Appendices

Appendix 1 Revised Policy SP17 Employment Land

Appendix 2 Revised Chapter 5 Housing – Introduction and Policy H1

Appendix 3 Affordable Housing

Appendix 4 Revised Chapter 6 Employment – Entire Chapter

Appendix 5 Revised Chapter 12 Monitoring Framework – Entire Chapter

Appendix 6 Revised Chapter 13 Infrastructure Requirement – Summary Tables

Appendix 7 Minor Amendments to Village Boundaries

Appendix 8 Local Centre Boundaries

Appendix 1 – Updated SP17 Employment Land

SP17 Employment Land

PROVISION WILL BE MADE FOR APPROXIMATELY 173 HECTARES OF EMPLOYMENT LAND FOR THE PERIOD 2011 - 2026.

2.67 This requirement has been assessed taking into account:

- labour supply projections, reflecting the population projections;
- historic take-up of employment land; and
- employment sector projections.

2.68 The employment forecasts for Newport have been based on Experian Economic forecasts. Newport's economy is therefore expected to grow by an additional 7,400 jobs over the LDP period.

2.69 In terms of allocating space to support delivery of these jobs, it has been identified that Newport requires a minimum of 21.5 hectares of employment land specifically for Class B uses, including offices and industrial/warehousing uses. There needs to be sufficient suitable warehousing land to meet the gross requirements coming forward in advance of industrial land disposals projected by the decline in industrial employment over the Plan period. For this reason an additional 13.5 hectares of land has been allocated on the grounds of being the type of land which is fit for purpose by today's market standards.

2.70 Therefore, in total, the Plan has a minimum requirement of 35 hectares for net employment land for the Plan period. The Plan identifies a total supply of 173 hectares of employment land which exceeds the minimum requirement, but is required so that sufficient flexibility can be provided to promote growth and also take account of various constrained sites which cannot be considered as 'normal supply'. For example, EM1 (i) Duffryn and EM1 (ii) East of Queensway Meadows are controlled by the Welsh Government and only designated for single large user projects of at least 10ha at a time. Similarly, EM1 (iv) Solutia will only be released for development if it is within Solutia's interest and does not compromise their existing facility. Therefore, 173ha is considered an appropriate land supply to provide sufficient flexibility for future employment growth. The take-up of land for the various types of employment uses will continue to be monitored.

2.71 The land allocated under Policy EM1 relates to net additional requirement for employment land. The land is needed to accommodate net growth in the stock and any losses from the existing employment stock will need replacing. Policy EM3 will be used to assess proposals for the redevelopment or alternative uses of existing employment sites.

2.72 The Plan has a focus on urban regeneration, and seeks to provide employment on such sites. These tend to be relatively small in scale, though may sustain high density uses. There may, however, be a need at some time for larger sites with lower density uses, which could not be accommodated within the urban area. More peripheral locations, adjacent to other employment uses and good transport links, may therefore be the only realistic prospect if such uses are to be located in the Newport area at all. Provision is made therefore, in order to facilitate the achievement of the Economic Development Strategy.

2.73 Sites within the inner urban area, although they tend to be small, provide valuable opportunities for higher density development in sustainable locations. The recent office developments in the George Street area and Cambrian Centre provide good examples of the value of such locations. They are accessible by a choice of means of transport, including walking, cycling and public transport, and they are close to the City Centre, which helps to sustain and improve the City Centre's viability and vitality.

2.74 The sites in west Newport are close to major arterial routes, which make them well-connected nationally, regionally and locally. Substantial development has already occurred in this area, and there are business advantages in locating near to other similar uses. If interested parties were to decide on a railway station in relative proximity to the site, then this could potentially enhance accessibility of the area. Where development may impinge upon the Site of Special Scientific Interest (SSSI), particular care will be needed to ensure the protection of the features of importance, which is primarily the network of reens and the associated flora and fauna. Paragraphs 2.61 – 2.63 set out how this will need to be addressed. More information can be found in Policy GP5.

2.75 South East Newport is one of the older industrial areas of the City, but there are opportunities for further development and redevelopment. This area is well connected to the transport network, and if interested parties were to decide on a railway station in relative proximity to the site, then this could potentially enhance accessibility of the area. With major housing growth proposed locally, there will be clear benefits in the provision of employment in this area. Where development may impinge upon a (SSSI), particular care will be needed to ensure the protection of the features of importance, which is primarily the network of reens and the associated flora and fauna.

2.76 In addition to the potential impact on the River Usk Special Area of Conservation (SAC), developers must consider their potential impact on the Severn Estuary designated sites. The extent of activity of the birds that are features of the Severn Estuary Special Protection Area (SPA) and Ramsar site is unknown. Therefore developers will be responsible for carrying out a suitable bird survey to determine likely significant effects, if any. A sensitive working programme must be compiled to minimise disturbance to these species. The developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process.

Relevant Objectives and Background Paper
Objectives: 1. Sustainable Use of Land, 3. Economic Growth **Background Paper:** Employment Land Review, Roger Tym and Partner, 2013.

APPENDIX 2 – REVISED H1 POLICY

5 Housing

Housing Supply

5.1 Policy SP10 sets out the housing requirement for the Plan period. Policy H1 identifies how the requirement will be met and the main sources of housing land. The table below sets out the total number of units anticipated to be delivered over the Plan period (2011 -2026). A base date of 1st April 2013 has been used in the preparation of the housing figures. The total housing supply for the Plan period includes small sites and windfall completions and sets out the housing completion figures achieved up to the base date of 1st April 2013. The housing supply includes an additional 12% provision above the housing requirement of 10,350 units to ensure flexibility.

Housing Supply 2011 - 2026	
Source	**Anticipated Supply**
Total Completions 2011 – 31/03/2013 (all residential completions)	805
H1 Sites – Units Remaining 2013 – 2026	8847
Units under construction @ 01/04/13	203
Small sites (below 10 units) for 13 years 2013 – 2026 (41 per annum)	533
Windfall Allowance (10 or more units) for 13 years 2013 – 2026 (95 per annum)	1235
Total	**11,623**

H1 Housing Sites

THE SITES LISTED IN TABLE H1 OF 10 OR MORE DWELLINGS ARE IDENTIFIED FOR RESIDENTIAL DEVELOPMENT:

See Table H1 overleaf for Housing Sites

5.2 Housing sites that are adjacent to the River Usk SAC may have implications on this European site through disturbance, loss of habitat, barriers to movement and water pollution. However, implications can be minimised/avoided through appropriate mitigation measures. In accordance with Policy GP5, the developer will be expected to provide sufficient information in order for a Habitat Regulation Assessment to be undertaken to ensure there are no likely significant effects upon the River Usk SAC.

