development on existing hardstanding within the grounds of the existing Cefn Mably Farm Park. While data indicates the area is classified as grade 1, the site is considered to be previously developed land as such the application does not result in the loss of any agricultural land classified as grades 1. 						

It is therefore for considered that none of the applications have resulted in the loss of any agricultural land in grades 1, 2 and/or 3a.

SA OBJECTIVE 4 – IMPROVEMENT IN AIR QUALITY

TABLE 44: SA OBJECTIVE 4

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number and status of Air Quality Management Areas (AQMA) within Newport	Decrease	2015 Updating and Screening Assessment for NCC – Feb 2016	2015/16 = 9 2016/17 = 9 2017/18 = 11 2018/19 = 11 2019/20 = 11 2020/21 = 11		2021/22 = 11	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	<p>Where air quality standards have been breached an Air Quality Management Area (AQMA) must be declared. Air quality monitoring has identified a number of areas that are exceeding the air quality standards for nitrogen dioxide.</p> <p>There has been no change to the number or extent of Air Quality Management Areas since the last AMR. Newport has 11 AQMAs designated throughout the city, in the following locations:</p> <ul style="list-style-type: none"> • Caerleon • Malpas Road south • Chepstow Road / Clarence Place / Caerleon Road • Cefn Road • Caerphilly Road • George Street <p>AQMAs along the M4:</p> <ul style="list-style-type: none"> • Royal Oak Hill • Glasllwch Crescent • St Julians • High Cross • Shaftesbury <p>In 2019 the Council adopted a Sustainable Travel Strategy that will work towards to reduce the amount of pollution caused by the transport network. The strategy encompasses air quality, carbon emissions and noise. This strategy is the foundation of a high-level citywide plan, which will be followed by a series of more localised plans. Each area identified in the strategy is followed by a number of actions. Each action is targeted at one or all of the flowing - improving traffic flow, reducing traffic volume and changing the traffic fleet to less polluting forms - http://www.newport.gov.uk/en/Transport-Streets/Sustainable-travel.aspx</p> <p>Sustainable Travel SPG was also adopted in July 2020. Amongst other things sustainable travel can contribute to improved local air quality. The SPG aims to promote sustainable travel in new developments and encourages the integration of sustainable travel as a foundation component of new development and its surrounding area.</p> <p>The Sustainable Travel Strategy still exists, however the scope for what it covers will be subject to the pending 2022 Air Quality Action Plan (AQAP) which is a document required by Welsh Government. It concerns the principal sources of air pollution in the City. Where air quality objectives are breached in AQMAs, it sets out</p>						

what the required reductions in pollution are for compliance, and suggests cost-benefit assessed measures that will best contribute to this based on source apportionment, dispersion modelling and local consultation. The Sustainable Travel Strategy is likely to become the catalyst for developing local action plans stemming from the AQAP.

The Council declared an Ecological and Climate Emergency in 2021. In response to this a set of clear and achievable measures have been prepared for new development to help reduce emissions and address both local air quality and climate change. This currently includes but is not limited to the following:

- Demonstrable contributions to lowering emissions in the development locality through reducing emissions from vehicles, heating systems and temporary and permanent plant.
- Ultra-low emission vehicle (ULEV) infrastructure including but not limited to electric vehicle (EV) charging points in accordance with NCC guidance.
- Choosing green infrastructure that promotes clean air through species choices in plantings.
- Other opportunities relating to the use of green infrastructure which where specified can include species which actively contribute towards the mitigation of air pollutants such as particulates.
- An anti-idling scheme where any non-ULEV vehicles are attending the development during the construction phases.
- During construction phases heavy goods vehicle (HGV) serving the site would need to avoid the nearby AQMAs and as such have routing plans agreed with the LPA.
- S.106 contributions towards air quality action planning and local air quality monitoring.

SA OBJECTIVE 5 – REDUCTION IN EMISSIONS OF GREENHOUSE GASES

TABLE 45: SA OBJECTIVE 5

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Carbon dioxide (CO ²) emissions per capita	Decrease 3% per annum	Department for Energy and Climate Change	9.8 tonnes (2011) 9.3 tonnes (2012) 9.7 tonnes (2013) 9.5 tonnes (2014) 8.6 tonnes (2015) 7.8 tonnes (2016) 7.4 tonnes (2017) 7.5 tonnes (2018) 6.7 tonnes (2019)		2020 = 5.7 tonnes	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Data available from the Department of Energy and Climate Change (DECC) indicates that the CO ² emissions in Newport have fallen to 5.7 tonnes in 2020. The target of 3% per annum from 2011 would mean Newport needed to be at approximately 7.0 tonnes per capita in 2020. Newport is at 5.7 tonnes and is therefore exceeding the target. In 2005, CO ² emissions in Newport were 14.0 tonnes per capita. Therefore, there has been a significant positive downward trend between 2005 and 2020.						

SA OBJECTIVE 6 – MINIMISATION OF THE EFFECTS OF NOISE POLLUTION

TABLE 46: SA OBJECTIVE 6

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	The number of applications refused on noise issues.	Monitor – No applications approved with outstanding noise issues	DM & Env Health	2015/16 – 13 refused, 0 with outstanding issue. 2016/17 – 1 refused, 0 with outstanding issue. 2017/18 – 5 refused, 0 with outstanding issue. 2018/19 – 3 refused, 0 with outstanding issue. 2019/20 – 4 refused, 0 with outstanding noise issue. 2020/21 = 6 refused, 0 with outstanding issue.		2021/22 = 11 refused, 0 with outstanding issue.	
B	The number of applications permitted with noise mitigation measures.	Monitor	DM & Env Health	2015/16 = 53 2016/17 = 42 2017/18 = 29 2018/19 = 48 2019/20 = 46 2020/21 = 27	No target	2021/22 = 64	No target
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	There were 11 applications refused during the past year which have at least one reason for refusal concerning noise. No applications had any outstanding noise related issues.						
B	There were 64 applications permitted in 2021/22 which had noise mitigation agreed as part of their planning permission. This was a substantial increase from 27 applications conditioned in 2020/21. Both this result and the result from target SA OB6A give a high level of confidence that developments within noisy locations are either conditioned or refused as necessary. It is therefore concluded that positive significant effects are predicted.						

SA OBJECTIVE 7 – MAINTENANCE OR ENHANCEMENT OF WATER QUALITY, QUANTITY AND FLOW

TABLE 47: SA OBJECTIVE 7

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number of planning permission granted contrary to the advice of the water supplier concerning adequate levels of water quality and quantity and waste water provision	No planning consents issued where there is an objection concerning provision of water quality and quantity and waste water from water supplier	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = 0	
B	Number of new developments which include improvements to local sewerage, water supply and waste water treatment infrastructure to cope with increased demand through planning obligations	Increase	Planning Obligations Manager	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = No Data	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	No planning applications have been approved which were contrary to the advice of the water supplier with respect to water quality or waste water.						
B	Data was not available for this Monitoring Indicator in 2021/22. This is not something the Council usually look to secure.						

SA OBJECTIVE 8 – REDUCTION IN WATER CONSUMPTION

TABLE 48: SA OBJECTIVE 8

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number of houses built meeting the building regulation part G2.31(1) to meet the water efficiency threshold set by government.	Increase	NCC Building Control and NHBC	2015/16 = 787 completions [153 NCC-BC; 634 NHBC] 2016/17 = 884 completions [167 NCC-BC; 717 NHBC]		2021/22 = NCC-BC 51 NHBC - (No Data)	

				2017/18 = 911 completions [153 NCC-BC ; 758 NHBC] 2018/19 = 520 completions [143 NCC-BC; 377 NHBC] 2019/20 = 370 completions 2020/21 = 165 Completions [68 NCC-BC; 97 NHBC]			
B	Number of households who have ordered water efficiency products for their home	Increase	Dwr Cymru / Welsh Water	2015/16 = 1,518 2016/17 = 3,439 2017/18 = 10,882 (households no longer recorded post 2017/18) 2018/19 = 4,797 products 2019/20 = 3,260 products 2020/21 = 849 products		2021/22 = 1,328 products	
C	Installation of water efficient fixtures in new developments	Increase	NCC Building Control and NHBC	2015/16 = 787 completions [153 NCC-BC; 634 NHBC] 2016/17 = 884 completions [167 NCC-BC; 717 NHBC] 2017/18 = 911 completions [153 NCC-BC; 758 NHBC] 2018/19 = 520 completions [143 NCC-BC; 377 NHBC] 2019/20 = 370 completions 2020/21 = 165 Completions [68 NCC-BC; 97 NHBC]		2021/22 = NCC-BC 51 NHBC - (No Data)	
A	COMMENTARY AND ANALYSIS OF OUTCOME: The number of houses built meeting the building regulation part G2.31(1) (i.e. to meet the water efficiency threshold set by government) for this period is 51. While lower than previous years this represents every house built and signed off by Building Control during the past year (no response received from the NHBC). It is therefore concluded that positive significant effects are predicted.						

B	Dwr Cymru/Welsh Water have launched their water efficiency Product Portal where customers can order and enjoy lots of free water saving products, including shower heads, taps, widgets for the toilet and rainwater butts. For 2021/22, 1,328 water efficiency products were provided by Dwr Cymru/Welsh Water to households in Newport. This is a significant increase on the previous year's figure of 849 products (2020/21). The overall trend is of households making good use of the service. It is therefore concluded that positive significant effects are predicted.
C	For all new dwellings, Building Regulations (Part G.2) requires the estimated consumption of water from the design of the water system, taking into account any alternative sources, should not be greater than the Secretary of States standard of 125litres/person/day. We can therefore be confident that all new dwellings will meet this requirement in order to receive their completion certification from Building Control to accord with the Building Regulations. It is therefore concluded that positive significant effects are predicted.

SA OBJECTIVE 9 – MINIMISE THE RISK OF AND FROM FLOODING AND COASTAL EROSION IN THE SHORT AND LONG TERM

TABLE 49: SA OBJECTIVE 9

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.1 i-v)	No permissions granted for highly vulnerable development over the Plan period	LDP AMR	2015/16 = 4 2016/17 = 7 2017/18 = 4 2018/19 = 6 2019/20 = 6 2020/21 = 9		2021/22 = 11	
B	% relevant permissions with SuDS schemes where appropriate	Increase	LDP AMR	2015/16 = 11 2016/17 = 8 2017/18 = 14 2018/19 = no update. 2019/20 = 12 applications, 2 approved, 10 refused or insufficient information. 2020/21 = 20 SUDs applications – 9 approved; 11 refused or had		2021/22 = 33 SUDs applications – 11 approved; 22 refused or had insufficient information.	

				insufficient information.			
C	Number of new properties approved in areas at risk of flooding	Decrease	LDP AMR	new properties approved in C1 or C2 2015/16 = 480 2016/17 = 445 2017/18 = 312 2018/19 = 248 2019/20 = 223 2020/21 = 20		2021/22 = 297	
D	The number of Newport tasked actions implemented from the Shoreline Management Plan 2 process.	100%	Shoreline Management Plan 2	2015/16 = 100% 2016/17 = 100% 2017/18 = 100% 2018/19 = 100% 2019/20 = 100% 2020/21 = 100%		2021/22 = 100%	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis from OB1 MT3 earlier in the AMR.						
B	33% (11 applications) of all 33 applications made to the Sustainable Drainage Approval Body (SAB) within Newport City Council were approved in 2021/22. The other 67% (22 applications) were refused or had insufficient information to approve the application. This is the third year that this information has been collated and the total number of applications has increased but there remains a low approval rate mainly due to insufficient information provided on applications. It is therefore concluded that there are a mix of positive and negative effects.						
C	There were five new properties permitted within flood risk zone C2 and 292 new properties permitted within flood risk zone C1 during the past year. More information on the justification behind the permissions can be read at OB1MT3. This is an increase of 277 units from the 2020/21 figure. It is however noted that last year was exceptionally low likely due to the COVID-19 restrictions at the time. Notwithstanding this, this is still an increase from the 2019/20 figure. It is therefore concluded that there are a mix of positive and negative effects predicted.						
D	Newport City Council is tasked with four actions within the Shoreline Management Plan 2 (SMP2) process. Three of the four actions are identical in wording yet each covers a different portion of the shoreline. The action is for the Local Development Plan (LDP) to have taken the SMP2 into account within the Strategic Flood Consequence Assessment (SFCA) of the LDP. It can be confirmed that the SMP2 was taken into account within the SFCA undertaken for the adopted LDP. The fourth action for Newport is to identify how the Wales Coastal Path may be re-routed under a managed retreat scenario, within area Caldicot 1 (CALD1) (i.e. the eastern levels). The policy option for CALD 1 is to hold the line for all epochs of the SMP2 (i.e. 0-100 years) therefore there is no need to re-route the coastal path because there is no managed retreat within the Newport portion of CALD 1. It is therefore concluded that positive significant effects are predicted.						

SA OBJECTIVE 10 –INCREASE IN ENERGY EFFICIENCY

TABLE 50: SA OBJECTIVE 10

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Average annual electricity consumption per household (kWh)	Decrease	Dept for Energy and Climate Change	3,739 (2011) 3,675 (2013) 3,689 (2014) 3,449 (2015) 3,551 (2016) 3,446 (2017) 3,428 (2018) 3,360 (2019)		2020 = 3,526 kWh	
B	Number of owner occupiers signing up to NCCs energy performance and generation programme for existing dwellings	Increase	South East Energy Advice Centre	2015/16 = 80 households	Baseline Set	No Data	
C	% of development which includes improvements to local energy supply and telecommunications to cope with residual demand through planning obligations	Increase	Planning Obligations Manager	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		No Data	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	The average annual electricity consumption in Newport has increased per household from 2019 to 2020. This could be attributed to the lockdown restrictions resulting from the COVID-19 pandemic, with more people staying at home. Notwithstanding this, the average per household electricity consumption is still lower than when the plan period commenced, with a decrease of 213kWh to date.						
B	Arbed am Byth have been appointed by the Welsh Government to arrange the installation of energy efficiency measures, like central heating or insulation in homes across Wales as part of the Welsh Government Warm Homes - Arbed scheme. Welsh Government Warm Homes - Arbed scheme is funded by the Welsh Government and the European Regional Development Fund. The aim of the scheme is to help eradicate fuel poverty by identifying and installing where appropriate energy efficiency measures in properties in areas of severe fuel poverty across Wales. Arbed am Byth have been appointed by the Welsh Government to work with Local Authorities across Wales to identify such areas and to propose area based schemes which will tackle fuel poverty. The situation shall continue to be monitored and outputs will be reported.						
C	Data was not available for this Monitoring Indicator in 2021/22.						

SA OBJECTIVE 11 – INCREASE IN RENEWABLE ENERGY

TABLE 51: SA OBJECTIVE 11

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number and capacity of renewable energy developments permitted	An increase in the number of renewable energy developments permitted	LDP AMR	2015/16 = 4 schemes @ 21.06MW 2016/17 = 1 scheme @ 0.998MW 2017/18 - 1 scheme = 0.231MW 2018/19 - 3 schemes = 54.4MW 2019/20 - 2 schemes = 3.66MW 2020/21 – 2 schemes = 0.004MW		2021/22 = 5 schemes @ 0.3.38MW	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis for OB2 MT1 earlier in the AMR.						

SA OBJECTIVE 12 – ACHIEVEMENT OF WASTE REDUCTION AND DECREASE IN WASTE SENT TO LANDFILL, AND INCREASE IN LEVELS OF RECYCLING TO ACHIEVE MORE SUSTAINABLE WASTE MANAGEMENT

TABLE 52: SA OBJECTIVE 12

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	% of new development which includes improvements to waste management infrastructure to cope with increased demand through planning obligations	Increase	Planning Obligations Manager	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = No Data	
B	% municipal waste reused, recycled and composted	58 % in 2015/16. 64% in 2019/20.	Streetscene Waste Section	2014/15 = 52.03% 2015/16 = 57.14% 2016/17 = 61.4% 2017/18 = 59.8% 2018/19 = 58.96%		2021/22 = 67.12%	

		70% in 2024/25.		2019/20 = 66.37% 2020/21 = 67.22%			
C	% energy from waste	maximum 42% by 2015/16. Maximum 36% by 2019/20. Maximum 30% by 2024/25	Streetscene Waste Section	2015/16 = 25.2% 2016/17 = 36.9% 2017/18 = 39.7% 2018/19 = 39.6% 2019/20 = 39% 2020/21 = 39.78%		2021/22 = 39.2%	
D	% level of waste sent to landfill	Phased out by 2025	Streetscene Waste Section	2014/15 = 36.65% 2015/16 = 23.64% 2016/17 = 7.8% 2017/18 = 6.3% 2018/19 = 6.9% 2019/20 = 1.5% 2020/21 = 1.35%		2021/22 = 1.6%	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Data was not available for this Monitoring Indicator in 2021.						
	Policy W3 – Provision for Waste Management Facilities in Development seeks to ensure that new developments facilitate sustainable waste management options and is a consideration at the design and planning application stage. The Waste Storage and Collection Supplementary Planning Guidance was adopted in January 2020 and offers more detailed guidance on how to achieve the requirements of Policy W3.						
B	The percentage of municipal waste reused, recycled and composted has decreased slightly, but still exceeds the target by 3.12%. The percentage of energy from waste is again higher than this year's maximum target, because the percentage of waste being sent to landfill has slightly increased by 0.25% since last year.						
C	The percentage of energy from waste has slightly decreased but has not met the target of 36%. See analysis of SA OB12B above.						
D	The percentage of waste sent to landfill has slightly increased. See analysis of SA OB12B above.						