TABLE H1 – HOUSING SITES

LDP Ref	Site Name	Hectares	Total Capacity of the Site	Completions 2011 – 2013	Under Construction @ 01/04/13	Estimated Remaining Units to be delivered between 2013 – 2026	Affordable Housing element of estimated remaining units within Plan Period	Site Status/Notes as @ 1st April 2013
H1	Adj. McReadys Ponthir Road	2.51	54	0	0	54	0	Planning permission in place
H3	Llanwern Village	44	1100	0	0	1100	253	Planning permission in place
H4	Pirelli	6.5	250	0	0	250	75	Planning permission in place
H5	Glebelands	2.83	153	0	0	153	0	Planning permission in place
H7	Bethesda Close	1.01	22	0	0	22	0	Planning permission in place
H8	Severn Stiles	0.30	23	0	0	23	23	Planning permission in place
H9	Frobisher Road	0.51	10	0	0	10	0	Planning permission in place
H10	Pencoed Castle	9.60	12	0	0	12	0	Planning permission in place
H11	Laburnum Drive	0.13	20	0	20	0	0	Under Construction
H12	Former Tredegar Park Golf Course	9.3	150	0	0	150	30	Planning permission in place
H13	Allt Yr Yn Campus	5.7	125	2	5	118	0	Under Construction
H14	Monmouthshire Bank Sidings	11.30	575	0	0	390	35	Planning permission in place
H15	Victoria Wharf	1.16	130	0	0	130	0	Housing Proposal
H16	Penmaen Wharf	0.83	160	0	0	160	16	Planning permission in place
H17	Former Hurrans Garden Centre	1.95	60	7	31	22	12	Under Construction
H19	Land at Hartridge High School	2.54	65	0	0	65	10	Planning permission in place
H21	Former Floors 2 Go	0.12	10	0	0	10	0	Subject to S106
H23	Traston Lane	0.76	21	0	0	21	0	Planning permission in place
H24	30-33 High Street	0.06	24	0	0	24	0	Subject to S106
H25	Taylors Garage	2	71	0	0	71	15	Planning permission in place
H26	Ty Du Works	0.41	26	0	0	26	8	Subject to S106
H30	Rear of South Wales Argus	2.30	82	0	0	82	16	Housing Proposal
H31	Roman Lodge Hotel	0.17	10	0	0	10	0	Subject to S106
H32	Former Sainsbury's	2.10	140	0	0	140	42	Subject to S106
H34	Bankside Coverack Road	0.49	38	0	0	38	12	Subject to S106

H36	Farmwood Close	2.3	108	0	10	0	0	Under Construction
H37	City Vizion	3.2	464	85	14	315	65	Under Construction
H38	Lysaghts Village (Orb works)	11.8	517	77	47	338	25	Under Construction
H39	Former Bettws Comprehensive	5.9	229	78	12	125	0	Under Construction
H40	Westmark, Old Town Dock	1.17	154	64	0	90	0	Under Construction
H41	Trinity View	19.4	194	9	1	6	0	Under Construction
H42	Black Clawson (Alexandra Gate)	3.5	354	25	38	0	0	Under Construction
H43	Portskewett Street	1.3	117	0	0	25	0	Under Construction
H44	Turner Street	0.65	32	26	6	0	0	Under Construction
H45	Lysaghts Parc	5.8	176	0	0	100	0	Under Construction
H47	Glan Llyn	193	4000	45	10	2207	441	Under Construction
H51	Whitehead Works	18.7	400	0	0	330	120	Housing proposal
H52	Old Town Dock Remainder	13.9	350	0	0	350	0	Housing Proposal
H53	Bideford Road	1.1	35	0	0	35	11	Housing Proposal
H54	Former Alcan (Jubilee Park)	40	1064	0	0	930	93	Subject to S106
H55	Jigsaw Site, Hartridge	7.8	200	0	0	200	40	Housing Proposal
H56	Opposite Belmont Lodge	6.92	122	0	0	122	0	Planning permission in place
H57	Treberth Crescent	0.66	58	0	0	58	58	Planning permission in place
H58	Panasonic	7.20	250	0	0	250	75	Housing Proposal
H59	24 Crawford Street	0.36	10	0	0	10	0	Subject to S106
H60	Parry Drive	0.33	15	6	9	0	0	Under Construction
H61	Former Postal Exchange, Mill Street	0.2	70	0	0	70	21	Housing Proposal
H62	Former Queens Hill School	4.4	92	0	0	92	28	Housing Proposal
H63	Telford Depot	1.6	60	0	0	60	12	Housing Proposal
H64	Uskside Paint Mills	0.2	53	0	0	53	11	Housing Proposal
	Total number of units contributing to the land supply				203	8847	1547	

St Cadocs Hospital Site

5.3 The Welsh Health Estates and Gwent Healthcare Trust have made clear their long term intention to phase out the hospital use on the St Cadocs site. The Newport Unitary Development Plan allocated the site for a mix use scheme including 8 hectares of land for up to 250 residential units, Environmental Space, and a railway station. Given the uncertainty over the timing of the release of the land and deliverability within the Plan period, a housing allocation has not been made in the Local Development Plan. The site does not therefore contribute to the housing requirement figures and should it come forward for development would be considered as a windfall site.

5.4 If the site becomes available for development within the Plan period, the former housing allocation of the existing hospital buildings would be assessed as a brownfield site within the settlement boundary, and would have to satisfy relevant Policies of the Plan. The Council would seek a comprehensive approach to the development of the site, including the incorporation of the railway station and protection of the remaining western Environmental Space.

5.5 A full Transport Assessment will be required, including improved access points as appropriate and an assessment of the Caerleon one-way system and railway bridge. Opportunities for the retention and conversion of the historic buildings and important landscape elements should be explored as part of development proposals for the site.

Eastern Expansion Area Site

5.6 This is dealt with under Policy SP11 above.

SMALL SITES

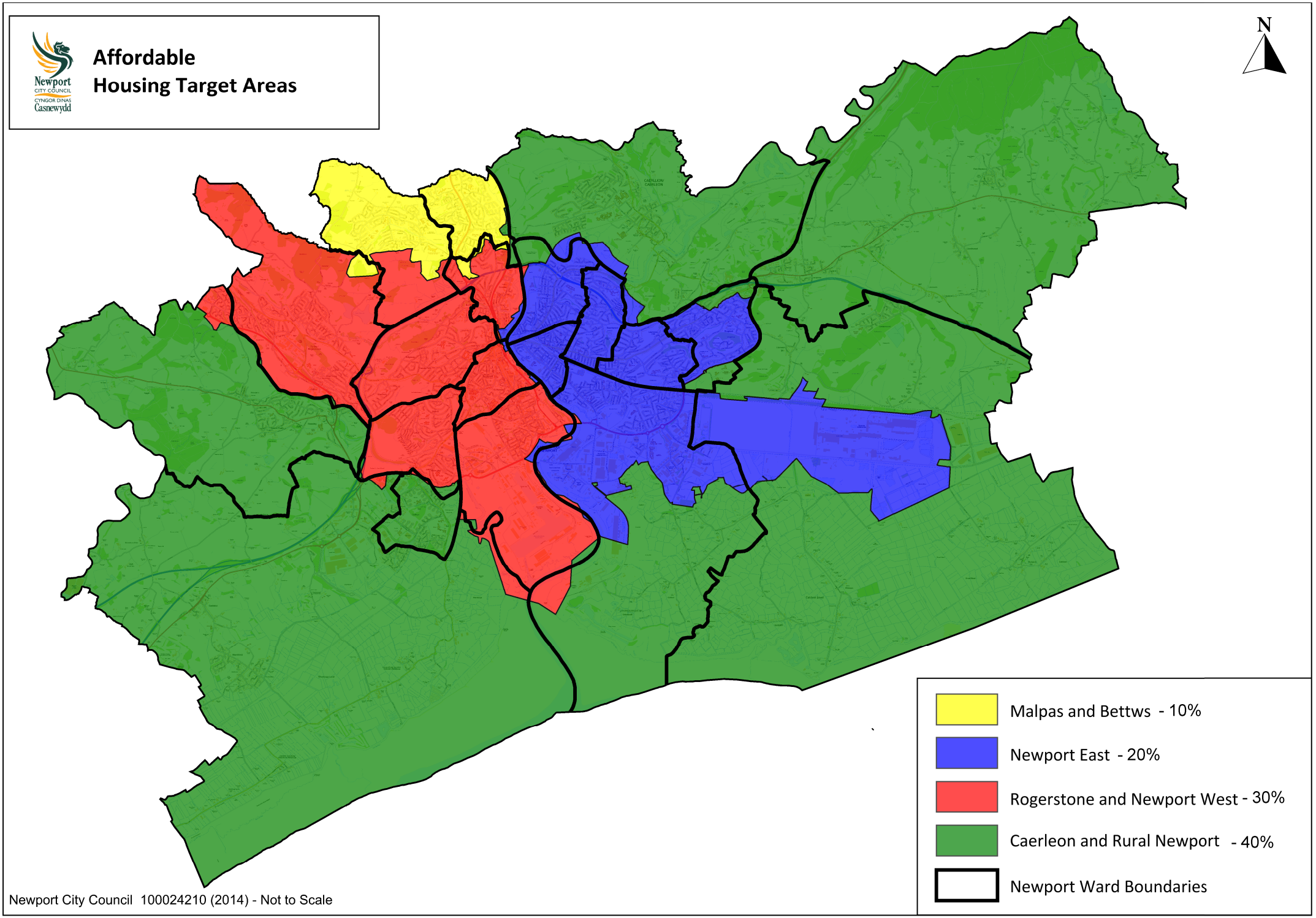
5.7 A small site is where less than 10 dwellings are proposed. Over the past 5 years, completions on small sites have averaged 41 units per annum. Using this as a basis for future estimations, the remaining 13 years of the Plan period is anticipated to contribute 533 units to the housing supply.

INFILL AND WINDFALL SITES

5.8 Infill and windfall sites are also factored into the housing land supply figures. These are large sites where the total number of dwellings on site is 10 units or above. They are sites that have not been identified within the Plan as by definition they are development opportunities that come forward unexpectedly. The 7 year period 2006/07 – 2012/13 provided 990 windfall units, averaging 141 units per annum. A windfall allowance of 95 units per annum has been factored in to the housing supply. This is based on sites of 50 units of less continuing to be the most common form of windfall site over the Plan period.

APPENDIX 3

AFFORDABLE HOUSING TARGETS MAP


Affordable
Housing Target Areas
Newport
CITY COUNCIL
CYNGOR DINAS
Casnewydd
N
Malpas and Bettws - 10%
Newport East - 20%
Rogerstone and Newport West - 30%
Caerleon and Rural Newport - 40%
Newport Ward Boundaries
Newport City Council 100024210 (2014) - Not to Scale

APPENDIX 4 – EMPLOYMENT CHAPTER

6 Employment

6.1 The overall employment land requirement is set out in Strategic Policy SP17 Employment Land.

Newport Economic Context

6.2 Newport has seen both significant declines and recoveries in the number of people in work over the decade to 2009[1]. This is symptomatic of an economy undergoing significant structural change or one highly exposed to the global economy, both of which apply to Newport. Manufacturing employment has declined, with base metal manufacturing particularly affected. Growth in employment has occurred, however, in four major sectors: health and social work, education, public administration, and transport and communication. Wholesale and retail is also a major employment sector for Newport, but in 2010 was only marginally above its proportion in 2000. Finance and real estate started with a higher proportion of total employment than wholesale and retail in 2000, surged to be the biggest sector in 2006, but then fell back significantly each year to 2009.

6.3 The City now needs to respond to the current and likely future economic circumstances, and in the context of its position in the wider world. Newport has advantages of connectivity, which have been important in the past in securing inward investment, and which continue to be a positive factor both in attracting new employers and in encouraging indigenous growth.

6.4 The allocation of 173 hectares for employment land is made to secure a supply of new, deliverable development land to allow Newport to respond flexibly to the future needs of business. It also provides land to offset any unforeseen losses to the Newport stock of sites.

6.5 It is considered that the Plan provides a good range of land allocations within EM1 so the right type of development can be located in the most appropriate location. For example, office development can be supported at City Centre locations, heavier industry will be more suited to locations at Solutia and east of Queensway Meadows, while medium sized prestige business park development can be supported at Duffryn and larger units for distribution located at Gwent Europark.

EM1 Employment Land Allocations

THE FOLLOWING SITES ARE ALLOCATED AS EMPLOYMENT LAND:

i) DUFFRYN – 38.5 HECTARES FOR B1, B2, AND B8 USES;
ii) EAST OF QUEENSWAY MEADOWS, SOUTH OF GLAN LLYN – 27 HECTARES FOR B1, B2 AND B8 USES;
iii) CELTIC SPRINGS – 6 HECTARES PRIMARILY FOR B1 USE;
iv) SOLUTIA – 43 HECTARES FOR B1, B2, B8 AND LEISURE USE;
v) GWENT EUROPARK – 16 HECTARES FOR B8 DISTRIBUTION USES;

[1] See page 8 of the Employment Context Paper prepared for the Council by Aecom, available at: http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont636721.pdf
Newport City Council Economic Development Strategy 2011- 2015 is available at: http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont639411.pdf

vi) LAND OFF CHARTIST DRIVE, ROGERSTONE – 2 HECTARES FOR B1, B2 AND B8 USES;

vii) CELTIC BUSINESS PARK (LLANWERN FORMER STEELWORKS EASTERN END) – 35.5 HECTARES FOR B1, B2, AND B8 USES;

viii) PHOENIX PARK (FORMER PIRELLI WORKS), CORPORATION ROAD – 2 HECTARES FOR B1, B2 AND ANCILLARY USES;

ix) GODFREY ROAD (REAR OF STATION) – 2 HECTARES FOR BUSINESS AND COMMERCIAL USES;

x) CARDIFF ROAD (MONMOUTHSHIRE BANK SIDINGS) – 1.2 HECTARES B1 USES.

THE ALLOCATIONS WILL BE PROTECTED FOR EMPLOYMENT USES, AND ALTERNATIVE USES FOR THE SITES WILL BE RESISTED.

Duffryn

6.6 This is a large scale strategic development area well connected to the M4, containing some of the most prestigious employment developments within Newport. It is a well established area that has proceeded over a number of years on the basis of the Council's informal Duffryn development strategy set out in the 1990's. There are some areas of development potential still available on this prestigious site for B1, B2, and B8 uses; however, the owner (Welsh Government) has designated the site for single large user projects of at least 10ha at a time. The Strategic Flood Consequence Assessment for the Plan identifies this site as requiring a Flood Consequence Assessment at the Planning Application Stage.

6.7 The allocation at Duffryn may result in the loss of habitat (and disturbance of adjacent habitats) in particular it may impact upon the Percoed Reen. Paragraphs 2.61 – 2.63 set out how this will need to be addressed. Therefore, in accordance with Policy GP5, the developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process. Part of the allocation also lies within the St Brides Site of Special Scientific Interest (SSSI). Conservation and enhancement of the SSSI features will need to be central to the consideration of any future employment proposals for this area. The developer will also ensure there is no adverse impact on the Imperial Park substation operated by National Grid.

East of Queensway Meadows, South of Glan Llyn

6.8 This site is well connected to the Southern Distributor Road and is an excellent strategic location for B1, B2 and B8 uses. Development of this area is affected by a Welsh Government Direction safeguarding the route of the M4 relief road (see constraints map); any development proposals will need to reflect this. The Welsh Government's M4 Corridor Enhancement Measures Study is looking at a wide variety of options. The Strategic Flood Consequence Assessment for the Plan identifies this site as requiring a Flood Consequence Assessment at the planning application stage. This assessment would require hydraulic modelling to be undertaken.

6.9 The allocation at East of Queensway Meadows may result in the loss of habitat (and disturbance of adjacent habitats) in particular it may impact upon reens. Paragraphs 3.23 – 3.28 set out how this will need to be addressed. In accordance with Policy GP5 the developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process. The allocation lies adjacent the Nash and Goldcliff Site of Special Scientific Interest (SSSI), and proposals should have consideration of the

designation. Similar to EM1 (i) Duffryn, this site is owned by Welsh Government and has been designated for single large user projects of at least 10ha at a time.

Cleppa Park/ Celtic Springs

6.10 This development site benefits from excellent strategic connectivity and the intentions for it are primarily for B1 business uses that will integrate well with the existing uses such as the Prison Service Offices. Proposals on this site should also have regard to Policy SP17.