SA OBJECTIVE 13 – PROMOTION AND ACHIEVEMENT OF SUSTAINABLE, HIGH QUALITY DESIGN IN ALL DEVELOPMENT TO A HIGHER QUALITY BUILT AND NATURAL ENVIRONMENT WHILST ADAPTING TO THE POTENTIAL IMPACTS OF CLIMATE CHANGE

TABLE 53: SA OBJECTIVE 13

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number of applications where a required design and access statement is not submitted	Zero	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = 0	

B	% of major schemes where Design Council for Wales (DCfW) have been consulted	Increase	LDP AMR	2015/16 = 2 2016/17 = 0 2017/18 = 1 2018/19 = 0 2019/20 = 1 2020/21 = 0		2021/22 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	No planning applications were accepted without a design and access statement where one should have been provided.						
B	The Council's records indicate that the views of the Design Commission for Wales (DCfW) were not sought on any major planning applications in 2021/22.						

SA OBJECTIVE 14 – IMPROVEMENT TO EQUALITY OF OPPORTUNITY AMONGST ALL SOCIAL GROUPS AND IMPROVEMENT IN HEALTH AND WELLBEING

TABLE 54: SA OBJECTIVE 14

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number of community facilities lost to alternative forms of development that do not meet the requirements of the relevant LDP policies.	Zero	LDP AMR	2015/16 = 2 2016/17 = 5 2017/18 = 5 2018/19 = 3 2019/20 = 0 2020/21 = 0		2021/22 = 0	
B	Applications approved with outstanding objection from Environmental Health	Zero	LDP AMR	2015/16 = 0 2016/17 = 1 2017/18 = 3 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis for OB7 MT1 earlier in the AMR.						
B	The records indicate that there were no applications approved with an outstanding objection from Environmental Health.						

SA OBJECTIVE 15 – PROTECTION AND PROVISION OF IMPROVED LOCAL, SOCIAL, RECREATIONAL AND LEISURE FACILITIES FOR ALL SECTORS OF THE COMMUNITY, AND IMPROVEMENT TO THEIR ACCESSIBILITY

TABLE 55: SA OBJECTIVE 15

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Amount of Environmental Space lost to development (ha) which is not allocated in the LDP and does not meet the requirement of the LDP policies set out in TAN 16	0 hectares permitted over a year period	LDP AMR	2015/16 = 0.15ha 2016/17 = 0.01ha 2017/18 = 0ha 2018/19 = 0ha 2019/20 = 0.2ha 2020/21 = 0.32ha		2021/22 = 0 ha	
B	Loss of local community facilities	Decrease	DM	2015/16 = 2 2016/17 = 5 2017/18 = 5 2018/19 = 3 2019/20 = 0 2020/21 = 0		2021/22 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis of OB1 MT2 earlier in the AMR.						
B	Please see analysis for OB7 MT1 earlier in the AMR.						

SA OBJECTIVE 16 – IMPROVEMENT TO THE QUANTITY, QUALITY, VARIETY AND AFFORDABILITY OF HOUSING

TABLE 56: SA OBJECTIVE 16

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number of net additional affordable and general; market dwellings built in the plan area	Provision of 2,061 affordable units over the Plan period. Provision of 10,350 units over the Plan period.	LDP AMR	2015/16 = 400 between 2011-2016 2016/17 = 575 between 2011-2017 2017/18 = 743 between 2011-2018 2018/19 = 956 between 2011-2019 2019/20 = 1,223 between 2011-2020 2020/21 = 1,359 between 2011-2021		2021/22 = 1,406 between 2011-2022	

B	% of residential applications approved which did not contribute to affordable housing.	Decrease	LDP AMR	2015/16 = 68% 2016/17 = 66% 2017/18 = 23% 2018/19 = 31% 2019/20 = 19% 2020/21 = 24%		2021/22 = 22.5%	
C	Number of applications on the housing waiting list	Decrease	LDP AMR	2015/16 = 5,982 2016/17 = 6,768 2017/18 = 8,364 2018/19 = 5,182 2019/20 = 6,437 2020/21 = 8,128		2021/22 = 9,141	
D	% of affordable houses meeting Welsh Quality Standards	100%	LDP AMR	2015/16 = 100% 2016/17 = 100% 2017/18 = 100% 2018/19 = 100% 2019/20 = 100% 2020/21 = 100%		2021/22 = 100%	
E	Number of authorised Gypsy and Traveller sites as percentage of need	To meet the required transit and residential need on authorised sites to 2019	Gypsy Traveller Accommodation Assessment (GTAA)	2015/16 = 33% 2016/17 = 79% 2017/18 = 79% 2018/19, 2019/20 & 2020/21 = 100% in terms of residential sites. Provision exceeds demand. 0% in terms of transit site.		Same as last year	

COMMENTARY AND ANALYSIS OF OUTCOME:

- A Please see analysis for OB4 MT6 earlier in the AMR.
- B There were 40 applications approved that resulted in a net gain of residential units (<10 & >10) and therefore subject to the requirements of Policy H4 of the LDP. Overall, 77.5% (31 applications) made a contribution to affordable housing, via 100% affordable schemes, on-site contribution or commuted sums, and 22.5% (9 applications) did not make a contribution towards affordable housing. Further analysis of all 40 applications shows:

	Number of applications	%
100% affordable scheme	4	10%
Unviable – (includes on-site and contributions)	9	22.5%
On-site affordable housing contribution agreed	9	22.5%
Commuted sum agreed	18	45%
Extant permission or outline permission approved prior to SPG policy	0	0 %

% of residential applications approved which:	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Did make a contribution towards affordable housing provision	32%	34%	77%	69%	81 %	76 %	77.5%
Did not make a contribution towards affordable housing provision	68%	66%	23%	31%	19 %	24 %	22.5%

	<p>The percentage of residential permissions contributing to affordable housing has increased by 1.5% compared to last year and the contribution to affordable housing during 2021/22 remains significantly higher than those that did not.</p>
C	<p>There were 9,141 applications on Newport City Councils Housing Waiting List during 2021/22. This is an increase from 8,128 applications in 2020/21. This was an increase of 1,013 applications. It is therefore concluded that the predicted effects are negative.</p>
D	<p>The vast majority of all the social housing stock in Newport complies with the Welsh Quality Standards, it is therefore concluded that the predicted effects are positive.</p>
E	<p>The 2015 Gypsy and Traveller Accommodation Assessment (GTAA) notes a demand for 39 pitches for residential accommodation and a demand for seven transit pitches up until 2026. A site for 35 pitches has planning permission of which three pitches have been delivered. In addition, a private site that operates on a commercial basis, where pitches are limited by planning condition to people meeting the definition of a Gypsy or Traveller contained within the Housing (Wales) Act 2014, has permission for 10 touring caravans and one static caravan; all 11 units have been delivered. There is no current site for transit accommodation.</p> <p>It is clear that Newport has permission for 46 pitches that clearly meets the GTAA need of 39 pitches over the Plan period. However, out of the 46 permitted pitches only 14 have been delivered (36%).</p> <p>This figure is the same as last year (39 pitches) reflecting the 2015 GTAA which reflects the need over the entire LDP period rather than the five-year period of the current GTAA. An updated GTAA has been submitted to the Welsh Government and once approved will be used to inform the future provision of accommodation for Gypsies and Travellers in Newport. It is therefore concluded that there are a mixture of positive and negative effects predicted.</p>

SA OBJECTIVE 17 – REDUCTION IN CRIME AND SOCIAL DISORDER AND THE FEAR OF CRIME AND PROMOTION OF SAFER NEIGHBOURHOODS

TABLE 57: SA OBJECTIVE 17

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	% of people who feel safe in their local area – day and night	Increase	Newport Community Well-being Profile 2017	2011 Day 88.6 2011 Night 63.8 2012 Day 93.6 2012 Night 66.8 2013 Day 90.7 2013 Night 71.0 2014 Day 90.3 2014 Night 68.9 2015 Day 87.6 2015 Night 70.4 2016 Day 89.2 2016 Night 71.2 2017 Day 92.95 2017 Night 71.76 2018 Day 87.22 2018 Night 63.54 2019 Day 84.14 2019 Night 65.99 2020 No update		2021 No update	

B	Applications approved with an outstanding objection from the Police Architectural Liaison Officer	0	Planning Policy Team/DM	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	There has been no update to the figures since 2019. In 2019 the percentage of people feeling safe in both the day and the night had fallen and was roughly back in the 2011 levels. There was a small increase in the percentage feeling safe at night, but overall, the general trend was falling. This shall continue to be monitored.						
B	No applications have been approved with an outstanding objection from the Police Architectural Liaison Officer.						

SA OBJECTIVE 18 – CONSERVATION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT OF NEWPORT

TABLE 58: SA OBJECTIVE 18

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Amount of developments permitted which adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, listed buildings or conservation areas	No developments permitted over the course of the Plan when there is an outstanding objection from heritage advisors	LDP AMR	2015/16 = 0 2016/17 = 4 2017/18 = 6 2018/19 = 0 2019/20 = 2 2020/21 = 2		2021/22 = 4	
B	Number of conservation area appraisals undertaken during the Plan period	Increase to full coverage	Planning Policy Team	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 6 in progress 2019/20 = 4 CAA adopted 2020/21 = 0 (2 drafted)		2021/22 = 0 (2 drafted)	
C	Applications approved despite negative outcomes of ASIDOHL	0	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 1 2019/20 = 0 2020/21 = 0		2021/22 = 0	
D	Loss of ancient woodland	0	LDP AMR	2015/16 = 0ha 2016/17 = 0ha 2017/18 = 0.1ha 2018/19 = 0ha 2019/20 = 0ha 2020/21 = 0ha		2021/22 = 0ha	

E	No. Scheduled Ancient Monuments (SAM) adversely affected by new development	Nil	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 0		2021/22 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis of OB5 MT1 earlier in the AMR.						
B	No new Conservation Areas Appraisals (CAA) have been adopted as Supplementary Planning Guidance following public consultation. Two appraisals remain in draft format that are to be progressed through to adoption. It is therefore concluded that there are a mix of positive and negative effects predicted.						
C	Where an application is located within the Landscape of Outstanding Historic Interest (LOHI) and the outcome of the development is deemed to have more than a local impact then an Assessment of the Significance of the Impact of Development on Historic Landscape (ADISHOL) is required. During the past year there were no applications that were considered to have a negative impact on the LOHI. Therefore, positive effects are predicted.						
D	Please see commentary and analysis of OB6 MT2 earlier in the AMR.						
E	There were no applications permitted which adversely affected a Scheduled Ancient Monument (SAM).						

SA OBJECTIVE 19 – PROMOTION AND STRENGTHENING AND ENHANCEMENT OF THE CULTURAL IDENTITY

TABLE 59: SA OBJECTIVE 19

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	% change in the number of community services located within Newport	Increase overall number	Gwent Association of Voluntary Organisations	2015/16 = 214 2016/17 = 222 2017/18 = 364 2018/19 = 548 2019/20 = 532 2020/21 = 498 community services delivered		2021/22 = No Data	
B	% of pupils in Welsh medium education	Increase	Education Section	2015/16 = 3.8% 2016/17 = 4% 2017/18 = 4.1% 2018/19 = 4.4% 2019/20 = 4.3% 2020/21 = 4.6%		2021/22 = 4.7%	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Data was not available for this Monitoring Indicator in 2021/22.						
B	4.7% of all pupils from Newport in 2021 have a primary or secondary Welsh medium education. This is a slight increase from last year's figure of 4.6%. It is therefore concluded that there is a positive effect predicted.						

SA OBJECTIVE 20 – ENABLING OF HIGH AND STABLE LEVELS OF LOCAL EMPLOYMENT IN NEWPORT

TABLE 60: SA OBJECTIVE 20

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	% change in economically active population (exc. students)	Increase	Stats Wales	2011 = 74.4% 2012 = 76.9% 2013 = 73.8% 2014 = 75.4% 2015 = 74% 2016 = 73.9% 2017 = 79.4% 2018 = 77.9% 2019 = 77% 2020 = 8.4%		2021 = 7.4%	
B	Unemployment Rate	Decrease	Stats Wales	2011 = 10.1 2012 = 9.5 2013 = 7.8 2014 = 7.2 2015 = 6.6 2016 = 3.8 2017 = 4.9 2018 = 4.1 2019 = 3.9 2020 = 4.1		2021 = 6.2	
C	Increase in net job creation of the Plan period	7,400 jobs created within Newport over the Plan period 2011-2016 = 1600 jobs; 2016-2021 = 3100 jobs; 2021-2026 = 2700 jobs	LDP AMR	2011 = 74,400 baseline 2012 = +3,300 2013 = -4,600 2014 = +3,900 2015 = -1,700 2016 = +1,500 2017 = +9,200 2018 = -6,300 2019 = +2,407		2019 = +2,407	
D	Average gross weekly earning (£)	Increase	Stats Wales	2011 = £469.50 2012 = £451.90 2013 = £483.50 2014 = £471.50 2015 = £451.40 2016 = £471.20 2017 = £474.60 2018 = £504.00 2019 = £517.70 2020 = £539.10		2021 = £540.60	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	The economic activity rate in Newport is recorded at 77.4% which is a decrease of 1.5% from last year. This means that 77.4% of the Newport population between the ages of 16-64 (and excluding students) are economically active. Please note that figures concerning employment rates can change overtime once more accurate data is collected, as was the case for the 2020 figures. Therefore, it should be noted that where updated figures have been provided, these have been reflected in the 'Previous Data' column in the table above.						

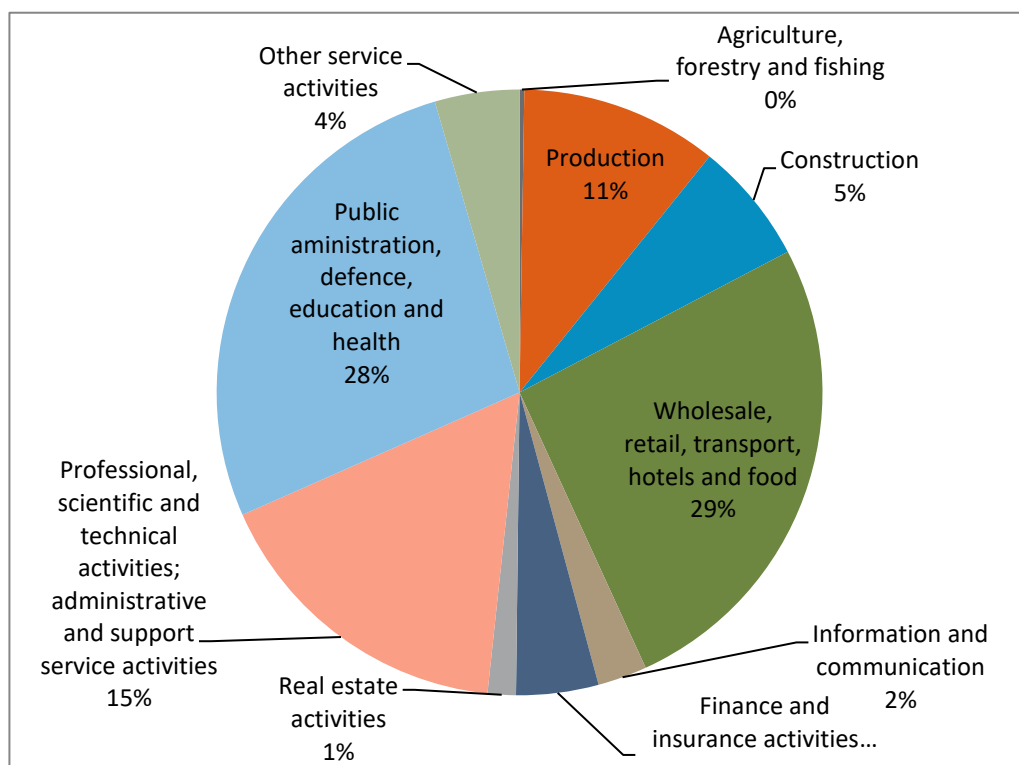
B	Unemployment rates in Newport have been consistently falling since the start of the Plan period which is a strong sign for the City. A notable spike to 6.2% has been recorded in 2021 which can likely be attributed to the effects of the COVID-19 pandemic. As noted above, data concerning employment rates is susceptible to change over time as more accurate information becomes available. The 2020 figure has changed since the last AMR and has been updated in the table above accordingly. Nevertheless, there remains an overall downward trend since 2011 which is a positive result for Newport.
C	The job numbers trend has been positive since the 2011 baseline. It is positive to note that the decline from 2017/18 has been reversed in 2019 with a total increase of 2,407 jobs since the 2011 baseline. The Stats Wales data has not been updated for this item since the last AMR.
D	The Stats Wales figures suggest that the average gross weekly earnings in Newport have been increasing since 2015. It is worth noting the 2020 figure has been revised since the previous AMR and this has been updated in the table. The trend remains positive.