Solutia

6.11 This site is well connected to the Southern Distributor Road and is an excellent strategic location for B1, B2 and B8 uses. Proximity to Newport International Sports Village also gives it potential for leisure uses related to the Sports Village. Development of this area is affected by a Welsh Government Direction safeguarding the route of the M4 relief road (see constraints map); any development proposals will need to reflect this. The Strategic Flood Consequence Assessment for the Plan identifies this site as requiring a Flood Consequence Assessment at the planning application stage. This assessment would require hydraulic modelling to be undertaken.

6.12 The allocation at Solutia may result in the loss of habitat (and disturbance of adjacent habitats); in particular it may impact upon Reens. Paragraphs 3.23 – 3.28 set out how this will need to be addressed. In accordance with Policy GP5 the developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process. The allocation lies adjacent the Nash and Goldcliff Site of Special Scientific Interest (SSSI), and proposals should have consideration of the designation. A SINC is located on part of the site, and measures may be required in order to mitigate any impact upon the designation. It is noted that this site will only be released, if the owner (Solutia), considers development will not compromise their existing facility and it is within their interest.

Gwent Europark

6.13 This development area is shared with Monmouthshire County Council's administrative area. The site is partly developed with 16 hectares remaining for B8 distribution uses. It is very well located for access to the motorway and rail network. The site is located within a SSSI therefore the conservation and enhancement of the SSSI features will need to be central to the consideration of any future strategic employment proposals for this area and satisfy the relevant requirement of GP5. Paragraphs 3.23 – 3.28 set out how the impact upon the reens will need to be addressed. Environmental Impact Assessment Regulations will need to be referred to. Proposals on this site should also have regard to Policy SP17. The Strategic Flood Consequence Assessment for the Plan identifies this site as requiring a Flood Consequence Assessment at the Planning Application Stage.

Land off Chartist Drive, Rogerstone

6.14 This site is allocated to retain and encourage the focus on employment uses in this location.

Celtic Business Park (Llanwern Former Steelworks Eastern End)

6.15 With planning permission granted in March 2010, the 35.5 Hectares of employment land (B1, B2 and B8) will act as a buffer to the new housing on the western end of Glan Llyn. An area adjacent the employment allocation is proposed as a Park and Ride facility for the proposed Rail Station.

Phoenix Park (Part of the Former Pirelli Works)

6.16 In May 2011 this site was granted outline planning permission for B1 and B2 employment uses on this site.

Godfrey Road (Rear of Station)

6.17 Being adjacent to the newly redeveloped Newport train station, this site is ideal for office (B1) development. A high quality of design will be sought in this prominent location in the City, and proposals will be expected to have regard to the masterplan for the site.

Cardiff Road (Monmouthshire Bank Sidings)

6.18 Permission was granted on appeal in January 2011 for a residential redevelopment scheme, (Site H1(14) Monmouthshire Bank Sidings) located south of this employment allocation. This employment site was part of the same planning appeal and is now subject to a Unilateral Undertaking. The Unilateral Undertaking identifies this 1.2 ha site for possible employment purposes. The developer is required to undertake a joint marketing strategy for a period of two years to secure and promote the land for employment purposes. The Unilateral Undertaking restricts the end user(s) to B1 planning uses only. In the event that a marketing strategy does not identify a commercial developer who is willing to proceed, then the developer will discuss the potential future planning uses of the land with the Council, including B8, Health Trust and residential development could be an option.

EM2 Newport Docks

THE EXISTING 206 HECTARE EMPLOYMENT SITE AT NEWPORT DOCKS IS PROTECTED FOR B1, B2 AND B8 USES. THE COUNCIL WILL SUPPORT SUCH DEVELOPMENT WHERE IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT IS COMPLEMENTARY TO AND DOES NOT HINDER THE OPERATIONAL USE OF THE PORT.

6.19 There is a surplus of land within Newport Docks which could better meet Newport's economic development objectives if brought into alternative, productive, employment generating uses within Use Class B1, B2 or B8. Proposals should be in accordance with Technical Advice Note 18 which sets out guidance on the assessment of development in docks areas. Complementary uses should relate to the primary purpose of the port operation namely bulk handling, warehousing and storage facilities. Complementary uses may also include energy and infrastructure projects.

6.20 Newport Docks provides a particular opportunity to provide for port related employment. One aspect of this is in energy generation, where it has certain locational advantages, including accessibility for fuel and distance from residential or other uses upon which there might be an impact. Recent schemes granted planning permission have included a biomass powerplant, the erection of wind turbines and the installation of solar PV panels. Development that reduces emissions of greenhouse gases in a sustainable manner similar to those already permitted, including renewable and low carbon energy generation, will be supported.

6.21 A Welsh Government Direction concerning a safeguarding corridor for the M4 relief road affects the site (see constraints map). The route is still subject to consultation, and has not at this stage been confirmed. Development proposals will need to have regard to this.

6.22 The allocation at Newport Docks may result in barriers to movement and disturbance of features of the River Usk as well as the qualifying bird species of the Severn Estuary SPA and Ramsar site. Effects can be avoided or minimised through appropriate mitigation measures. In accordance with Policy GP5, the developer will be expected to provide sufficient information in order for a Habitat Regulation Assessment to be undertaken to ensure there are no likely significant effects upon the River Usk SAC and the Severn Estuary SPA and Ramsar site.

6.23 The plan sets out within its Mineral Policies the need to safeguard wharves and rail for the continued transportation of aggregate. Proposals within the dock area will need to consider their impact upon the future transportation requirements as the majority of aggregate supply for Newport is based on marine won sand and gravel supply.

EM3 Alternative uses of Employment Land

DEVELOPMENT PROPOSALS PROMOTING ALTERNATIVE USES ON EXISTING EMPLOYMENT SITES WILL BE RESISTED UNLESS:

i) THE SITE HAS BEEN MARKETED UNSUCCESSFULLY FOR EMPLOYMENT PURPOSES FOR A MINIMUM OF 12 MONTHS;
ii) THERE REMAINS A SUFFICIENT RANGE AND CHOICE OF EMPLOYMENT LAND AND PREMISES TO MEET LDP REQUIREMENTS AND LOCAL DEMAND;
iii) THE DEVELOPMENT HAS NO ADVERSE IMPACT ON EXISTING OR ALLOCATED EMPLOYMENT SITES;
iv) THE DEVELOPMENT HAS NO ADVERSE IMPACT ON AMENITY OR THE ENVIRONMENT.

6.24 The Policy relates to the assessment of alternative development proposals on business, industrial and warehousing land. It applies to all land and buildings within the B1, B2 and B8 Use Classes Order. The Policy should be used in relation to established employment areas; alternative proposals on new employment allocations set out in Policy EM1 will be resisted.

6.25 In relation to Criterion i), proposals for alternative uses should include information that demonstrates that the site and property has been marketed for a new employment use and that an on-going use for employment purposes is no longer viable.

6.26 When submitting an application for the alternative use of an employment site, the Applicant or Agent will be expected to provide a statement to the Council to ascertain how long a particular site has been marketed for employment use and the degree of interest.

6.27 Information from the Agent or Applicant regarding demand (in relation to Criterion i)) will usually take the form of a marketing report or correspondence from the relevant property agent. The content should include:

- Details of existing occupiers, if any;
- If appropriate, the length of time a property or site has been vacant;
- The type of use which the property/site has been marketed for, and what the marketing strategy involved and its duration;
- The amount of interest in the site during the marketing period - this should detail the number of queries, the type of use sought, and if known, the reason for not pursuing the initial query; and,
- Whether the relocation of existing occupiers to other suitable accommodation will be facilitated.

6.28 If demand has been established on a site for employment use, this is taken as evidence of a need to retain the site for such purposes. The site should be marketed at a realistic price reflecting the employment status of the site, for a period of not less than 12 months. The demand information provided may be economically sensitive, and will normally be treated as confidential.