SA OBJECTIVE 21 – IMPROVEMENT IN DIVERSE AND VIABLE BUSINESS GROWTH AND INCREASE IN ECONOMIC GROWTH

TABLE 61: SA OBJECTIVE 21

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Mix of employment by sector (%)	Achieve more equitable balance	Stats Wales	2014 2015 2016 2017 2018		2019 (See Figure 27 below)	
B	Amount of existing employment land lost to other uses, contrary to policy EM3	Nil	LDP AMR	2015/16 = 0.79ha 2016/17 = 1.44ha 2017/18 = 0.049ha 2018/19 = 2.617ha 2019/20 = 0.315ha 2020/21 = 0.03ha		2021/22 = 0ha	
C	Net employment land supply/development (ha/sq.m) (i.e. amount of land in hectares taken up annually for employment purposes in Newport)	An average of 2.3ha of employment land taken up annually over the Plan period	LDP AMR	2015/16 = 6.9ha 2016/17 = 2.59ha 2017/18 = 2.51ha 2018/19 = 9.35ha 2019/20 = 3.1ha 2020/21 = 3.14ha		2021/22 = 0ha	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	The employment sector split for Newport demonstrates a reasonable split of job sectors, but it cannot be described as equitable. There is not necessarily a worrying over-reliance for one particular sector. There has been hardly any change in the pie chart for the last six years. See Figure 27 below.						
B	In relation to SA OB21B, please see commentary for OB3 MT4 earlier in the AMR.						
C	In relation to SA OB21C, please see commentary for OB3 MT1 earlier in the AMR.						

FIGURE 19: NEWPORT EMPLOYMENT SECTORS 2019



Source: www.statswales.wales.gov.uk

SA OBJECTIVE 22 – ENHANCEMENT TO THE PROFILE OF NEWPORT AND STRENGTHENING OF THE TOURIST ECONOMY, SENSITIVELY CAPITALISING ON ENVIRONMENTAL, HERITAGE AND LEISURE ASSETS AND ENSURING THAT THE BENEFITS ARE EXPERIENCED LOCALLY

TABLE 62: SA OBJECTIVE 22

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Total number of visitors to attractions in Newport - Day visitors in millions	Increase	Tourism – STEAM Summary	2011 = 1.766m 2012 = 1.835m 2013 = 1.860m 2014 = 1.940m 2015 = 2.000m 2016 = 4.060m 2017 = 5.630m 2018 = 5.59m 2019 = 4.67m		2020 = 0.1m (107,738)	
B	Number of jobs created in the tourism sector	A net increase of 250 full-time jobs within the Plan period.	Tourism – STEAM Summary	2011 = 2,914 2012 = 2,784 2013 = 3,053 2014 = 3,118 2015 = 3,124 2016 = 4,102 2017 = 4,109 2018 = 4,016 2019 = 4,172		2020 = 2,359	

C	Total economic impact of tourism (£ millions)	Increase	Tourism – STEAM Summary	2011 = £210.25m 2012 = £207.11m 2013 = £248.04m 2014 = £261.76m 2015 = £286.62m 2016 = £373.59m 2017 = £396.53m 2018 = £412.47m 2019 = £429.1m		2020 = £148,76m	
D	Number of visitors to the Wetland Reserve	Increase with carrying capacity	RSPB	2015 = 115,564 2016 = 111,439 2017 = 114,887 2018 = 118,711 2019 = 102,451 2020 = 38,971		2021 = 71,958	
E	Visitors to the Fourteen Locks Visitor Centre	Increase	Monmouthshire and Brecon Canal Visitor Centre	2015 = 45,490 2016 = 42,990 2017 = 51,058 2018 = 64,635 2019 = 60,963 2020 = 10,317		2021 = 46,409	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	The total number of day visitors is down from 2019 which is understandable due to the impact of COVID-19 and the subsequent national lockdowns. The indicator will remain orange until a true downward trajectory can be established based on ordinary levels.						
B	A total of 1,813 jobs in the tourism sector were lost in 2020 as a result of COVID-19 and the national lockdown measures implemented. The indicator will remain orange until a true upwards trajectory can be established based on ordinary levels without COVID-19 restrictions in place.						
C	The economic impact of tourism in Newport has reduced considerably from 2019 as a result of the COVID-19 pandemic. The indicator will remain orange until a true upward trajectory can be established based on ordinary levels.						
D	The number of visitors to the National Nature Reserve at the Newport Wetlands totalled 71,958 for 2021/22. In total this is an increase of 33,078 visitors from the 2020/21 figure. This significant increase is likely due to the lifting of COVID-19 restrictions which substantially reduced visitor numbers and opening hours during the previous year. This indicates that visitor numbers are recovering to pre-pandemic levels. It is therefore concluded that a positive significant effect is expected.						
E	The number of visitors to the Fourteen Locks visitor centre was 46,409 during 2021/22. This is an increase of 36,092 visitors from 2020/21. This substantial increase in visitor numbers is largely because the Visitor Centre was closed for a considerable period of time during the COVID-19 restrictions of 2020 and 2021. The figures collected this financial year are far more representative of visitor numbers and show that it is recovering to pre-pandemic levels.						

SA OBJECTIVE 23 – IMPROVEMENT IN EDUCATIONAL ATTAINMENT AND INCREASE SKILL LEVELS TO PROMOTE/DEVELOP A GREENER, KNOWLEDGE BASED ECONOMY

TABLE 63: SA OBJECTIVE 23

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	% increase in Welsh medium education	Increase	Education Section	2015/16 = 3.8% 2016/17 = 4% 2017/18 = 4.1% 2018/19 = 4.4% 2019/20 = 4.3% 2020/21 = 4.6%		2021/22 = 4.7%	
B	Working population with no qualifications ¹	Decrease	Stats Wales	2015/16 = 10.3% 2016/17 = 11.9% 2017/18 = 7.5% 2018/19 = 7.6% 2019/20 = 7.8% 2020/21 = 9%		2021/22 = 6.7%	
C	Number of students staying in Newport following study	Increase	University of South Wales	2015/16 = 697 2016/17 = 640 2017/18 = 343 2018/19 = 527 2019/20 = 1,188 2020/21 = 1,146		2021/22 = 672	
D	S106 agreements that provide educational facilities in accordance with local needs	Increase	Planning Obligations Manager	2015/16 = 8 signed totalling £957,767. 2016/17 = 1 signed totalling £187,155. 2017/18 = 1 agreement signed totalling £8,828,737. 2018/19 = 2 agreements signed totalling £108,493. 2019/20 = 11 agreements signed totalling £66,932. 2020/21 = 1 signed totalling £47,560		2021/22 = No Data	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis for SA OB 19B earlier in the AMR.						
B	6.7% of Newport's working age population (16-64 years old) have no qualifications. This is a decrease from 9% in 2020/21. The current average of Local Welsh Authority is 8.4%.						

¹ Indicator has changed from 'Proportion of people with skill levels above the Welsh average'

C	The number of individuals who have graduated from the University of South Wales who have stayed in Newport following their studies in 2021/22 totals 672 individuals. This is a decrease of 474 students from the previous count.
D	Data was not available for this Monitoring Indicator in 2021/22.

SA OBJECTIVE 24 – REDUCTION IN THE NEED TO TRAVEL AND ACHIEVEMENT OF RESOURCE-EFFICIENT AND CLIMATE RESILIENT SETTLEMENT PATTERNS

TABLE 64: SA OBJECTIVE 24

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Proportion of people that travel out of Newport for work	Decrease	Stats Wales	2011 = 33.2% 2012 = 32.4% 2013 = 38.2% 2014 = 36.4% 2015 = 37.9% 2016 = 38.6% 2017 = 34.3% 2018 = 39.4% 2019 = 39.5% 2020 = 37.3%		2021 = 39.4%	
B	Improved levels of good access to local facilities according to the Welsh Index of Multiple Deprivation	Improve	Welsh Index of Multiple Deprivation (WIMD) 2014	2014: 36 Newport LSOAs in 25% <u>least</u> deprived in Wales 12 Newport LSOAs in 25% <u>most</u> deprived in Wales 2019: 28 Newport LSOAs in 25% <u>least</u> deprived in Wales, 20 Newport LSOAs in 25% <u>most</u> deprived in Wales		The WIMD was last updated in 2019	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	39.4% of the population that live within Newport travel outside of the administrative boundary for work. This is an increase of 2.1% from the previous year, returning to 2018 levels. The commuter pattern statistics are adjusted over time as more data is collected. However, the commuter pattern statistics for previous years may appear different from those stated in previous AMRs. See Contextual Indicator 4 earlier in the AMR for further detail.						
B	The Welsh Index of Multiple Deprivation (WIMD) was last updated in 2019. This indicator looks at 'Access to Services' only and has recorded a fall in standard. Further information on the Index of Multiple Deprivation can be found in Contextual Indicator 1 earlier in the AMR.						

SA OBJECTIVE 25 – ACHIEVEMENT OF A MODAL SHIFT TO MORE SUSTAINABLE MODES OF TRANSPORT, INCLUDING WALKING AND CYCLING

TABLE 65: SA OBJECTIVE 25

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Newport Railway Station Usage (Counted Entries and Exits).	Increase	Office of Rail and Road (ORR)	Newport: 13/14 = 2.291m 14/15 = 2.389m 15/16 = 2.561m 16/17 = 2.614m 17/18 = 2.696m 18/19 = 2.846m 19/20 = 2.717m Rogerstone: 13/14 = 115,110 14/15 = 105,938 15/16 = 85,658 16/17 = 90,088 17/18 = 90,610 18/19 = 100,266 19/20 = 85,112 Pye Corner: 13/14 = N/A 14/15 = 15,052 15/16 = 63,332 16/17 = 81,342 17/18 = 96,698 18/19 = 125,692 19/20 = 111,858		2020/21 = Newport: 543,356 Rogerstone: 14,924 Pye Corner: 16,454	
B	Planning applications granted where there is an outstanding objection from Highways on grounds of the development being unsustainable.	0	DM – Planning Policy Team	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0 2019/20 = 0 2020/21 = 1		2021/22 = 0	
C	Number of business travel plans agreed	Increase	Regional Travel Plan Coordinator	2015/16 = baseline of 13 2016/17 = 14	No update	No update available	
D	% of pupils travelling more than a mile to their primary school	Reduce	National Survey for Wales	2014/15 = 30%	Baseline Set	30% - No update available	

E	% of pupils travelling more than a mile to their secondary school	Reduce	National Survey for Wales	2014/15 = 76%	Baseline Set	No update available	
F	Number and value of S106 agreement secured for improvements in public transport, cycling and walking where appropriate	Increase (Transport Strategy 2011)	Planning Obligations Manager Spreadsheet	2015/16 = 4 signed totalling £102,500 2016/17 = 1 signed totalling £105,000 2017/18 = 2 signed totalling £693,616. 2018/19 = 2 signed totalling £265,481 2019/20 = 0 2020/21 = 0		2021/22 = No Data	

COMMENTARY AND ANALYSIS OF OUTCOME:

- A Railway Station usage across Newport's three stations all dramatically decreased during the 2020-2021 period to unprecedented levels. It is clear that lockdown measures from the COVID-19 pandemic have significantly influenced these statistics. Although there has been a decrease in station usage, it is expected that the results for this year are a statistical anomaly. It is expected that station usage should return to usual levels in subsequent AMRs as lockdown measures were eventually wound back. Given these exceptional circumstances the indicator will remain orange, and will be reconsidered in future AMRs should a true downward trend be demonstrated under ordinary conditions.

Station	2019/20	2020/21	Difference	
Newport	2.717m	543,356	-2.174m	-80%
Rogerstone	85,112	14,924	-70,188	-82%
Pye Corner	111,858	16,454	-95,404	-85%

- B In relation to SA OB 25B, please see commentary for OB7 MT2 earlier in the AMR.
- C This indicator cannot be updated. The Regional Travel Plan Coordinator post no longer exists.
- D This indicator has not been updated in the National Survey for Wales since 2014/15. An estimated 30% of pupils have travelled more than a mile to their primary school. As such, this figure will be used to set a baseline for future annual monitoring.
- E This indicator has not been updated in the National Survey of Wales since 2014/15. An estimated 76% of pupils travelled more than a mile to their secondary school. As such this figure will be used to set a baseline for future annual monitoring.
- F Data was not available for this Monitoring Indicator in 2021/22.

SA OBJECTIVE 26 – IMPROVEMENT IN THE VITALITY AND VIABILITY OF THE DISTRICT CENTRE AND CITY CENTRE

TABLE 66: SA OBJECTIVE 26

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	City Centre Footfall	Increase (Transport Strategy 2011)	Planning Policy	2014 = 8,546,519 2015 = 8,239,924 2016 = 8,084,709 2017 = 7,437,579 2018 = 6,955,114 2019 = 6,572,702 2020 = 3,848,376		2021 = 3,269,904	
B	Independent retailer representation	Increase	Regeneration Section	2015: 494 units within the City Centre; 79 units recorded as independent (16%) 2016: 543 units within the City Centre; 188 units recorded as independent (34.6%) 2017: 531 units within the City Centre; 187 units recorded as independent (35.2%) 2018: 533 units within the City Centre; 199 units recorded as independent (37%) 2019: 544 units within the City Centre; 185 units recorded as independent (34%) 2021: 533 units within the City Centre, 228 recorded as independent (43%)		2022: No Data	
C	Mix of uses in the City Centre	No target Identified	Regeneration Section	2016 & 2017		2022: No Data	

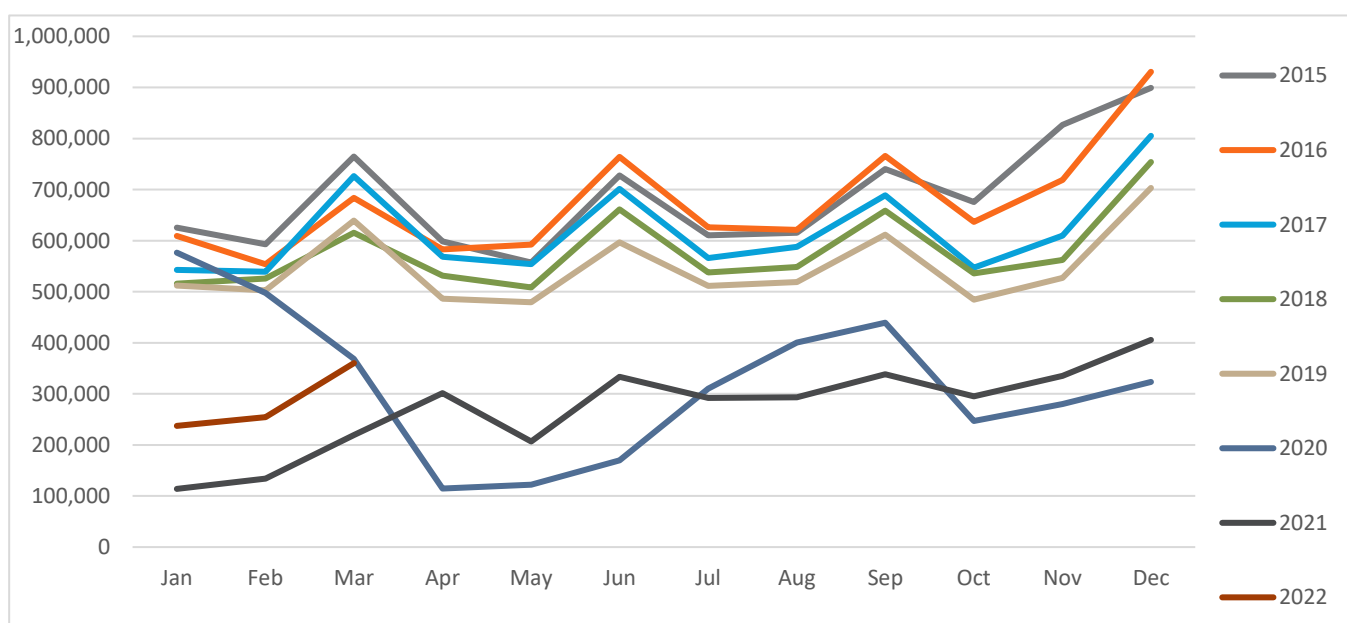
D	Total annual vacant commercial units in City Centre	Vacancy rate decreasing over the Plan period	Regeneration Section	2015 = 110 vacant units = (22%) 2016 = 138 vacant units (25%) 2017 = 128 vacant units (24%) 2018 = 146 vacant units (27%) 2019 = 131 vacant units (24%) 2021 = 124 vacant units (23%)		2022: No Data	
E	Residents' satisfaction with living in Newport	Improve	Newport Citizen Panel	2019-2020			

COMMENTARY AND ANALYSIS OF OUTCOME:

- A Footfall figures for 2021 are down by 578,472 on the 2020 figures, again a year on year drop from when the figures were first recorded for the AMR as the baseline. This is a trend being experienced nationally as High Streets react to changes in shoppers' behaviour and changes more generally in the retail sector with a shift to online shopping. The COVID-19 pandemic has further exacerbated this with certain businesses and venues closed. Further analysis of the Commercial Street records is considered necessary together with data on vacancy rates to help establish an appropriate policy response if required.