6.29 In relation to Criterion ii), proposals for alternative uses on either existing land in industrial/business use will need to consider the impact on future supply levels. Proposals affecting employment land must be closely scrutinised to assess the extent to which the loss of the site would itself, or cumulatively with other losses, have an adverse effect on the range and choice of development opportunities. The cumulative impact of other losses will include all extant planning permissions or applications with a resolution to approve subject to the signing of a legal agreement. The maintenance of a portfolio of sites, particularly of good quality, is vital to achieving successful economic development.

APPENDIX 5 – MONITORING FRAMEWORK

Amended Chapter 12 Monitoring Framework

12 Monitoring Framework

12.1 In order to assess the effectiveness of the policies within the Plan, the Council is required to produce an Annual Monitoring Report (AMR) to be submitted to the Welsh Government by 31st October each year following adoption.

12.2 The AMR is an important document which will help the Council understand whether the LDP polices are functioning as intended and consequently whether the LDP Strategy is being implemented. A set of indicators have been comprised which will act as a benchmark in measuring performance. Indicators will be noted as either 'Contextual', 'Core' or 'Local':

- **Contextual Indicators**

These are broad indicators which help monitor the effectiveness of the LDP at a strategic level and are designed to give an overall picture of how Newport as a whole is performing.

- **Core Indicators**

The Local Development Plan Manual (2006) sets out a number of core output indicators which are considered to be essential for assessing implementation of national policy.

- **Local Indicators**

The Council has identified local indicators which are more specific to Newport and considered important in monitoring the effectiveness of the LDP.

12.3 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 triggers points are activated, then the AMR will consider the necessary action which is required.

12.4 Options are available to the Council with respect to each indicator, monitoring target and trigger point. The AMR will assess the severity of the situation associated with each indicator and 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 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.

12.5 In addition to the 'Contextual', 'Core' or 'Local' indicators, the Sustainability Appraisal Report also contains a set of separate indicators and targets that will be monitored through the duration of the LDP.

Contextual Indicators

12.6 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 LDP policy operates. The following contextual indicators will provide a broader environmental, social and economic picture of the LDP area:

CONTEXTUAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
% of population in the 100 most deprived wards in Wales	Welsh Index of Multiple Deprivation	The percentage of population in the 100 most deprived wards in Wales decreases.	The percentage of population in the 100 most deprived wards in Wales increases for 2 or more consecutive years.
The number of reported crime incidents by type as a total.	Local Crime Statistics, Home Office	The number of reported crime incidents decreases.	The number of reported crime incidents increases for 2 or more consecutive years.
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.
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.

Core and Local Indicators

12.7 All Core and Local Indicators are linked to the objectives of the Plan and each indicator notes which specific LDP policies are relevant.

Objective 1 – Sustainable Use of Land

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

	RELEVANT LDP POLICIES	CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
OB1 MT1	SP1 SP5 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 within the Plan)	1 (or more) application permitted for development in any year
OB1 MT2	SP1 CE4	**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 TAN16 (2009))	1 (or more) application permitted for development in any year
OB1 MT3	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 (unless it is in accordance with TAN 15)	1 (or more) permission is given which does not meet the requirements of TAN15 in any year
OB1 MT4	SP1 SP22 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

Objective 2 – Climate Change

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

	RELEVANT LDP POLICIES	CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
OB2 MT1	GP1 CE11	**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[1]
OB2 MT2	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
OB2 MT3	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

Objective 3 – Economic Growth

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

	RELEVANT LDP POLICIES	CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
OB3 MT1	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.
OB3 MT2	SP17 EM1 EM2 EM3	**CORE** Net employment land supply (ha) i.e. amount of land in hectares available for employment purposes	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

[1] No trigger identified. The number and capacity of renewable energy development permitted is a useful indicator to collect for information purposes only. The Council does not have any targets that it needs to meet that relate to this indicator.

		in Newport.			ha).
OB3 MT3	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 72,500 jobs (Stats Wales 2011) 2012 +272 jobs (72,772) 2013 - 470 jobs (72,302) 2014 +460 jobs (72,762) 2015 +621 jobs (73,383) 2016 +670 jobs (74,053) 2017 +650 jobs (74,703) 2018 +580 jobs (75,283) 2019 +710 jobs (75,993) 2020 +661 jobs (76,654) 2021 +501 jobs (77,155) 2022 +501 jobs (77,656) 2023 +501 jobs (78,157) 2024 +511 jobs (78,668) 2025 +591 jobs (79,259) 2026 +641 jobs (79,990)	Job creation rates fall below the cumulative expected levels for 2 consecutive years.
OB3 MT4	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
OB3 MT5	R1 R2 R3	**LOCAL** Total vacant commercial units in the City Centre (recorded April every year)	Business Services / 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.
OB3 MT6	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	80% or more of Primary Shopping Frontage is in A1 use. 60% or more of Secondary Frontage is in A1 use.	Less than 80% of Primary Shopping Frontage has an A1 use. Less than 60% of Secondary Shopping Frontage has an A1 use.
OB3 MT7	R1	**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 developmen t 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.

Objective 4 – Housing

12.11 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.

	RELEVANT LDP POLICIES	CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
OB4 MT1	H1 SP1	**CORE** Amount of new housing development (ha) *developed* on previously developed land (brownfield redevelopment and conversions) expressed as a % of all housing development *developed* per annum.	NCC Development Management	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.
OB4 MT2	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
OB4 MT3	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 be realigned to factor in expected delivery rates. Expected delivery rates are	The total number of dwellings delivered falls below the cumulative number identified for 2 consecutive years.

				based on the JHLAS 2013 and developer intentions. 2011 – 358 2012 – 717 (+359) 2013 – 1,290 (+573) 2014 – 1,955 (+665) 2015 – 2,832 (+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)	
OB4 MT4	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.
OB4 MT5	H1 (H47)	**LOCAL** Annual Dwelling Completions of a Strategic Housing Site – Glan Llyn (Former Llanwern Steelworks)	NCC Planning Policy	Deliver a total of 2,262 units over the Plan Period. Dwellings will be delivered in accordance with the breakdown identified below: 2011 – 10 2012 – 45 (+35) 2013 – 115 (+70) 2014 – 225 (+110) 2015 – 410 (+185)	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

				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)	action will depend on the performance against the overall housing delivery indicator OB4 MT3.
OB4 MT6	H1 H4 SP10	**CORE** The number of net additional affordable dwellings built in the LPA's area (TAN 2) (2006)	NCC Planning Policy	Provision of 2,077 affordable units over the Plan period, based on: 2011-2016 = 531 2016-2021 = 979 2021-2026 = 567	Delivering fewer affordable homes than: 531 by 2016 979 by 2021 567 by 2026
OB4 MT7	H4 SP10	**LOCAL** Changes in residual values across housing submarket areas of: • 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.
OB4 MT8	H1	**CORE** Percentage of housing development completed on H1 housing sites.	NCC Planning Policy	H1 Housing sites account for 85% of total delivery. Windfall and small sites account for 15%.	Less than 85% of housing is developed on H1 housing sites over 2 consecutive years.
OB4 MT9	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
OB4 MT10	H5 SP10 CE1	**LOCAL** Number of dwellings permitted annually outside the defined settlement boundaries that do not meet the	NCC Development Management	No dwellings permitted outside the defined settlement boundaries that do not meet the requirement of the Plan	1 (or more) permission outside the defined settlement boundary that does not

		requirements of Policy CE1 of the LDP. *This excludes replacement dwellings and conversions*			meet the requirements of the Plan is recorded in any year
OB4 MT11	H16	**LOCAL** Delivery of Hartridge Farm Road (H16(i)) 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 an approximately: 10 pitches by 2021 & 10 pitches by 2026.	Less than 23 pitches have been developed at Hartridge Farm Road by 2016.
OB4 MT12	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
~~OB4 MT13~~	~~H15~~	~~**LOCAL**~~ ~~Delivery of the Former Ringland Allotments Site (H15(i)) as a transit site for Gypsies and Travellers.~~	~~NCC Planning Policy~~ ~~NCC Housing Service~~	~~Delivery of 7 transit pitches by 2016 to meet the immediate need.~~	~~Less than 7 pitches have been developed at the Former Ringland Allotments Site by 2016~~
OB4 MT13	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.
OB4 MT14	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.