The Council commissioned a Retail & Leisure Study (Nexus Planning, November 2019) to advise on possible ways to enhance the vitality and viability of the City Centre. The recommendations were "Suitable development of the City Centre may also be encouraged through the adoption of a flexible approach that avoids overly restrictive policies in order to enable the centre to better adapt to market requirements and attract City Centre investment going forward. Such policies could be supportive of flexible working practices and encourage new opportunities through the amalgamation or subdivision of existing town centre units and workspace (where such development results in little, or marginal, loss of net floorspace), and for the change of use of longstanding vacant units to encourage investment. (5.49)".

FIGURE 20: COMMERCIAL STREET FOOTFALL

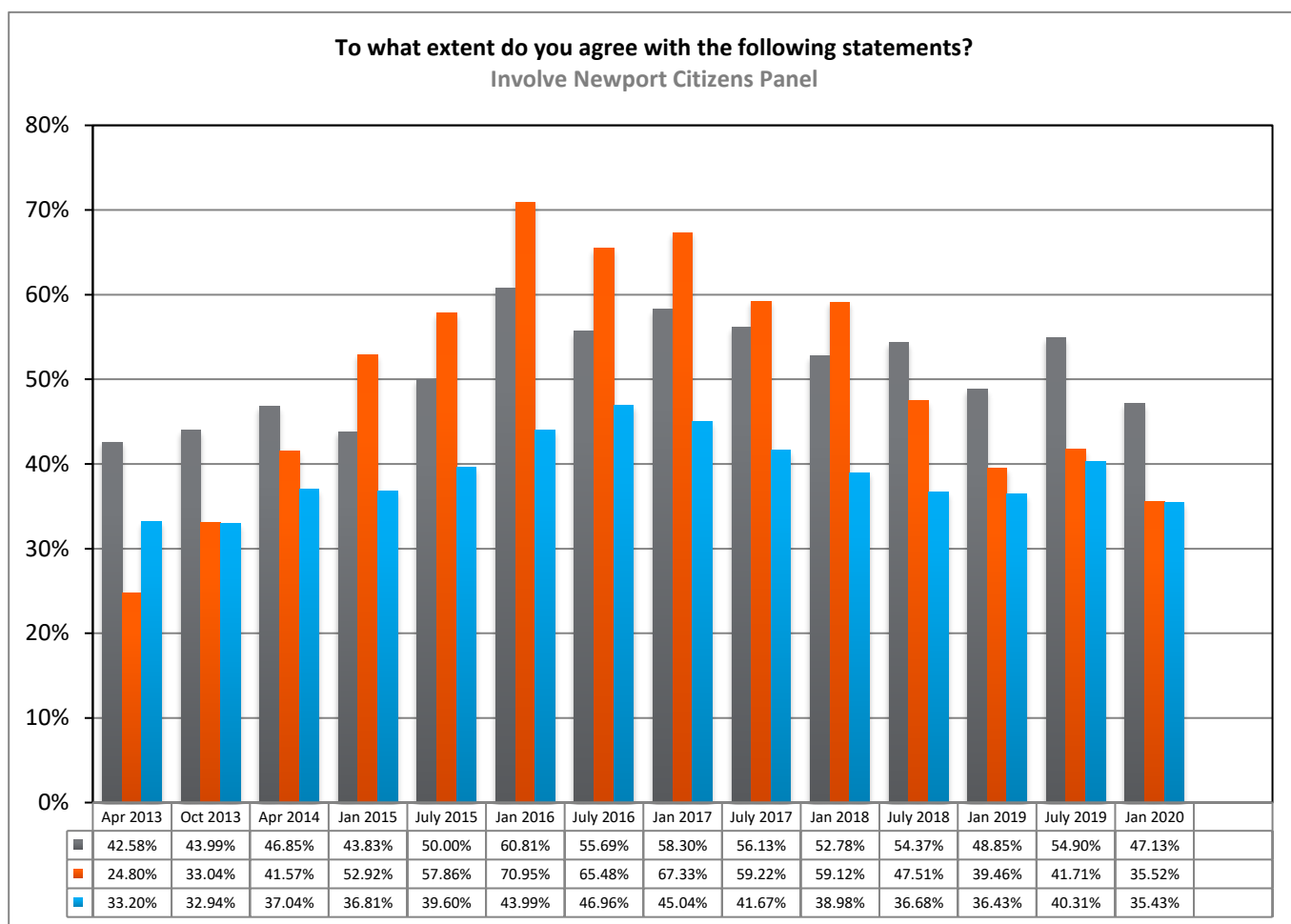


- B Data was not available for this Monitoring Indicator in 2021/22.
- C Data was not available for this Monitoring Indicator in 2021/22.
- D Data was not available for this Monitoring Indicator in 2021/22.
- E Newport City Council undertakes research via a Citizen Panel to gauge satisfaction and views on issues relevant to Newport, the Council and residents. The following data outlines the panel's views when asked to what extent do you agree with the following statement:

- Newport is a good place to live.
- Newport is becoming a better place to live.
- I am proud to say I come from Newport.



FIGURE 21: RESIDENTS SASTIFACTION WITH LIVING IN NEWPORT



Review of data from the base date of April 2013 indicates that generally Newport's residents think that Newport is a good place to live (47%) that it is becoming a better place to live (35%) and they are proud to say they come from Newport (35%) when compared against the April 2013 base date. The last 12 months have seen a trend of decline in residents' satisfaction with living in Newport, from the peak experienced in 2016. However there has been a slight decrease in the last six months. The 2016 peak followed the opening of Friar's Walk that could have contributed to the sense of change at the time.

6. CONCLUSIONS AND RECOMMENDATIONS

- 6.1. The 2022 AMR is the seventh monitoring report to be prepared since the adoption of the LDP in January 2015. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the LDP and to determine whether changes are necessary.
- 6.2. In accordance with LDP Regulation 37 (2005), the AMR must include an assessment against seven questions. These questions are addressed below:

i. Does the basic LDP Strategy remain sound?

- 6.3. The LDP focuses on a sustainable development strategy with particular emphasis on regeneration, building on the culture and heritage of the City, and seeking to maximise the use of previously developed (brownfield) land. The evidence collected throughout this AMR demonstrates that the LDP Strategy is still working. Although house building has dipped slightly this year, this can be directly related to the COVID-19 pandemic as well as likely impact from Brexit and the war in Ukraine. Since the start of the Plan period, 93% of housing completions have been on brownfield land in total and 89% of completions this year.

ii. What impacts are policies having globally, nationally, regionally and locally?

Globally

- 6.4. On a global scale, the LDP is having some positive impacts again with regard to renewable energy. LDP policies permitted 3.38MW of renewable energy schemes and while the average electricity consumption per household increased has increased from 2019 to 2020, the average per household electricity consumption is still lower than when the plan period commenced, with a decrease of 213kWh to date. Other positive environmental indicators include:
- SA Obj 2C – No loss of important wildlife habitat,
 - SA Obj 3D – No loss of high value agricultural land, and
 - SA Obj 12B&D –Percentage of waste reused, recycled or composted exceeding targets.;

Nationally

- 6.5. On a national scale, Newport completed 448 new homes in 2021/22. When compared to previous years, particularly 2015 to 2017, the authority was completing in excess of 900 new homes a year. The impact of the COVID-19 pandemic has had a serious impact, as expected, but with developers back onsite and permissions being granted for new phases of schemes it is a sign that the rates will be more positive next year. Overall, since the start of the Plan period, housing completions remain reasonably healthy, but there is now a gradual downward trend starting to develop. This was indeed anticipated in the LDP housing completions trajectory, however the peak of 900 plus units was expected to last for three more years, and obviously the significant impact that COVID-19 would cause was not foreseen. As housing delivery rates fall it should be noted that the LDP has been extremely successful in the delivery of allocated housing sites. The replacement plan process is underway which will see the assessment of housing need and provision of new sites to deal with this demand.
- 6.6. Economically, Newport is also performing well. Newport has granted 8.06ha of employment land this year, created over 31ha of new employment land since the start of the Plan period. This mix of housing and employment land is key to creating successful sustainable development. The overall jobs growth in Newport

also remains positive, despite the impact of COVID-19 with the overall trend moving in the right direction and remain above the forecasted rate at this stage in the Plan period.

Regionally

- 6.7. At a regional level, the Regulation guiding the preparation of the South East Wales Strategic Development Plan (SDP) came into force in February 2022. Newport will play its part in the SDP creation along with other Local Authorities in the region. The Cardiff Capital Region is also progressing its Housing Investment Fund which will see the unlocking of stalled residential sites. Two stalled sites in Newport have provisionally been successful.

Locally

- 6.8. On the local scale, only 66 affordable units were completed this year, which reflects the reduced number of overall housing completions this year. This increases the total provision of affordable housing since April 2011 to 1,425, which is a shortfall of 184 units over the 11 years. There remains a healthy yearly supply of affordable housing delivered, and this shall continue to be monitored.
- 6.9. As previously noted, brownfield housing delivery across the Plan period is 93%, therefore helping to regenerate sites which are often derelict and unsightly, and consequently continuing to protect the majority of Newport's greenfield land. Other indicators with a positive local outcome include:
- OB1 MT1 – No loss of greenfield land not in accordance with LDP policies,
 - OB1 MT2 – No loss of environmental space not in accordance with LDP policies,
 - OB3 MT3 – Job creation rates are over the target figure,
 - OB4 MT10 – No new dwellings were approved beyond the settlement or village boundaries contrary to policy,
 - OB6 MT1 – No loss of SSSI or SINIC,
 - OB6 MT2 – No loss of protected woodland or trees contrary to policy, and
 - OB7 MT1 – No community facilities have been lost contrary to policy.

iii. Do the policies need changes to reflect changes in national policy?

- 6.10. Section 3 of the AMR contains information which details the changes that have been implemented to planning policy at a national level. Changes to national policy have taken place which have implications for the current replacement LDP process. Of significant impact is the adoption of Future Wales which is now a part of the development plan considerations. This and other policy changes will be taken into account by the development management process and will inform the preparation of the replacement LDP.

iv. Have policies and related targets been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG)?

- 6.11. Sections 4 and 5 go into detail with regard to whether the indicator targets are being met, not being met, or whether mixed results are being produced. An overall summary of the targets and the recorded outcomes is shown in the three tables below. In the majority of cases, positive outcomes have been recorded. Therefore, the majority of targets are being met.
- 6.12. With regard to SPGs, as referred to in paragraph 3.33, the new Shopfront Design SPG was adopted in 2021/22 and two others we have been updated and (re)adopted.

v. Where progress has not been made, the reasons for this and what knock on effects it may have?

- 6.13. The three tables below summarise all AMR indicators and identify their outcomes. As noted above, the majority of indicators have been recorded as green. Where indicators are not recorded as green, further commentary is offered below the respective tables.

TABLE 67: CONTEXTUAL INDICATORS

2022 AMR	Total	Summary of Indicator	Ref	2021 AMR
Positive outcome	1	The number of reported crime incidents by type as a total	CON 2	
Mixed outcome	2	Economic activity rates of Newport Residents	CON 3	
		Number of Newport residents out-commuting to work in locations outside of the City boundaries	CON 4	
Negative outcome	1	Most deprived areas of Newport compared to Wales as a whole	CON 1	

Positive Outcome

- 6.14. Crime figures for Newport have dropped from those recorded last year, returning to similar levels as in 2019/20. The crime rates in Newport cannot be tangibly linked to the LDP strategy. Nevertheless, this is a positive trend which we hope will continue and will be monitored into the future.

Mixed Outcome

- 6.15. The economic activity rate in Newport has decreased from the 2020 figures. They do however remain above the Welsh average. Reporting on economic data such as this on an annual basis, where the sample size is not significant, is not considered to be particularly robust. From the start of the Plan period to 2021, the trend is overall positive. This is considered to be a fairer reflection of the growing economic activity in Newport.
- 6.16. The percentage of residents commuting out of Newport has increased this year by 2.1% to 39.4%. Although this can be seen as a negative trend the impact of COVID-19 should be considered, as well as Newport's strategic location in South Wales and its proximity to Cardiff and Bristol, means it will always have an element of out-commuting. The challenge is to try and reduce this in the interests of creating a sustainable city, and if it cannot be reduced, try to ensure that commutes are via sustainable forms of transport.

Negative Outcome

- 6.17. The source of data for this indicator has not been updated this year and remains as reported in 2019. The Wales Index of Multiple Deprivation (WIMD) was updated in 2019 and shows a higher proportion of Newport's Lower Super Output Areas (LSOA) within the 10% most deprived parts of Wales. The WIMD looks at eight separate categories (Income, Employment, Health, Education, Access to Services, Community Safety, Physical Environment, Housing) and provides an overall ranking². This is contrary to economic evidence such as house prices and jobs creation which shows that Newport is generally becoming more prosperous.

² WIMD is typically updated every 3-5 years. The 2019 index saw a number of domains (aspects of assessment) changed which means that some caution should be applied when comparing previous iteration of the index.