Objective 5 – Conservation and the Built Environment

12.12 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.

	RELEVANT LDP POLICIES	CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
OB5 MT1	SP9	**LOCAL** Number of applications permitted that will adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, Listed Buildings or conservations areas.	NCC Development Management CADW NCC Conservation Officer GGAT	No developments permitted over the course of the Plan when there is an outstanding objection from statutory heritage advisors	Further investigation if 1 (or more) planning permissions are given where there is an outstanding objection from statutory heritage advisors over any year[2]

Objective 6 – Conservation and the Natural Environment

12.13 To protect and enhance the quality of the natural environment, including protected and non-protected species and habitats, regardless of greenfield or brownfield status, and also including the protection of controlled waters.

	RELEVANT LDP POLICIES	CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
OB6 MT1	GP5	**LOCAL** Development granted permission that leads to the loss of SSSI or SINC that does not meet the requirements of the LDP Policies.	NCC Countryside Team / 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

[2] Whether a development would negatively impact on a Scheduled Ancient Monument, registered historic park and garden, Listed Building or conservations area is a subjective issue. If this trigger is hit, further investigation would be conducted to establish why the LPA went against the advice of the statutory heritage advisor. If there was a valid reason for this, further action is not considered necessary

OB6 MT2	SP9 GP5	**LOCAL** The amount of protected woodland and trees lost to development per annum (ha).	NCC Countryside Team	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
OB6 MT3	SP4 SP5 SP6	**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

Objectives 7, 8 and 9

Community Facilities and Infrastructure (7)
Culture and Accessibility (8)
Health and Well-being (9)

12.14 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.

	RELEVANT LDP POLICIES	CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
OB7 MT1	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
OB7 MT2	SP1 SP13 SP14	**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	1 (or more) planning permission is given where there is an outstanding objection from Highways on grounds of a development being unsustainable.

				sustainable transport initiatives.	

Objective 10 – Waste

12.15 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.

	RELEVANT LDP POLICIES	CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
OB1 MT1	SP21	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[3]

[3] No trigger identified as TAN 21 (2014) notes that waste capacity and targets will be set at a regional level. These regional targets have not yet been set.

APPENDIX 6 – INFRASTRUCTURE REQUIREMENTS – SUMMARY TABLES

Housing Allocation Summary Information

LDP Reference	Total Units to deliver within LDP	Phasing of Development			Implementation and Funding Source	Planning Status
		2011-16	2016-21	2021-26		
HOUSING ALLOCATIONS (H1)						
H1(1) McReadys, Ponthir Rd	54	54			Implemented and funded through the private sector(including Section 106)	Full Planning Permission
H1(3) Llanwern Village	1100	120	600	380	Implemented and funded through the private sector (including Section 106)	Outline Planning Permission
H1(4) Pirelli	250	75	175		Implemented and funded through the private sector (subject to Section 106)	Outline Planning Permission
H1(5) Glebelands	153	51	102		Implemented and funded through the private sector	Full Planning Permission
H1(7) Bethesda Close	22	22			Implemented and funded through the private sector (including Section 106)	Outline Planning Permission
H1(8) The Severn Stiles	23		23		Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(9) Frobisher Road	10			10	Implemented and funded through the private sector (including Section 106)	Outline Planning Permission
H1(10) Pencoed Castle	12	6	6		Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(11) Laburnum Drive	20	20			Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(12) Former Tredegar Park Golf Course	150	60	90		Implemented and funded through the private sector	Outline Planning Permission
H1(13) Allt-Yr-Yn	125	97	28		Implemented and	Full Planning

LDP Reference	Total Units to deliver within LDP	Phasing of Development			Implementation and Funding Source	Planning Status
		2011-16	2016-21	2021-26		
Campus					funded through the private sector (including Section 106)	Permission
H1(14) Monmouthshire Bank Sidings	390	90	150	150	Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(15) Victoria Wharf, Old Town Dock	130			130	Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(16) Penmaen Wharf	160		160		Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(17) Former Hurrans Garden Centre	60	60			Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(19) Land at Hartridge High School	65		65		Implemented and funded through the private sector	Outline Planning Permission
H1(21) Former Floors 2 Go	10		10		Implemented and funded through the private sector (including Section 106)	Permission subjection to S106
H1(23) Traston Lane	21	21			Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1 (24) 30-33 High Street	24		24		Implemented and funded through the private sector (subject to Section 106)	Full Planning Permission
H1(25) Taylors Garage	71	71			Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(26) Ty Du Works	26	26			Implemented and funded through the private sector (subject to Section 106)	Full Planning Permission
~~H1(28) Church Street~~	~~16~~		~~16~~		~~Implemented and funded through the~~	~~Outline Planning~~

LDP Reference	Total Units to deliver within LDP	Phasing of Development			Implementation and Funding Source	Planning Status
		2011-16	2016-21	2021-26		
					~~private sector~~	~~Permission~~
H1(30) Rear of South Wales Argus	82	70	12		Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(31) Roman Lodge Hotel	10		10		Implemented and funded through the private sector (subject to Section 106)	Planning Permission subject to S106
H1(32) Former Sainsburys	140		135	5	Implemented and funded through the private sector (subject to Section 106)	Outline Planning Permission subject to S106
H1(34) Bankside Coverack Road	38		38		Implemented and funded through the private sector (subject to Section 106)	Planning Permission subject to S106
~~H1(35) East Usk Yard~~	~~100~~			~~100~~	~~Implemented and funded through the private sector~~	~~Housing Proposal~~
H1(36) Farmwood Close	10	10			Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(37) City Vizion	414	189	150	75	Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(38) Lysaghts Village (Orb Works)	462	214	150	98	Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(39) Former Bettws Comprehensive	215	180	35		Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(40) Westmark, Old Town Dock	154	64	90		Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(41) Trinity View	16	16			Implemented and funded through the private sector (including Section	Full Planning Permission

LDP Reference	Total Units to deliver within LDP	Phasing of Development			Implementation and Funding Source	Planning Status
		2011-16	2016-21	2021-26		
					106)	
H1(42) Black Clawson (Alexandra Gate)	63	63			Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(43) Portskewett Street	25	25			Implemented and funded through the private sector (including Section 106)	Full Planning Permission
H1(44) Turner Street	32	32			Implemented and funded through RSL (including Section 106)	Full Planning Permission
H1(45) Lysaghts Parc	100		100		Implemented and funded through RSL (including Section 106)	Planning Permission
H1(47) Glan Llyn	2262	410	927	925	Implemented and funded through the private sector (including Section 106)	Outline Planning Permission
~~H1(50) Herbert Road & Enterprise House~~	~~62~~		~~62~~		~~Implemented and funded through the private sector~~	~~Housing Proposal~~
H1(51) Whitehead Works	330	30	150	150	Implemented and funded through the private sector	Housing Proposal
H1(52) Old Town Dock Remainder	350	60	150	140	Implemented and funded through the private sector	Housing Proposal
H1(53) Bideford Road	35		35		Implemented and funded through the private sector	Housing Proposal
H1(54) Jubilee Park (Former Alcan Site)	930	130	400	400	Implemented and funded through the private sector (subject to Section 106)	Full Planning Permission subject to S106
H1(55) Jigsaw Site, Ringland	~~300~~ 200		125	~~175~~ 75	Implemented and funded through the private sector	Housing Proposal
H1(56) Opposite Belmont Lodge	122	40	82		Implemented and funded through the private sector (subject to Section 106)	Full Planning Permission subject to S106
H1 (57) Treberth Crescent	58		58		Implemented and funded through the private sector	Full Planning Permission subject to

LDP Reference	Total Units to deliver within LDP	Phasing of Development			Implementation and Funding Source	Planning Status
		2011-16	2016-21	2021-26		
					(subject to Section 106)	S106
H1 (58) Panasonic	250	80	170		Implemented and funded through the private sector (subject to Section 106)	Outline Planning Permission subject to S106
H1 (59) 24 Crawford Road	10	10			Implemented and funded through the private sector (subject to Section 106)	Outline Planning Permission subject to S106
H1 (60) Parry Drive	15	15			Implemented and funded through the private sector	Full Planning Permission
H1 (61) Postal Exchange	70	35	35		Implemented and funded through the private sector	Identified in LDP
H1 (62) Queens Hill School	92	30	62		Implemented and funded through the private sector	Identified in LDP
H1 (63) Telford Depot	60		20	40	Implemented and funded through the private sector	Identified in LDP
H1 (64) Uskside Paint Mills	53		53		Implemented and funded through the private sector	Identified in LDP
TOTALS	**9474**	**2471**	**4420**	**2578**		

Gypsy and Traveller Accommodation Summary Information

LDP Reference	Total Pitches	Phasing of Development			Implementation and Funding Source	Planning Status
		2011-2016	2016-2021	2021-2026		
~~H15 Former Ringland Allotments~~	~~7~~	~~7~~			~~Welsh Government and Local Authority~~	~~Identified in the LDP~~
H16 Hartridge Farm Road	43	23	10	10	Welsh Government and Local Authority	Identified in the LDP

Employment Land Allocation Summary Information

LDP Reference	Use	Phasing of Development			Implementation and Funding Source	Planning Status
		2011-2016	2016-2021	2021-2026		
EM1 (i) Duffryn	B1, B2 and B8				Implemented and funded through the private sector	Identified in the LDP
EM1 (ii) East of Queensway Meadows, South of Glan Llyn	B1, B2 and B8				Implemented and funded through the private sector	Identified in the LDP
EM1 (iii) Celtic Springs	B1				Implemented and funded through the	Identified in the LDP

					private sector	
EM1 (iv) Solutia	B1, B2, B8 and leisure				Implemented and funded through the private sector	Identified in the LDP
EM1 (v) Gwent Europark	B8 distribution				Implemented and funded through the private sector	Identified in the LDP
EM1 (vi) Land off Chartist Drive	B1, B2 and B8				Implemented and funded through the private sector	Identified in the LDP
EM1 (vii) Llanwern former steelworks, eastern end	B1, B2 and B8				Implemented and funded through the private sector	Identified in the LDP
EM1 (viii) Phoenix Park (former Pirelli works) Corporation Road	B1, B2 and ancillary use				Implemented and funded through the private sector	Identified in the LDP
EM1 (ix) Godfrey Road (Rear of Station)	Business and Commercial uses				Implemented and funded through the private sector	Identified in the LDP
EM1 (x) Cardiff Road (Monmouthshire Bank Sidings)	B1				Implemented and funded through the private sector	Identified in the LDP

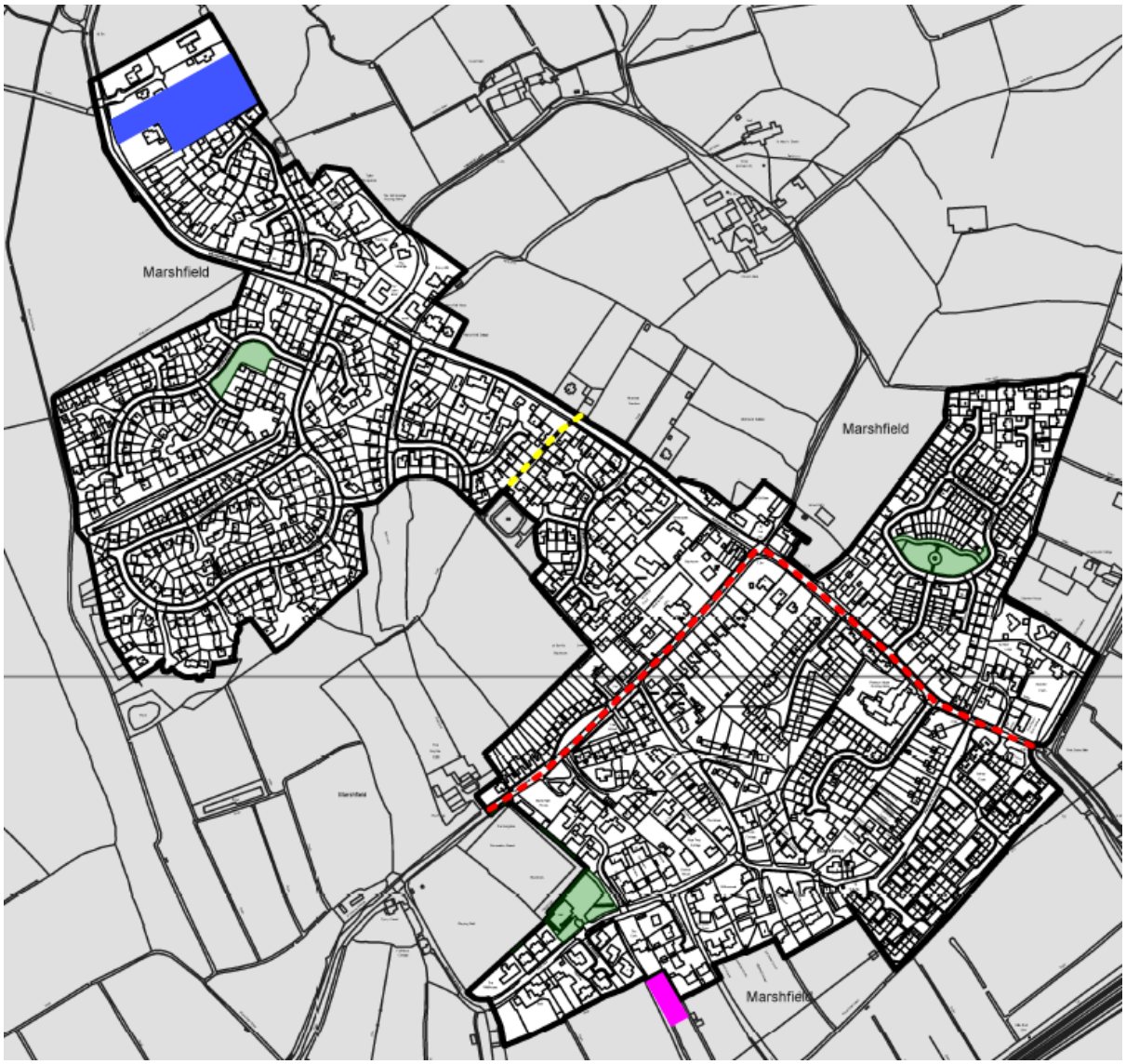
Education Allocation Summary Information

LDP Reference		Phasing of Development			Implementation and Funding Source	Planning Status
		2011-2016	2016-2021	2021-2026		
CF13 i) Former Whitehead Works	Primary School				Section 106 contribution from adjacent Monmouthshire Bank Sidings permission for education provision. Implemented and funded through the private and public sector (including section 106)	Identified in the LDP
CF13 ii) Jubilee Park (Former Novelis Site)	Primary School				Implemented and funded through the private and public sector (including section 106)	Site has outline planning permission
CF13 iii) Glan Llyn	2 Primary Schools				Implemented and funded through the private and public sector (including section 106)	Site has outline planning permission. Phase 1 has an agreed reserved matters application
CF13 iv) Llanwern	Primary				Implemented and	Site has