TABLE 68: CORE AND LOCAL INDICATORS

2022 AMR	Total	Summary of Indicators	Ref	2021 AMR
Positive Outcome	21	Greenfield land lost	OB1 MT1	
		Environmental space lost contrary to policy	OB1 MT2	
		Renewable energy schemes permitted	OB2 MT1	
		Permissions granted contrary to water supplier advice	OB2 MT3	
		Take up of net additional employment land	OB3 MT1	
		Maintaining an employment land supply	OB3 MT2	
		Job creation	OB3 MT3	
		Employment land lost to other uses	OB3 MT4	
		Commercial vacancy rates in the City Centre	OB3 MT5	
		Retail development outside of the City Centre	OB3 MT7	
		Housing completions on brownfield land	OB4 MT1	
		Housing completions on H1 LDP housing sites	OB4 MT8	
		Development density	OB4 MT9	
		Development permitted outside the settlement boundary	OB4 MT10	
		Accommodation provision for Gypsy/Travellers	OB4 MT12	
		Permissions affecting SSSI or SINC	OB6 MT1	
		Protected woodland and trees lost to development	OB6 MT2	
		Development permitted within Green Belt/Green Wedge	OB6 MT3	
		Loss of community facilities	OB7 MT1	
		Permissions granted contrary to Highways advice	OB7 MT2	
		Maintain sufficient waste capacity	OB10 MT1	
Training Required	3	Development within a mineral safeguarding area	OB1 MT4	
		Consideration of the Welsh National Marine Plan	OB1 MT5	
		Permissions affecting sites of historical value	OB5 MT1	
SPG Required	0			
Further Research	11	Development permitted in C1 and C2 floodplains	OB1 MT3	
		Permissions granted contrary to NRW advice	OB2 MT2	
		Non-retail uses in primary and secondary frontages	OB3 MT6	
		Annual housing completions	OB4 MT3	
		Completions at Llanwern Village Strategic Housing Site	OB4 MT4	
		Completions at Glan Llyn Strategic Housing Site	OB4 MT5	
		Completion of affordable housing units	OB4 MT6	
		Residual values across housing submarket areas	OB4 MT7	
		Delivery of Hartridge Farm Rd Gypsy/Traveller Site	OB4 MT11	
		Provision of a Gypsy/Traveller Transit Site	OB4 MT13	
		Number of Gypsy/Traveller unauthorised sites	OB4 MT14	
Policy Review	0			
Plan Review	0			

Positive Outcome

- 6.18. A total of 21 indicators have been recorded as green (positive) this year. This is an increase of five from the 2021 AMR. Two blue, four yellow and one orange indicators from 2021 have all moved to green. Two green indicators from 2021 have moved to blue and yellow this year. The improved indicators are:
- OB1 MT2 -Environmental space lost contrary to policy,
 - OB3 MT4 - Employment land lost to other uses,
 - OB4 MT1 - Housing completions on brownfield land,
 - OB4 MT8 - Housing completions on H1 LDP housing sites,
 - OB4 MT12 - Accommodation provision for Gypsy/Travellers,
 - OB6 MT3 - Development permitted within Green Belt/Green Wedge,
 - OB7 MT2 - Permissions granted contrary to Highways advice.

Training Required

- 6.19. Three indicators this year have been recorded as blue (training required). This is the same as last year, however two of these have remained blue from the previous year, and one were previously green.
- 6.20. OB1 MT4 (Developments within a Mineral Safeguarding Area) has been recorded as blue for the last seven years. Six applications were permitted within mineral safeguarding areas, but only one of the six applications was determined without appropriate consideration of Policy M1. It is highly likely that the policy would have been satisfied, but it is unfortunate that this policy keeps getting missed, especially as an SPG has been written to assist in the determination of development affecting mineral safeguarding areas.
- 6.21. OB5 MT1 (Permissions affecting sites of historical value) has been recorded blue this year as there were four applications permitted that had an outstanding objection from a statutory heritage advisor (i.e. Conservation Officer). It is considered that further training is required on this indicator to ensure the concerns raised can be dealt with through specific training needs and possible guidance.
- 6.22. Finally, OB1 MT5 (Consideration of the Welsh National Marine Plan) is relatively a new indicator, being the 3rd year in the AMR. It is noted that three applications located within the adopted Coastal Zone did not consider the Marine Plan. Applications are being screened to ensure that where the Marine Plan is relevant it will be considered as part of the planning application. As such there is a need for some training and this indicator will continue to be monitored.

Further Research

- 6.23. There were 11 indicators recorded as yellow (needing further research) this year, compared to 15 indicators recorded last year. The 11 indicators identified as requiring further research are:
- OB1 MT3 - Development permitted in C1 and C2 floodplains,
 - OB2 MT2 - Permissions granted contrary to NRW advice,
 - OB3 MT6 - Non-retail uses in primary and secondary frontages,
 - OB4 MT3 - Annual housing completions,
 - OB4 MT4 - Completions at Llanwern Village Strategic Housing Site,

- OB4 MT5 - Completions at Glan Llyn Strategic Housing Site,
- OB4 MT6 - Completion of affordable housing units,
- OB4 MT7 - Residual values across housing submarket areas,
- OB4 MT11 - Delivery of Hartridge Farm Rd Gypsy/Traveller Site,
- OB4 MT13 - Provision of a Gypsy/Traveller Transit Site,
- OB4 MT14 - Number of Gypsy/Traveller unauthorised sites.

Flood Risk

- 6.24. A large proportion of Newport is situated on the floodplain. Therefore, flood risk is often a factor when determining planning applications. Evidence suggests that there have been several cases of applications being approved which do not meet all of the TAN 15 tests. This is something that the Council, along with the Natural Resources Wales and Welsh Government need to discuss further. An updated Technical Advice Note and National Flood Maps for planning are due for release and will influence the replacement LDP which is working on the procurement of a regional Strategic Flood Consequence Assessment.

Retail

- 6.25. The COVID-19 pandemic has had a significant impact on the retail sector, particularly those deemed as non-essential. It has not been possible to undertake a survey of the City Centre this year. Given the number of non-retail uses in the primary and secondary frontages approved recently there is a need to rethink the retail policies and the vision for the City Centre is required. This will be done via the replacement Plan process and in the meantime, flexibility will be advised based on the Building Better Places, Planning Policy Wales and Future Wales policy directions.

Housing

- 6.26. Five housing related indicators have been recorded as yellow (further research). OB4 MT3 records overall housing completions from the start of the Plan period in 2011. Between 1 April 2011 and 31 March 2021, 6,863 units have been completed. This is a shortfall of 727 units over an 11 year period, or 10% compared to the Average Annual Requirement (AAR). Delivery rates have been affected by COVID-19 and the likely impact from Brexit and the war in Ukraine, but with many developers back onsite and permissions for future phases being considered it is anticipated the delivery rate will increase next year.
- 6.27. Following the revocation of TAN 1: Joint Housing Land Availability Studies and the publication of the new Development Plans Manual (edition 3) on the 26 March 2020, the 5-year land supply process is no longer a requirement. The Development Plans Manual expects LPAs who have an adopted LDP to monitor housing delivery against the AAR set out in the LDP. Newport's AAR requirement is 690 unit completions per annum (10,350 units (LDP requirement) divided by 15 years (LDP Plan period)). Taking this into account the total completions for 2021/22 is 448 units which is 242 units under the average annual requirement (see OB4 MT3 for full details).
- 6.28. Work undertaken on the 2022 Housing Delivery rates for Newport (Appendix 2) expects a completion rate of at least 737 for 2022/23, against the average annual completion rate of 690. The reduction in the number of completed dwellings is to be expected following the clear impact from COVID-19 and other globe factors on the construction industry, but we are predicting healthier rates from 2023 and beyond and expect delivery rates to improve. We are still in a strong position in terms of housing completions, and hopefully will hit the 10,350 target by the end of the Plan period.

- 6.29. Completions at the strategic sites of Llanwern Village and Glan Llyn are also recorded in the AMR. Llanwern Village has continued to deliver, Phase 1 is now complete, work is well underway with Phase 2 with two more reserved matters applications approved and another two currently awaiting determination. The total developed at the site is 144 units which is encouraging. Llanwern Village is expected to perform well with 303 units anticipated to be delivered over the next four years. To date, Glan Llyn has been more successful than Llanwern Village in terms of delivery. Glan Llyn has only recorded its highest number of completions this year (190), and there are now five separate sites being built out by three developers. Pre-application discussions from a 4th developer have been sought. It is estimated that Glan Llyn will contribute a further 903 units over the next four years.
- 6.30. OB4 MT6 records the number of affordable houses built since the start of the Plan period. This figure stands at 1,425. This is a shortfall against of 184 units. For 2021/22 only 66 affordable units were completed in Newport which is a reflection of the reduced number of all housing types during the last year.
- 6.31. With respect to the affordable housing contributions, OB4 MT7 examines the difference between the actual costs to build a house and the sales value. Data was not available this year and it has not been possible to monitor the residual value across housing submarket areas this year. In particular, it is noted under SA Obj16B that there has been a decrease in the percentage of applications not making a contribution towards affordable housing provision. In reality, the Council is starting to have some success in achieving the commuted sums for affordable housing from smaller scale developments, but not for larger scale development. The Council is constantly entering into viability discussions and consequently rarely secure the affordable housing percentages as set out in the LDP. It is proposed that the Council continue to seek the levels set out in the LDP, but there is little evidence at present to suggest that these levels should be increased. Revisiting the required affordable housing levels will be a key part of the LDP review.

Gypsy and Travellers

- 6.32. There are three indicators within this category which relate to Gypsy/Travellers. OB4 MT11 relates to the delivery of Hartridge Farm Road Gypsy/Traveller site. Delivery of this site has commenced, and three pitches are fully complete, and this is considered to meet the current demand for the time being. However, the indicator states that 23 pitches should have been delivered by 2016.
- 6.33. OB4 MT13 relates to the provision of a Gypsy/Travellers transit site. The LDP contains a target that a new transit site should have been identified by the start of 2018. This has not occurred. As reported earlier, some initial work has been done with South East Wales region to commission a regional transit site study which shall inform each Authorities replacement LDPs. A Strategic Development Plan is in the process of being created at present, and a regional transit site is expected to be part of the scope of that plan.
- 6.34. The final indicator records the number of unauthorised Gypsy and Traveller sites within Newport. Since January 2013, the number of unauthorised sites has increased from four to six. Therefore, this indicator is identified as yellow as well.

TABLE 69: SUSTAINABILITY APPRAISAL INDICATORS

2022 AMR	Total	Summary of Indicator	Ref	2021 AMR
Significant positive	42	Applications within 3km of Accessible Natural Greenspace	SA1 A	
		Permissions granted with the loss of a Public Right of Way	SA1 B	

effects are predicted		Environmental space lost in total	SA1 C	
		Major applications with landscape strategies	SA1 D	
		Protected woodland lost to development	SA2 A	
		Developments negatively affecting a SINC	SA2 B	
		Important wildlife habitat lost to other uses	SA2 C	
		Greenfield land lost to development	SA3 A	
		Average density of developments	SA3 B	
		Water quality objection from Environmental Health	SA3 C	
		Loss of agricultural land	SA3 D	
		Carbon dioxide emissions	SA5 A	
		Applications refused on noise issues	SA6 A	
		Permissions granted contrary to water supplier advice	SA7 A	
		Developments meeting water efficiency standards	SA8 A	
		Households ordering water efficiency products	SA8 B	
		Installation of water efficient fixtures	SA8 C	
		Actions implemented in Shoreline Managements Plan 2	SA9 D	
		Renewable energy developments permitted	SA11 A	
		Municipal waste reused, recycled and composted	SA12 B	
		Waste sent to landfill	SA12 D	
		Applications where DAS is not submitted	SA13 A	
		Community facilities lost contrary to policy	SA14 A	
		Permissions with objection from Environmental Health	SA14 B	
		Environmental space lost contrary to policy	SA15 A	
		Loss of community facilities in total	SA15 B	
		Residential applications not contributing to affordable housing	SA16 B	
		Affordable housing meeting Welsh Quality Standards	SA16 D	
		Permissions with objection from Police	SA17 B	
		Applications approved despite negative ASIDOHL comments	SA18 C	
		Loss of ancient woodland	SA18 D	
		Scheduled Ancient Monuments affected by development	SA18 E	
		Pupils in Welsh medium education	SA19 B	
		Job creation	SA20 C	
		Gross weekly earnings	SA20 D	
		Employment land lost to other uses	SA21 B	
		Net employment land developed	SA21 C	
		Visitors to the Wetlands Reserve	SA22 D	
		Visitors to the Fourteen Locks Visitor Centre	SA22 E	
		Increase in Welsh medium education	SA23 A	
		Working population with no qualifications	SA23 B	
		Permissions with an outstanding objection from Highways	SA25 B	
Mix of positive and	23	Developments affecting a SLA	SA1 E	
		Air Quality Management Areas	SA4 A	

	negative predicted		Development permitted in flood zones C1 and C2	SA9 A	
			Permissions with SuDS schemes	SA9 B	
			Properties approved in flood risk areas	SA9 C	
			Annual electricity consumption per household	SA10 A	
			Energy from waste	SA12 C	
			% of major schemes where DCfW have been consulted	SA13 B	
			Affordable housing delivery	SA16 A	
			Gypsy/Traveller sites as percentage of need	SA16 E	
			People feeling safe in Newport	SA17 A	
			Permissions which affect historical assets	SA18 A	
			Conservation appraisal undertaken during Plan period	SA18 B	
			Economically active population	SA20 A	
			Unemployment rate	SA20 B	
			Mix of employment by sector	SA21 A	
			Visitors to attractions in Newport	SA22 A	
			Jobs created in tourism sector	SA22 B	
			Economic impact of tourism	SA22 C	
			Students staying in Newport following study	SA23 C	
			People travelling outside of Newport for work	SA24 A	
			Newport railway station usage	SA25 A	
			Residents' satisfaction living in Newport	SA26 E	
	Significant negative effects are predicted	3	Applications on housing waiting list	SA16 C	
			Level of access to local facilities	SA24 B	
			City Centre Footfall	SA26 A	
	Baseline set / No data available / No target set	16	New developments with ecological management schemes	SA2 D	
			Land enhanced through use of S106 agreement	SA2 E	
			Applications permitted with noise mitigation measures	SA6 B	
			Improvements to sewerage/water through S106	SA7 B	
			Owners signing up to NCCs energy performance programme	SA10 B	
			Improvements to energy/telecommunication through S106	SA10 C	
			Improvements to waste infrastructure through S106	SA12 A	
			Community services within Newport	SA19 A	
			S106 agreements providing education facilities	SA23 D	
			Business travel plans agreed	SA25 C	
			Pupils travelling more than a mile to primary school	SA25 D	
			Pupils travelling more than a mile to secondary school	SA25 E	
			Value of transport related S106 agreements	SA25 F	
			Independent retailer representation	SA26 B	
			Mix of uses in the City Centre	SA26 C	
			Vacant commercial units in the City Centre	SA26 D	

- 6.35. The above table summarises the outcomes of all sustainability appraisal indicators. The majority recorded positive effects. A total of 42 indicators have been recorded as green, which is a decrease of five from the 2021 AMR. A total of 23 indicators have been recorded as orange this year, which is a decrease of six from last year. Three sustainability indicators have now been recorded as red, one more than last year. A total of 16 sustainability indicators have now been recorded as No data available / No target set (previously 5) as information was not collected for these indicators this year. Further analysis is offered below.

Significant positive effects predicted

- 6.36. The majority of indicators that were recorded green last year have remained, 35 indicators have remained green and nine have moved from green into orange. Conversely, seven indicators have moved from orange into green which is a positive step. This demonstrates that overall improvements have been maintained. The improved sustainability indicators are:

- Environmental space lost in total,
- Households ordering water efficiency products,
- Environmental space lost contrary to policy,
- Residential applications not contributing to affordable housing,
- Employment land lost to other uses,
- Working population with no qualifications, and
- Permissions with an outstanding objection from Highways.

- 6.37. The LDP has had a role in helping to improve these indicators, albeit some more direct than others. There have been some positive improvements related to economic and environmental based indicators.

Mix of Positive and Negative Effects Predicted

- 6.38. There have been 23 sustainability indicators which are recorded as orange and therefore have a mix of positive and negative effects, which is a lower number than 2021 albeit comprising of different indicators. There are nine indicators which were green last year and are now orange. These are:

- Developments affecting a SLA,
- Properties approved in flood risk areas,
- Annual electricity consumption per household,
- Economically active population,
- Unemployment rate,
- Jobs created in tourism sector,
- Economic impact of tourism,
- Students staying in Newport following study,
- People travelling outside of Newport for work.

- 6.39. Some of the indicators have already been addressed within the Local Indicators section above, such as applications approved in flood risk areas, the economically active population and commuting outside of Newport for work.

- 6.40. Developments affecting Special Landscape Areas has been identified as orange this year. Two applications were determined where the SLA was not considered. While last year was recorded as green it nevertheless, still appears to be a training requirement to remind officers of the SLAs. The Council is in the process of devising a SPG which will help guide development proposals in SLAs.
- 6.41. The latest figures for average annual electricity consumption are taken from 2020. This figure is 3,526 kWh, which is an increase of 166 kWhs from 2019. This could be attributed to the lockdown restrictions resulting from the COVID-19 pandemic, with more people staying at home. Notwithstanding this, the average per household electricity consumption is still lower than when the plan period commenced, with a decrease of 213kWh to date.
- 6.42. A notable spike to 6.2% in unemployment rate has been recorded in 2021, an increase in 2.8% from last year's figures, which can likely be attributed to the effects of the COVID-19 pandemic. Nevertheless, there remains an overall downward trend since 2011 which is a positive result for Newport.
- 6.43. The impact of COVID-19 and the national lockdown measures have negatively affected both the number of jobs created in, and the economic impact of, the tourism sector. A total of 1,813 jobs in the tourism sector were lost and a decrease of £280.34million was felt in 2020. These indicators will remain orange until a true upward trajectory can be established based on ordinary levels.
- 6.44. The number of individuals who have graduated from the University of South Wales who have stayed in Newport following their studies in 2021/22 totals 672 individuals. This is a decrease of 474 students from the previous count and reflective of the way the courses were operating during periods of lockdown and fewer international students.

Significant negative effects are predicted

- 6.45. Both indicators recorded as red in last year's AMR remain red this year. This is SA Obj 26A (City Centre Footfall) and SA Obj 24B (Level of access to local facilities). In addition, SA Obj 16C (Applications on housing waiting list) has also moved into this category.
- 6.46. Decreasing footfall in the City Centre is not a problem that is exclusive to Newport as the same trends can be witnessed across the nation. Efforts are being made to attempt to counteract this downward trend with investment, such as the redevelopment of Newport Market and proposals to provide a new Leisure Centre and City Centre campus for Coleg Gwent. This year's figures have again been further exacerbated by the outbreak of COVID-19 and the government measures to prevent the spread of COVID-19 including the requirement for certain businesses and venues to close. Further analysis is considered necessary to understand the full impact of the COVID-19 pandemic to then inform any potential policy responses as required as part of the replacement LDP.
- 6.47. With regards to SA Obj 24B (Level of access to local facilities), the Welsh Index of Multiple Deprivation was updated in 2019, the first time since the LDP was adopted. This indicator looks at 'Access to Services' only but has recorded a fall in standards compared to the position in 2016. The position hasn't changed this year as the source information is yet to be updated.
- 6.48. There are 9,141 applications on Newport City Council's Housing Waiting List. This is an increase of 1,013 from the previous year. This indicator has been recorded as red. The number of applications on the list in 2015/16

was 5,982, and it has increased by 3,159 in seven years. The increase in people on the housing waiting list demonstrates the important need for more affordable housing in Newport.

vi. What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objections?

- 6.49. Four elements of the LDP might require adjusting as part of the replacement LDP, which is currently underway. The issues raised in all the Annual Monitoring Reports will influence its preparation.
- 6.50. While recorded as being implemented effectively this year, previous years of concerns relating to the amount of existing employment land or EM1 allocation land lost to other uses and the effectiveness of Policy EM3 (Alternative uses of employment land) at protecting employment land, for existing or for future employment uses, mean a review of policy still warranted. Moving forward the replacement LDP will need to better determine the policies intended purpose and whether it succeeds in this regard in its current drafting.
- 6.51. Although Policy CF12 (Protection of Existing Community Facilities) has been assessed as being implemented effectively again this year, due to the concerns raised in previous AMRs it is considered that the policy requires revision. It is accepted that there is ambiguity with regard to what a community facility is. It is also the case that some facilities which could be considered as community facilities are also businesses, such as a post office or care home. Therefore, if the business is no longer viable, or even if the business owner no longer wishes to continue the business, there is a question about what the policy can do to prevent its loss. Therefore, as part of the replacement LDP work this policy will need careful consideration.
- 6.52. The next element of the LDP which will require modification as part of the replacement LDP work are the policies relating to primary and secondary frontages in the City Centre. As noted in the analysis of OB3 MT6 (Applications approved for non-retail use in primary/secondary frontage), the Council is already being flexible with the application of LDP Policies R2 and R3. The retail sector continues to experience turbulence and uncertainty, with a range of societal and economic factors calling into question the future of the sector and the extent of retail property requirements within town and district centres. The additional impact of COVID-19 has only added to this uncertainty. Newport is no exception, with declining footfall trends and persistently high commercial vacancy rates. The evidence is demonstrating that the sector continues to struggle across the City.
- 6.53. The Council commissioned a study to provide a health check on the City Centre and offer advice on the LDP's primary and secondary retail frontage policies (Policies R2 and R3). The report concluded that the City Centre is underperforming, and consideration should be given to flexibility of spaces and consolidation of the retail provision. The report is being used as a material consideration in the determination of retail applications across Newport and it will also play a major part in informing the LDP review.
- 6.54. The final area to be reviewed are the LDP affordable housing targets set across Newport. There is no need for an immediate review as Policy H4 contains the wording 'specific site targets may vary subject to viability and negotiation'. However, it is becoming the norm that applications for major residential sites will involve a negotiation surrounding viability issues, and only in very rare cases has the Council secured the target area value for affordable housing. This suggests that the target values need to be reconsidered as part of the replacement LDP. The Council now has significant levels of data of what the market can and cannot afford to help inform the review. The same is true when it comes to the smaller residential sites and the commuted sums being sought.

vii. If policies or proposals need changing, what suggested actions are required to achieve this?

- 6.55. The Council has started work on the replacement LDP. The AMR work done to date, as well as the global, national, regional and local contextual changes, will inform the development of the replacement LDP for Newport. While there were no policy review conclusions made this year, concerns raised in previous AMRs note there are clearly policies that require the same attention (e.g. retail, housing allocations, employment land protection) and this will be done via the review process.

RECOMMENDATIONS

- 6.56. This is the seventh AMR and it is fair to say that the LDP and the LDP Strategy are still functioning well and as expected. The impact of COVID-19 and the fact this is the seventh year of the LDP's implementation means that a replacement plan is considered necessary. The process for the replacement plan has begun and this will mean that all the issues raised by the previous AMRs will inform the plans preparation. The successful delivery of allocated housing sites, the delivery rates on brownfield land and the numbers of affordable housing have all been recorded positively when taking into the account the Plan period that has passed. A new plan is required to understand the impact on contextual changes, as well as the identification of what housing and economic need there is, the allocation of a new land to meet this demand and an update to the vision and objectives for how Newport sees itself over the next 15 years.
- 6.57. Housing delivery rates continue to remain broadly positive although this year's figures have been significantly impacted by COVID-19, which has been felt across the country. The decrease in housing numbers has consequently impacted the provision of affordable housing figures also. It is anticipated that with sites back to building and permissions coming through the system that next year will result in positive delivery rates.
- 6.58. In addition, there are permissions recorded and developments in the pipeline that will have a positive impact in terms of employment land delivery. The impact of COVID-19 on employment land delivery has been clear but the level of jobs has been maintained over the anticipated LDP rate.
- 6.59. The publication of the national tier of development plan (Future Wales) has a direct impact on the way in which planning applications are considered and will inform the preparation of the replacement LDP for Newport. In addition, the progress of a Strategic Development Plan (SDP) is also a major factor that needs consideration. Once an SDP is adopted, the Local Planning Authority must review its LDP. Newport would not wish to be in a situation where we review and adopt a new LDP, only for the SDP to be adopted shortly afterwards, triggering an immediate review of the recently adopted LDP. It is known that the creation of an SDP will begin soon and Newport will support its preparation and ensure the replacement LDP has regard to this regional plan.
- 6.60. In addition to the above, and following consideration of all evidence gathered as part of the AMR process, the recommendations are:

- 1. Continue the review of the LDP in line with the Welsh Government approved Delivery Agreement.**
- 2. Ensure further training, guidance and clarification is provided in relation to:**
 - **Development within a Mineral Safeguarding Areas,**
 - **Consideration of the Welsh National Marine Plan,**
 - **Permissions affecting sites of historical value,**

3. **Identify and undertake further research into the impacts of COVID-19 to identify what measures will be required to assist with dealing with the effects of the global pandemic through a development plan.**
 4. **Further research into the following:**
 - **Development permitted in Flood Zones C1 and C2. Working with Natural Resources Wales and Welsh Government on the update to TAN 15.**
 - **Effectiveness of Policy EM3 on protection of employment land.**
 - **Reasons that access to facilities has worsened.**
 5. **Use best endeavours to try and increase the footfall in the City Centre by encouraging regeneration projects and alternative uses in the City Centre, with particular focus on short term impacts from COVID-19. Ensure retail policies are carefully considered during any LDP review.**
 6. **Continue to monitor indicators and capture data in preparation for the 2022/23 AMR.**
- 6.61. The Council is of the view that the LDP is performing well and enabling growth in sustainable locations. The replacement LDP process is underway and the seven AMRs will form a key part of the evidence base informing its development.

GLOSSARY

AAR	Average Annual Rate (690 housing completions per annum for Newport)
AMR	Annual Monitoring Report
ANG	Accessible Natural Greenspace
AQMA	Air Quality Management Areas
ASIDOHL	The Assessment of the Significance of Impacts of Development on Historic Landscape
BCIS	Building Cost Information Service
BREEAM	Building Research Establishment's Environmental Assessment Method
Brexit	A term used for the withdrawal of The United Kingdom of Great Britain and Northern Ireland from the European Union
CADW	The Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales.
CIL	Community Infrastructure Levy
CO²	Carbon Dioxide
COU	Change of Use
DAS	Design and Access Statement
dph	Dwellings per Hectare
DCfW	Design Council for Wales
DECC	Department for Energy and Climate Change
DM	Development Management
EA	Environment Agency
EfW	Energy from Waste
Env Health	Environmental Health
EU	European Union
FCA	Flood Consequence Assessment
GGAT	The Glamorgan-Gwent Archaeological Trust
GTAA	Gypsy and Traveller Accommodation Assessment
ha	Hectare

HECA	Home Energy Conservation Act 1995
HMO	House in Multiple Occupation
JHLAS	Joint Housing Land Availability Study
LBAP	Local Biodiversity Action Plan
LDO	Local Development Order
LDP	Local Development Plan
LG	LG is a South Korean multinational conglomerate corporation
LHMA	Local Housing Market Assessment
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSOA	Lower Super Output Area
MT	Monitoring Target
NCC	Newport City Council
NDF	National Development Framework
NHBC	National House Building Council
NMP	Nation Marine Plan
NNR	National Nature Reserve
NOx	Nitrous Oxide
NRW	Natural Resources Wales
OB	Objective
ONS	Office for National Statistics
ORR	Office of Rail and Road
PPW	Planning Policy Wales
Q	Financial Quarter
RICS	Royal Institute of Chartered Surveyors
RSL	Registered Social Landlord
RSPB	Royal Society for the Protection of Birds

SA	Sustainability Appraisal
SAM	Scheduled Ancient Monument
SA Objective	Sustainability Appraisal Objective
SAP	Standard Assessment Procedure
SEA	Strategic Environmental Assessment
SDP	Strategic Development Plan
SFCA	Strategic Flood Consequence Assessment
SINC	Site of Importance for Nature Conservation
SIP	Single Integrated Plan
SLA	Special Landscape Area
SMP	Shoreline Management Plan
SPG	Supplementary Planning Guidance
SSSI	Site of Special Scientific Interest
STEAM	Scarborough Tourism Economic Activity Model. A tourism economic impact modelling process which approaches the measurement of tourism from the bottom up, through its use of local supply side data and tourism performance and visitor survey data collection. The STEAM process is designed to engage the client and maximise the benefit of local tourism expertise.
SuDS	Sustainable urban Drainage Systems
Sui Generis (unique use)	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.
TAN	Technical Advice Note
TPO	Tree Preservation Order
UDP	Unitary Development Plan
VVP	Vibrant and Viable Places
WDC	Whitehead Development Company Ltd
WG	Welsh Government

APPENDIX 1 – DELIVERY AND IMPLEMENTATION OF LDP ALLOCATIONS

HOUSING ALLOCATIONS

A1.1. The following table summarises the progress which has been made with regard to the delivery of housing allocations listed within the LDP. The green rows demonstrate that the site has been completed, blue represents under construction, whilst the white shows that no completions have taken place yet.

TABLE 70: PROGRESS MADE ON LDP HOUSING ALLOCATIONS

LDP Reference	Units to deliver within LDP	Units complete	% complete	Progress Update
H1(1) McReadys, Ponthir Rd	54	56	100%	Site complete.
H1(3) Llanwern Village	1100	144	13.1%	<ul style="list-style-type: none"> Planning application 16/0864 – variation of conditions 02 (reserved matters), 03 (masterplan) and 05 (design code) of planning permission 13/0806 for variation of condition (time limits) of planning permission 06/0845 for residential development (up to 1100 dwellings) – approved 23/06/2017. Reserved matters application 18/0431 for 85 units on phase 1 complete. Reserved matters application 19/0023 for 115 units. Reserved matters application 20/0801 for 38 units. Reserved matters application 20/0986 for 32 units. Redrow are building both phases.
H1(4) Pirelli	250 (Now 221)	221	100%	Site complete.
H1(5) Glebelands	153 (Now 215)	110	51%	Site is now owned by Pobl. Work is continuing on site. An application for a re-plan of the remaining part of the site is now approved – 18/0293.
H1(7) Bethesda Close	22	22	100%	Site complete.
H1(8) The Severn Stiles	23	0	0%	Planning application 20/0983 approved for 39 dwellings (H8 +extra site area)
H1(9) Frobisher Road	16	16	100%	Site complete.
H1(10) Pencoed Castle	12	0	0%	Access road has been implemented.
H1(11) Laburnum Drive	20	20	100%	Site complete.
H1(12) Former Tredegar Park Golf Course	150	150	100%	Site complete.
H1(13) Allt-Yr-Yn Campus	125	125	100%	Site complete.
H1(14) Monmouthshire Bank Sidings	517	517	100%	Site complete.
H1(15) Victoria Wharf, Old Town Dock	130 (Now 149)	0	0%	Revision of the scheme (20/1225) approved 1/12/21 for Construction of 149 residential units.

H1(16) Penmaen Wharf	160	0	0%	Planning permission has lapsed. The site is within Flood Risk Zone C2.
H1(17) Former Hurrans Garden Centre	60	60	100%	Site complete.
H1(19) Land at Hartridge High School	65	0	0%	The site is linked to the development of the Jigsaw site.
H1(21) Former Floors 2 Go	10	0	0%	No planning permission in place. No completions expected within the next 5 years.
H1(23) Traston Lane	21	0	0%	Planning permission for a revised scheme was granted in late 2012, LDC 19/0255 confirmed commencement. Limited progress made.
H1 (24) 30-33 High Street	16	16	100%	Site complete.
H1(25) Taylors Garage	71	71	100%	Site complete.
H1(26) Ty Du Works	26	26	100%	Site complete.
H1(30) Rear of South Wales Argus	89	89	100%	Site complete.
H1(31) Roman Lodge Hotel	10	0	0%	Owner is concentrating on the hotel use. Residential development not anticipated within the next 5 years.
H1(32) Former Sainsbury's	140	0	0%	Mixed use proposal for 140 residential units; student accommodation; hotel and commercial. Outline planning permission expired May 2021
H1(34) Bankside Coverack Road	38 (Now 73)	73	100%	Site complete.
H1(36) Farmwood Close	108	0	0%	Extant planning permission which has been implemented by the commencement of 10 units. No known intent for the site.
H1(37) City Vizion	338	338	100%	Site complete.
H1(38) Lysaghts Village (Orb Works)	559	559	100%	Site complete.
H1(39) Former Bettws Comprehensive	224	224	100%	Site complete.
H1(40) Westmark, Old Town Dock	154	64	41%	Footings are in place for the remaining 90 units. There is no information as when the last block of flats will be completed.
H1(41) Trinity View	16	16	100%	Site complete.
H1(42) Black Clawson (Alexandra Gate)	63	63	100%	Site complete.
H1(43) Portskewett Street (Liberty Grove)	92	0	0%	Planning application 17/0038 for 92 flats granted 20/03/2018.
H1(44) Turner Street	32	32	100%	Site complete.

H1(45) Lysaghts Parc	100	38	38%	Remaining 100 units of a wider residential scheme. Developers onsite and under construction.
H1(47) Glan Llyn	4000	1023	26%	3 developers on site at present – St Modwen, Lovell, and Bellway Homes.
H1(51) Whitehead Works	498	0	0%	Developers on site at present
H1(52) Old Town Dock Remainder – East Dock Road	288	45	16%	[NB 1271C/E has been sub divided] Hybrid application – 89 units full planning application & 199 units outline planning application (45 of the 89 units are complete and occupied). Revision of the scheme (20/1225) approved 1/12/21 for CONSTRUCTION OF RESIDENTIAL DEVELOPMENT FOR NO.149 UNITS
H1(53) Bideford Road	35	0	0%	Completions not anticipated within the next 5 years.
H1(54) Jubilee Park Former Alcan Site	934	934	100%	Site complete.
H1(55) Jigsaw Site, Ringland	200	0	0%	Site to be promoted for development alongside Hartridge High School site.
H1(56) Opposite Belmont Lodge	122	0	0%	No planning permission in place.
H1(57) Treberth Crescent	58	0	0%	Pobl scheme – 18/1231 for 45 older person homes approved. Expected to start on site soon.
H1(58) Panasonic	250	250	100%	Site complete.
H1 (59) 24 Crawford Road	10	0	0%	18/0255 - Partial discharge of condition relating to app 11/1258 for 21 flats.
H1 (60) Parry Drive	15	15	100%	Site complete.
H1 (61) Former Postal Exchange, Mill Street	70	0	0%	Residential no longer being pursued on the site – converted to new office building.
H1 (62) Former Queens Hill School	92 (Now 76)	0	0%	18/0507 – Hybrid application – outline for 96 units and full for some demolition works – approved 05/02/2019 21/0217 - Reserved matter 78 units – approved 04/06/2021
H1 (63) Telford Depot	60	0	0%	NCC owned site. No progress.
H1 (64) Uskside Paint Mills	53	0	0%	Pre application advice sought 2020 Development now started on adjacent site (HLA:1472)

GYPSY AND TRAVELLER ACCOMMODATION

A1.2. The following table summarises the progress which has been made with regard to the delivery of Hartridge Farm Road for a permanent residential Gypsy and Traveller site.

TABLE 71: PROGRESS MADE ON DELIVERY OF GYPSY/TRAVELLER ALLOCATION

LDP Reference	Total Pitches	Pitches complete	% complete	Progress Update
H16 Hartridge Farm Road	Up to 43	3	7%	<p>A full planning application for 35 pitches on the Hartridge Farm Road site was approved in August 2016. Delivery will be phased to ensure the supply meets the demand.</p> <p>Three pitches have been fully completed, with the infrastructure in place for nine.</p>

EMPLOYMENT LAND ALLOCATIONS

A1.3. The following table summarises the progress which has been made with regard to the delivery of LDP employment land allocations.

TABLE 72: PROGRESS MADE ON DELIVERY OF EMPLOYMENT LAND ALLOCATIONS

LDP Reference	Use	Hectares developed	% complete	Progress Update
EM1 (i) Duffryn	B1, B2 and B8	0	0	No progress has been made on this site.
EM1 (ii) East of Queensway Meadows, South of Glan Llyn	B1, B2 and B8	3.14	11.6%	<p>An application for a B8 Lorry Park and associated infrastructure (3.14ha) has been approved.</p> <p>This permission was implemented in 2020-2021</p> <p>An application for two warehouse units at Nash Mead has been approved (0.79ha)</p>
EM1 (iii) Celtic Springs	B1	0	0	An application for residential development on this land was resisted by the Council. No employment land proposals have come forward for this allocation to date.
EM1 (iv) Solutia	B1, B2, B8 and leisure	2.56	6.0%	Eastman (formally known as Solutia) is developing this site for development that directly benefits their chemicals business. A storage facility and heat and power plant has already been constructed and a Therminol Production plant was completed in 2016/17. (Therminol is a high temperature heat transfer fluid and is used in products such as solar panels).
EM1 (v) Gwent Europark	B8 distribution	0	0	An outline planning permission for B8 distribution centres is in place for this allocation, but there have been no signs of any development progress in recent times. An application was approved in 2019 to allow B1 and B2 use at the site as well.

EM1 (vi) Land off Chartist Drive	B1, B2 and B8	0	0	No progress has been made on this site.
EM1 (vii) Llanwern former steelworks, eastern end	B1, B2 and B8	7.97	22.5%	Phase 1 of the Celtic Business Park has been completed. This was the first speculative employment scheme to be completed in Newport since the recession. The CAF train factory (6ha of employment land) opened in late 2018. Planning Permission have also been granted for Phase 2, multiple for Phase 4, and for Phase 6 of the estate. No progress has been made on these applications.
EM1 (viii) Phoenix Park (former Pirelli works) Corporation Road	B1, B2 and ancillary use	0	0	Planning Permission has been granted on this site for 54 residential units and associated works, of which a significant proportion will be for affordable housing. The decision to allow residential, contrary to the LDP allocation was justified by the demonstrated inability to establish an employment use on the site over a long period of time.
EM1 (ix) Godfrey Road (Rear of Station)	Business and Commercial uses	0	0	No progress has been made on this site.

EDUCATION ALLOCATIONS

A1.4. The following table summarises the progress which has been made regarding the delivery of LDP education allocations.

TABLE 73: PROGRESS MADE ON DELIVERY OF EDUCATION ALLOCATIONS

LDP Reference	School	Progress Update
CF13 i) Former Whitehead Works, Cardiff Road	Primary School	The residential development has now commenced. The school will be delivered at a later phase.
CF13 ii) Jubilee Park (Former Alcan/Novelis Site)	Primary School	The school opened for the first day of term in September 2017.
CF13 iii) Glan Llyn	Primary School 1	The school opened for the first day of term in September 2019
CF13 iii) Glan Llyn	Primary School 2	No plans to deliver the second primary school at Glan Llyn yet.
CF13 iv) Llanwern Village	Primary School	The residential development has now commenced. The school will be delivered at a later phase.

APPENDIX 2 – HOUSING LAND DELIVERY (REPLACEMENT JHLAS)

- A2.1. Following a 'Review of the Delivery of Housing through the Planning System', PPW has been amended to remove the five-year housing land supply policy. It is replaced with a policy statement which makes it explicit that the housing trajectory, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs).
- A2.2. The New Development Plans Manual (DPM) Edition 3 explains that for LPAs who have an adopted LDP, a housing trajectory compared against the AAR should be included (Figure 15) along with tables setting out the timing and phasing of allocations and of sites with planning permission (Table 75). The involvement of the Housing Stakeholder Group in the AMR process is mandatory, the remit of the group will be to consider timing and phasing of allocations and of sites with planning permission, both of which are reported below.

THE INVOLVEMENT OF THE HOUSING STAKEHOLDER GROUP

- A2.3. In accordance with the DPM, the Newport's Draft 2021 Housing Land Availability Schedule and Site Proformas was circulated amongst the Study Group on the 15 July 2022, inviting comment on the documents. Responses were received in relation to 20 sites, of these:
- 5 responses disputed NCC's expected delivery rates,
 - 13 responses from the site developer / developer's agent confirming expected delivery rates,
 - 3 requests for further information on the site.
- A2.4. The Council responded to all comments and amended the timing and phasing of 10 sites.
- A2.5. These comments and the updated timing and phasing of allocations and of major sites with planning permission were circulated to the Study Group on the 9 August 2022. One further comment was received which has been reported below in Table 76.
- A2.6. Given the low level of response NCC considered it was not necessary to hold the Study Group Meeting, no objection was received from the Study Group.

SMALL SITE SUPPLY

- A2.7. The contribution from small sites of less than 10 dwellings is based on the average completions for the last five years. See the Table 74.

TABLE 74: SMALL SITE COMPLETIONS FOR PREVIOUS 5-YEARS

2017-2018	2018-2019	2019-2020	2020-2021	2021 – 2022	Total	Average
53	51	72	31	54	261	52

TABLE 75: TIMING & PHASING OF ALLOCATIONS AND OF MAJOR SITES WITH PLANNING PERMISSION

Residential Land Availability Schedule for Newport City Council -
Sites for 10 or more units as at 01.04.2022
Sites with Planning Permission, S106 or Adopted LDP

App no	LDP	HLA Ref	Address	Ward	Units Built	Total Units Capacity	Units Remaining	Categorisation				Post Plan Period		
					Since Last Study			U/C	2023	2024	2025	2026	2027	Post 2027
PRIVATE SECTOR - Planning Permission														
07/0386	H56	1375	Opposite Belmont Lodge	Caerleon	0	122	122	0	0	0	0	0	0	122
05/1644	H40	1271(A)	Westmark - Old Town Dock	Pillgwenlly	0	154	90	0	0	0	0	0	0	90
16/0789	H15	1271(D)	Victoria Wharf (Edward Ware)	Pillgwenlly	0	122	122	0	0	24	61	37	0	0
20/1225	H15	1271(E)	Land SW East Dock Road,	Pillgwenlly	0	149	149	0	0	75	65	9	0	0
16/0984	H54	1626 (H)	Jubilee Park - Taylor Wimpey (H4)	Rogerstone	6	117	0	0	0	0	0	0	0	0
17/1071	H54	1626 (I)	Jubilee Park - Taylor Wimpey (H7&H9)	Rogerstone	10	179	0	0	0	0	0	0	0	0
11/0381		1647	Shire Hall Pentonville	Allt-Yr-Yn	0	18	1	0	1	0	0	0	0	0
06/0267	H10	1394	Pencoed Castle	Langstone	0	12	12	0	0	0	0	0	0	12
06/0471	H47	1599	Glan Llyn (Remainder) Former Llanwern Steelworks	Llanwern	0	1977	1977	0	0	25	80	80	120	1672
18/1168	H47	1599 - G	Glan Llyn (Bellway) - 2C	Llanwern	80	152	49	18	31	0	0	0	0	0
18/1254	H47	1599 - H	Glan Llyn (St Modwen) - 3A	Llanwern	72	204	106	25	50	31	0	0	0	0
19/1074	H47	1599 - I	Glan Llyn (St Modwen) - 3B & D	Llanwern	38	203	165	32	40	75	18	0	0	0
19/1267	H47	1599 - J	Glan Llyn (Lovell) - 3C & 4A	Llanwern	0	500	500	0	20	40	80	80	80	200
20/0617	H47	1599 - K	Glan Llyn (St Modwen) - 2D	Llanwern	0	178	178	0	20	40	80	38	0	0
08/0689		1542	Newport Athletic Club	Victoria	0	472	472	0	0	0	0	0	0	472
05/0287	H23	603	Traston Lane	Liswerry	0	21	21	0	0	0	21	0	0	0
06/0065	H36	1019	Farmwood Close	Always	0	108	108	0	0	0	0	50	0	58
14/0177		1291	53 Crescent Road	Beechwood	0	21	21	0	0	0	0	0	0	21
18/1217		1924	11 To 16, Upper Dock Street	Stow Hill	0	18	18	18	0	0	0	0	0	0
13/1279	H5	916	Glebelands	St Julians	0	195	85	75	0	10	0	0	0	0
14/0386	H62	1678	Former Queens Hill School	Allt-Yr-Yn	0	76	76	0	0	15	30	31	0	0
10/1336		1700	Woodland House	Malpas	4	13	0	0	0	0	0	0	0	0
12/0793		1739	40 Stow Hill	Stow Hill	0	25	25	0	0	7	18	0	0	0
16/0864	H3	1145	Llanwern Village - Remainder	Llanwern		893	893	0	0	20	60	100	100	613
19/0023	H3	1145B	Llanwern Village - Phase 2	Llanwern	39	112	53	28	10	15	0	0	0	0
20/0801	H3	1145C	Llanwern Village - Phase 3		0	38	38	0	38	0	0	0	0	0
20/0986	H3	1145D	Llanwern Village - Phase 2.2		0	32	32	0	32	0	0	0	0	0
17/0038	H43	1308	Portskewett Street - Liberty Grove	Liswerry	0	92	92	0	0	46	46	0	0	0
18/1142	H51	1141A	Whitehead Works	Pillgwenlly	0	19	19	0	0	0	0	0	19	0
18/1039	H51	1141B	Whitehead Works	Pillgwenlly	0	471	471	0	25	125	125	125	71	0
21/0464	H51	1141C	Whitehead Works		0	39	39	0	0	0	0	0	0	39
17/1081		1574	1 Llanthwy Road	Allt-Yr-Yn	4	12	8	8	0	0	0	0	0	0
18/0802		1854	Crown Buildings 11 Chepstow Road		0	56	56	0	0	0	0	0	0	56
18/1117		1868	Baneswell Community Centre	Stow Hill	0	19	19	0	0	19	0	0	0	0
			Robert Price Transport Yard,											
18/0973		1848	Corporation Rd	Liswerry	0	62	62	0	0	0	30	32	0	0
18/1198		1896	104 And 105, Lower Dock Street,	Pillgwenlly	0	15	15	0	0	15	0	0	0	0
09/1243	H34	1472	Bankside Coverack Road	Victoria	76	76	0	0	0	0	0	0	0	0
19/1228		1899	133 To 135, Commercial Street	Stow Hill	0	22	22	0	0	22	0	0	0	0
20/0310		1900	252-254 Chepstow Road	Beechwood	10	10	0	0	0	0	0	0	0	0
20/0737		1923	Newport Provisions Market	Stow Hill	0	42	42	0	0	0	0	0	0	42
19/1212		1926	Caerleon Campus	Caerleon	3	219	216	15	30	45	45	45	36	0
20/0696		1945	Ye Olde Oak Stave Ruskin Avenue	Rogerstone	0	21	21	0	0	21	0	0	0	0
20/1138		1949	Telford St		0	54	54	0	0	5	25	24	0	0
19/0095		1861	75 - 76 Lower Dock Street	Pillgwenlly	0	12	12	0	0	12	0	0	0	0
21/0887		1948	11-13 Skinner Street	Stow Hill	0	12	12	0	0	0	0	12	0	0
Housing Association with Planning Permission														
09/0850	H45	1345	Lysaghts Parc	Liswerry	38	176	62	21	20	21	0	0	0	0
			Land & buildings north east of 71											
16/0786		1805	Forge Close	Caerleon	0	16	16	0	0	0	16	0	0	0
18/0282		1830	16 Charles Street	Stow Hill	0	16	1	0	0	0	0	0	0	1
18/1211		1857	1 Mountbattern Close	Ringland	0	12	12	12	0	0	0	0	0	0
18/1248		1858	Kirby Daniel Court	Pillgwenlly	14	16	0	0	0	0	0	0	0	0
			Land adjacent to 57a Lower Dock											
18/1233		1852	Street	Stow Hill	0	17	17	17	0	0	0	0	0	0
19/1207		1850A	Ringland Centre, Retail & Resi		0	38	38	0	0	38	0	0	0	0
19/1272		1850B	Ringland Centre, Resi		0	97	97	0	0	0	0	53	44	0
10/0519	H57	1501	Treberth Crescent	Ringland	0	45	45	45	0	0	0	0	0	0
19/0843		1874	Tredegar Court, Marion Street,	Pillgwenlly	0	8	8	8	0	0	0	0	0	0
			Land Encompassing Long Meadow											
19/0768		1873	Court	Liswerry	0	5	5	0	0	0	0	5	0	0
20/0976		1785	4-10 Stow Hill (Central Chambers)	Stow Hill	0	10	10	10	0	0	0	0	0	0
20/0983	H8 + extra	1902	Former Seven Stiles, Aberthaw Rd	Always	0	39	39	0	0	9	15	15	0	0
20/1210	area	1936	14 To 20 Stow Hill, Newport	Stow Hill	0	36	36	0	36	0	0	0	0	0
			West And The South Of Mandrake											
21/0661		1940	House	Rogerstone	0	50	50	0	0	0	5	20	15	10
Granted Subject S106														
Adopted LDP Site														
15/0803	H32	1456	Former Sainsburys Site	Shaftesbury	0	140	140	0	0	0	0	0	0	140
07/1590	H19	1554	Land at Hartridge High School	Ringland	0	65	65	0	0	0	0	0	0	65
11/0383	H21	1486	Former Floors 2 Go	Victoria	0	10	10	0	0	0	0	0	0	10

Residential Land Availability Schedule for Newport City Council -
 Sites for 10 or more units as at 01.04.2022
 Sites with Planning Permission, S106 or Adopted LDP

App no	LDP	HLA Ref	Address	Ward	Units Built	Total Units Capacity	Units	Categorisation					Post Plan Periods			
					Since Last Study		Remaining									
								U/C	2023	2024	2025	2026	2027	Post 2027	UoD	
08/1445	H31	1461	Roman Lodge Lotel, Ponthir Road	Caerleon	0	10	10	0	0	0	0	0	0	0	0	10
	H53	949	Bideford Road	Gaer	0	35	35	0	0	0	0	0	0	0	0	35
	H55	1690	Jigsaw Site	Llanwern	0	200	200	0	0	0	0	25	25	150	0	0
12/1087	H59	1635	24 Crawford Road	St Julians	0	10	10	0	0	0	0	0	0	0	10	0
	H61	1691	Former Postal Exchange	Allt-yr-yn	0	70	70	0	0	0	0	0	0	0	0	70
	H63	1692	Telford Depot	Liswerry	0	60	60	0	0	0	0	0	0	0	0	60
	H64	1693	Uskide Paint Mills/Coverack Road	Victoria	0	53	53	0	0	0	0	0	45	0	8	0
					394			332	353	755	820	781	555	2791	1175	

TABLE 76: STUDY GROUP RESPONSE TO 2022 HOUSING LAND AVAILABILITY SCHEDULE

Site 1		Opposite Belmont Lodge [HLA Ref: 1375]		Suggested Categorisation					
Organisation		Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027 UoD
NCC's Original Rates		Developer has implemented the planning permission. Agent has previously informed the Council that the apartments are scheduled to follow completion of the convention centre, which has now been completed.	0	0	0	0	0	0	122 0
LRM Planning		Given the issues and status which has been unchanged for a while, we would question whether this should be re-categorized as UoD?							
NCC Response		It is acknowledged, that limited information is known about developer interest in the site at this time. The Council therefore agrees to move the units to UoD and monitor the situation for future studies.	0	0	0	0	0	0	122
LRM Planning		thanks for your email and for making the changes in respect of a number of the comments that we made.							
NCC's Post 2 nd Consultation Position		Figures amended as above	0	0	0	0	0	0	122

Site 2		Westmark - Old Town Dock [HLA Ref: 1271A]		Suggested Categorisation					
Organisation		Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027 UoD
NCC's Original Rates		There is no information as to when the last block of flats will be completed. Footings are in place for the remaining units.	0	0	0	0	0	0	90 0
LRM Planning		Given the issues and that the status has been unchanged for some time, we would question whether this should be re-categorized as UoD?							
NCC Response		It is acknowledged, that limited information is known about developer interest in the site at this time. The Council therefore agrees to move the units to UoD and monitor the situation for future studies.	0	0	0	0	0	0	90
LRM Planning		thanks for your email and for making the changes in respect of a number of the comments that we made.							
NCC's Post 2 nd Consultation Position		Figures amended as above	0	0	0	0	0	0	90

Site 3		Old Town Dock Remainder – Land SW East Dock Road, [HLA: 1271E]		Suggested Categorisation					
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Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	The revision of the scheme (20/1225) approved 1/12/21 for CONSTRUCTION OF RESIDENTIAL DEVELOPMENT FOR NO.149 UNITS, LANDSCAPING, CAR PARKING, DRAINAGE ARRANGEMENTS AND ASSOCIATED WORKS. NCC previously committee to all units being completed by August 2023.	0	19	65	65	0	0	0	0
NCH	Old Town Dock – Newport City Homes are due to start on site this year. Due to deliver 149 units, 2023/34 (75 units), 2024/25 (65 units), 2025/26 (10 units)								
NCC Response	Adjusted to reflect development program.	0	0	75	65	9	0	0	0
NCC's Post 2 nd Consultation Position	Figures amended as above	0	0	75	65	9	0	0	0

Site 4	Glan Llyn – Remainder [HLA Ref: 1599]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	This is the remaining portion of the site (1977 units). The removal of the tolls is expected to continue/increase sales interest from the Bristol market. Savills previously provided the following anticipated build rates based on developer interest in a number of phases on the site. There are currently 4 developers operating onsite and pre-apps have been submitted for future phases, so it anticipated that applications will be forthcoming.	0	0	25	80	80	120	1672	0
Savills /St. Modwen	The information anticipates a total of 1,028 units will be delivered across Glan Llyn over the five-year period 2023-27, equating to an average of 206 units per year. This comprises 723 units from Phases 2C, 3A, 3B/3D, 3C/4A and 2D and 305 units from future phases during the five year period. Given the strategic nature of the site and the number of residential developers active at any one time (including Bellway, St Modwen Homes, Lovell and their Registered Social Landlord partners), SMDL considers this level of delivery to be robust, and possibly even conservative, given the visibility on likely developer activity across remaining phases for the five year period. For example, SMD anticipates progress to be made in respect of securing Reserved Matters approval for Phases 4H , 4D, 4C and 5B/5D over the next couple of years which will contribute additional delivery rates towards the latter years of 2023-27 period. SMDL is also mindful that the period for the submission of Reserved Matters against the OPP ends in April 2025, thus the remaining phases (4G, 4E, 5A/5B, 5E1/5E2 and 5G) are also expected to secure Reserved Matters approval which will translate to further delivery on site.								

	On the basis of the above, SMDL is broadly in agreement with the delivery figures and distribution set out in the Draft 2022 Housing Land Availability Schedule and Site Proformas. SMDL does, however, reserve the right to provide further comment in due course.								
LRM Planning	Glan Llyn has never achieved the levels of completions forecast within the trajectory and has not achieved nearly 260 completions per annum as is programmed for 2025. As such we would suggest that the remainder should be recategorized to ensure a level of output from Llanwern that reflects previous trends;								
NCC Response	While LRMs comments are noted, this year's completion (190 units) is the highest recorded by 3 sites (1599G, H and I). Groundworks on sites 1599J and K are now underway and expected these sites will start to produce units at a similar rate (40-80 units per year). In addition, the agents for St Modwen have confirmed (see Savills /St. Modwen comments) that "this level of delivery to be robust, and possibly even conservative," It is therefore not considered unreasonable that further phases will continue to come forward in the next few years, and that 5 sites could operate at a similar rate (average of 52 dwellings per year). No change required	0	0	25	80	80	120	1672	0
LRM Planning	thanks for your email and for making the changes in respect of a number of the comments that we made. We note the comments in respect of Glan Llyn and as we remain cautious over the rates that will be achieved in the future (and on the eastern side of the City in general) we think it would certainly be worth keeping under review in next years monitoring report and perhaps reviewing in more detail.								
NCC's Post 2 nd Consultation Position	No Change	0	0	25	80	80	120	1672	0

Site 5	Glan Llyn – Bellway Phase 2C [HLA Ref: 1599G]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	152 units, RM agreed – 19/0962 site under construction.	18	31	0	0	0	0	0	0
Savills /St. Modwen	See comments from HLA Ref: 1599 On the basis of the above, SMDL is broadly in agreement with the delivery figures and distribution set out in the Draft 2022 Housing Land Availability Schedule and Site Proformas.								
NCC Response	No change required	18	31	0	0	0	0	0	0

NCC's Post 2nd Consultation Position	No Change	18	31	0	0	0	0	0	0
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Site 6	Glan Llyn – St Modwen – Phase 3A [HLA Ref: 1599 H]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	204 units RM agreed – 18/1254 site under construction.	25	50	31	0	0	0	0	0
Savills /St. Modwen	See comments from HLA Ref: 1599 On the basis of the above, SMDL is broadly in agreement with the delivery figures and distribution set out in the Draft 2022 Housing Land Availability Schedule and Site Proformas.								
NCC Response	No change required	25	50	31	0	0	0	0	0
NCC's Post 2nd Consultation Position	No Change	25	50	31	0	0	0	0	0

Site 7	Glan Llyn – St Modwen – Phase 3B&D [HLA Ref: 1599 I]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	203 units – Developer previously confirmed they intend to have 2 outlets performing at Glan Llyn - site under construction.	32	40	80	38	0	0	0	0
Savills /St. Modwen	See comments from HLA Ref: 1599 On the basis of the above, SMDL is broadly in agreement with the delivery figures and distribution set out in the Draft 2022 Housing Land Availability Schedule and Site Proformas.								
NCC Response	No change required	32	40	80	38	0	0	0	0
NCC's Post 2nd Consultation Position	No Change	32	40	80	38	0	0	0	0

Site 8	Glan Llyn – St Modwen – Phase 3C & 4A [HLA Ref: 1599 J]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	500 Units RM agreed – 19/1267	0	20	40	80	80	80	200	0
Savills /St. Modwen	See comments from HLA Ref: 1599								

	On the basis of the above, SMDL is broadly in agreement with the delivery figures and distribution set out in the Draft 2022 Housing Land Availability Schedule and Site Proformas.								
NCC Response	No change required	0	20	40	80	80	80	200	0
NCC's Post 2nd Consultation Position	No Change	0	20	40	80	80	80	200	0

Site 9	Glan Llyn – St Modwen – Phase 2 D [HLA Ref: 1599 K]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	178 Units RM agreed – 20/0617	0	20	40	80	38	0	0	0
Savills /St. Modwen	See comments from HLA Ref: 1599 On the basis of the above, SMDL is broadly in agreement with the delivery figures and distribution set out in the Draft 2022 Housing Land Availability Schedule and Site Proformas.								
NCC Response	No change required	0	20	40	80	38	0	0	0
NCC's Post 2nd Consultation Position	No Change	0	20	40	80	38	0	0	0

Site 10	53 Crescent Road [HLA Ref: 1291]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	Extant full planning permission 05/0202 for 21 units on the site. 18/0255 Partial discharge of Condition for 05/0202 - approved 31/5/18 Applicant intends to implementing the 21 units	0	0	21	0	0	0	0	0
LRM Planning	It is noted the applicant still intends to implement the 21 units but this seems to have been the case for some time.								
NCC Response	It is acknowledged, that limited information is known about developer interest in the site at this time. The Council therefore agrees to move the units to UoD and monitor the situation for future studies.	0	0	0	0	0	0	0	21
LRM Planning	thanks for your email and for making the changes in respect of a number of the comments that we made.								
NCC's Post 2nd Consultation Position	Figures amended as above	0	0	0	0	0	0	0	21

Site 11	40 Stow Hill [HLA Ref: 1739]		Suggested Categorisation						
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Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	Current permission: 18 flats and construction of 2/3 storey terrace to contain 5no. flats and 2no. houses - Awaiting decision: 37 Apartments	0	0	7	18	0	0	0	0
LRM Planning	Please can confirmation be provided whether there is a developer on the site?								
NCC Response	Linc Cymru are the applicants, with the most recent applications being granted subject to a Legal Agreement / Approved 21.6.22 (21/1106 & 21/1107). No change required.	0	0	7	18	0	0	0	0
LRM Planning	thanks for your email and for making the changes in respect of a number of the comments that we made.								
NCC's Post 2 nd Consultation Position	No Change	0	0	7	18	0	0	0	0

Site 12	Portskewett Street, Liberty Grove [HLA Ref: 1308]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	Application 17/0038 4 apartment blocks of 92no. 1 & 2 bed flats.	0	0	46	46	0	0	0	0
LRM	Is the application still live or has it lapsed?								
NCC Response	Full planning 17/0038 – approved 20/03/2018, lapses March 2023 No change required.	0	0	46	46	0	0	0	0
LRM	thanks for your email and for making the changes in respect of a number of the comments that we made.								
NCC's Post 2 nd Consultation Position	No Change	0	0	46	46	0	0	0	0

Site 13	Robert Price Transport Yard, Corporation Rd [HLA Ref: 1848]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	Mixed use development comprising C2 – residential institution, C3 – residential and a drive thru coffee shop. Only the C3 element has been included in the JHLAS.	0	0	30	32	0	0	0	0
NCH	Phased delivery of units across 2024 and 2025. New planning application waiting to be submitted for a further block which will increase the schemes overall units.								
NCC Response	Current approval for 50no. flats for private sale and 12no. assisted living units (62 Total) moved back 1 year. If new scheme is approved this will be reflected in next year's HLAS.	0	0	0	30	32	0	0	0
NCC's Post 2 nd Consultation Position	Figures amended as above	0	0	0	30	32	0	0	0

Site 14	16 Charles Street [HLA Ref: 1830]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	100% affordable scheme to be delivered by a registered social landlord. One unit not started (Main Hall)	0	0	0	0	0	0	1	0
NCH	The last unit provided in 2023 is very unlikely to happen as the design cannot get passed the listed and conservation officer. This could be done but is currently not likely.								
NCC Response	Remaining flat moved to UoD	0	0	0	0	0	0	0	1
NCC's Post 2 nd Consultation Position	Figures amended as above	0	0	0	0	0	0	0	1

Site 15	Ringland Centre, Retail & Resi [HLA Ref:1850A]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	38NO. RESIDENTIAL UNITS, RM approved Jan 2022	0	0	38	0	0	0	0	0
NCH	38 units scheduled to be delivered during 2024.								
NCC Response	No change required	0	0	38	0	0	0	0	0
NCC's Post 2 nd Consultation Position	No Change	0	0	38	0	0	0	0	0

Site 16	Ringland Centre, Resi [HLA Ref: 1850B]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	120 NO. RESIDENTIAL UNITS (Net gain 97)	0	0	5	35	35	22	0	0
NCH	38 units scheduled to be delivered during 2024. The remaining units will be delivered from 2026 (53 units) and 2027 (67 units).								
NCC Response	Adjusted to reflect development program. NB existing dwellings demolished, so total reflects net gain.	0	0	0	0	53	44	0	0
NCC's Post 2 nd Consultation Position	Figures amended as above	0	0	0	0	53	44	0	0

Site 17	Land Encompassing Long Meadow Court [HLA Ref: 1873]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD

NCC's Original Rates	DEMOLITION OF EXISTING VACANT PROPERTIES (30 UNITS), PROPOSED RESIDENTIAL DEVELOPMENT OF 35 UNITS AND ASSOCIATED WORKS [NET GAIN 5 UNITS]. Discharge of conditions approved Jan 2021	0	0	5	0	0	0	0	0
NCH	Longmeadow has been disrupted by the SUD issues and is on hold until NRW update NCH.								
NCC Response	Delivery of the net gain (5) has been moved back to 2026 to allow for NRW update.	0	0	0	0	5	0	0	0
NCC's Post Consultation Position	Figures amended as above	0	0	0	0	5	0	0	0

Site 18	40 Stow Hill [HLA Ref: 1739]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	Current permission: 18 flats and construction of 2/3 storey terrace to contain 5no. flats and 2no. houses 21/1106 - DEMOLITION OF THE REAR PORTION OF THE EXISTING BUILDING AND LATER EXTENSIONS, RETENTION OF THE LISTED FAÇADE ONTO STOW HILL TO ENABLE THE CONSTRUCTION OF 2 BUILDINGS (A & B) COMPRISING 37 NO. RESIDENTIAL APARTMENTS – Awaiting decision 21/1107 - LBC - granted with conditions	0	0	7	18	0	0	0	0
NCH	Stow Hill - 369 units 2023								
NCC Response	Awaiting clarification on these comments								
NCC's Post Consultation Position	No Change	0	0	7	18	0	0	0	0

Site 19	Telford Depot [HLA: 1692]		Suggested Categorisation						
Organisation	Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates	Allocated H1 (63) for 60 units.	0	0	0	0	0	0	60	0
LRM Planning	Is there still an intention to dispose of this site or should it be UoD?								
NCC Response	The adjacent site Telford St [HLA: 1949] has recently been granted approval for 54 Residential Units (20/1138 – Approved 1/12/21)								
Newport Norse	I believes it hasn't moved any further than being a potential option.								
NCC Response	It is acknowledged, that limited information is known about developer interest in the site at this time. The Council therefore agrees to move the units to UoD and monitor the situation for future studies.	0	0	0	0	0	0	0	60
LRM Planning	thanks for your email and for making the changes in respect of a number of the comments that we made.								

NCC's Post Consultation Position	2nd	Figures amended as above	0	0	0	0	0	0	0	60
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Site 20		Uskside Paint Mills/Coverack Road [HLA: 1693]		Suggested Categorisation						
Organisation		Comments of Organisation	u/c	April 2023	April 2024	April 2025	April 2026	April 2027	Post 2027	UoD
NCC's Original Rates		53 units allocated in the LDP, Pre application advice sought 2020 Development now complete on adjacent site (HLA:1472)	0	0	0	0	0	53	0	0
LRM Planning		Has there been any change since 2020 or sign of an application / developer interest?								
NCC Response		2021 response from NCH "we are looking to bring forward... made more difficult by high density, ltd parking and vendor expectations in progress likely to be between 40 and 48 units" The current approved permission is for 53 units, should a new application for a change in numbers be approved this would be adjusted the following years HSG report – Adjusted figures however as no applicant has yet been submitted the total reflects the approval.	0	0	0	0	0	45	0	8
LRM Planning		thanks for your email and for making the changes in respect of a number of the comments that we made.								
NCC's Post Consultation Position	2nd	Figures amended as above	0	0	0	0	0	45	0	8