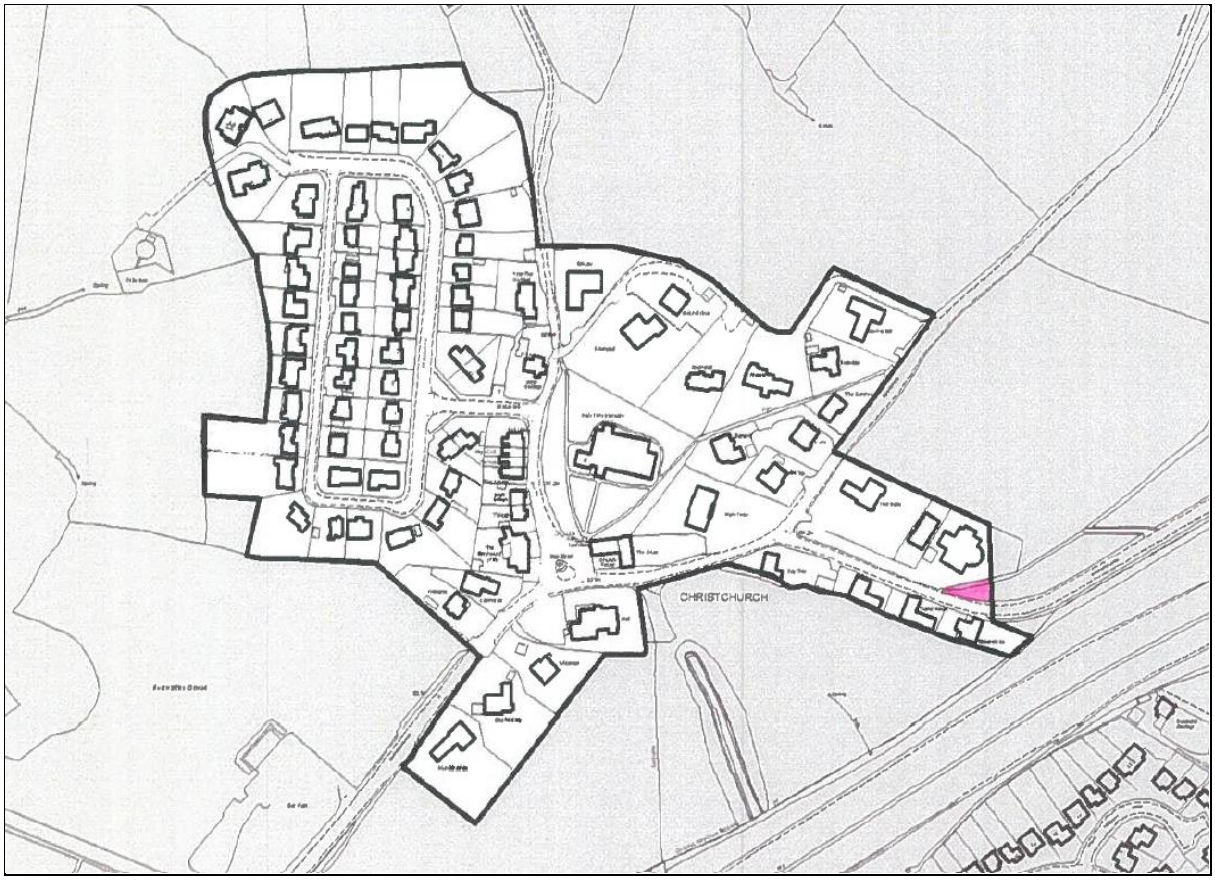
Village	School				funded through the private and public sector (including section 106)	outline planning permission

APPENDIX 7 – REVISED VILLAGE BOUNDARIES

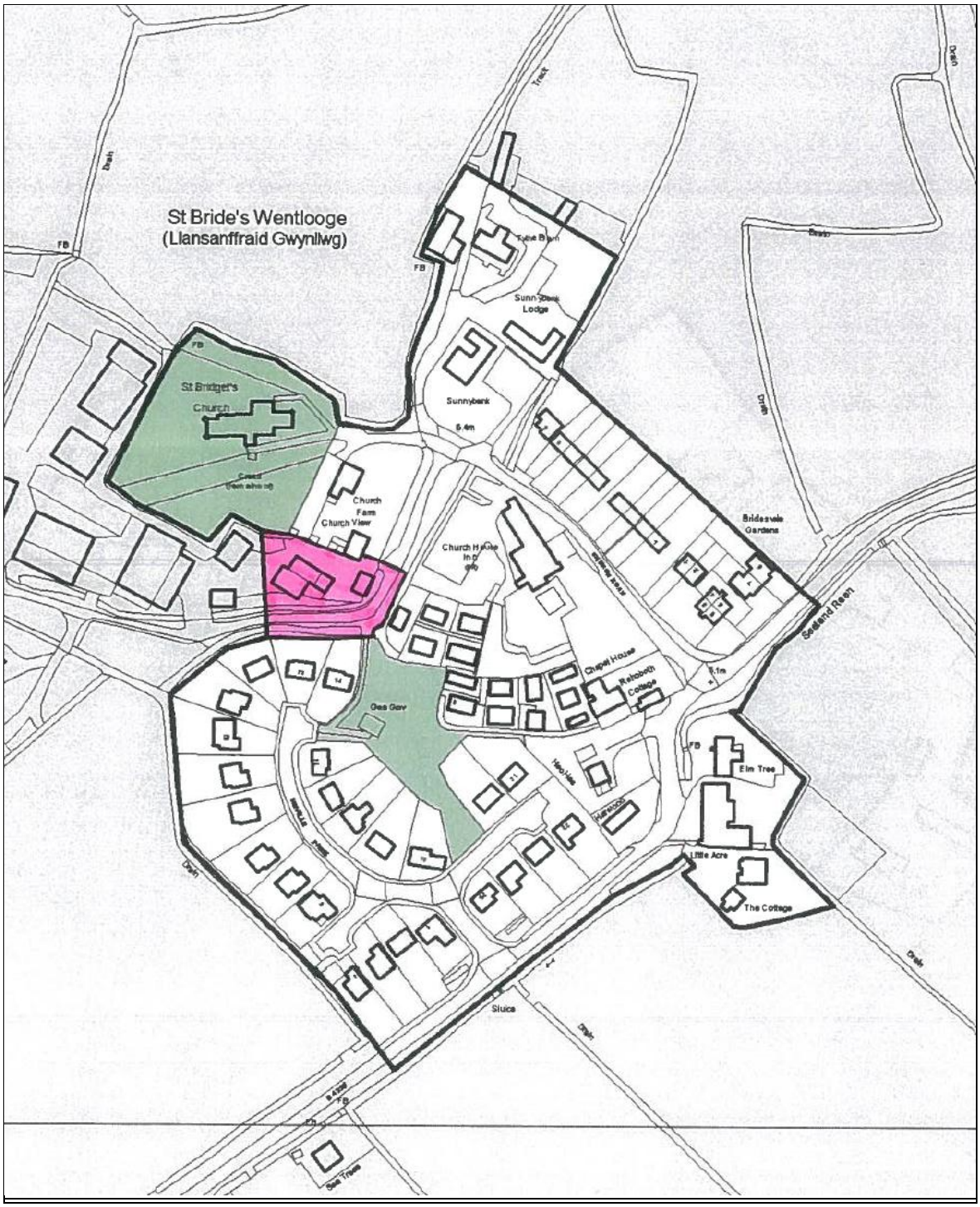
Marshfield: Land to the rear of 64 Marshfield Road included within the boundary to reflect recent planning permission (highlighted in blue) and delete the parcel of land to the south of "The Croft", Wellfield Road (highlighted in pink);



Christchurch: Delete the parcel of land to the south of “Spring Gardens”, Christchurch Road (highlighted in pink).

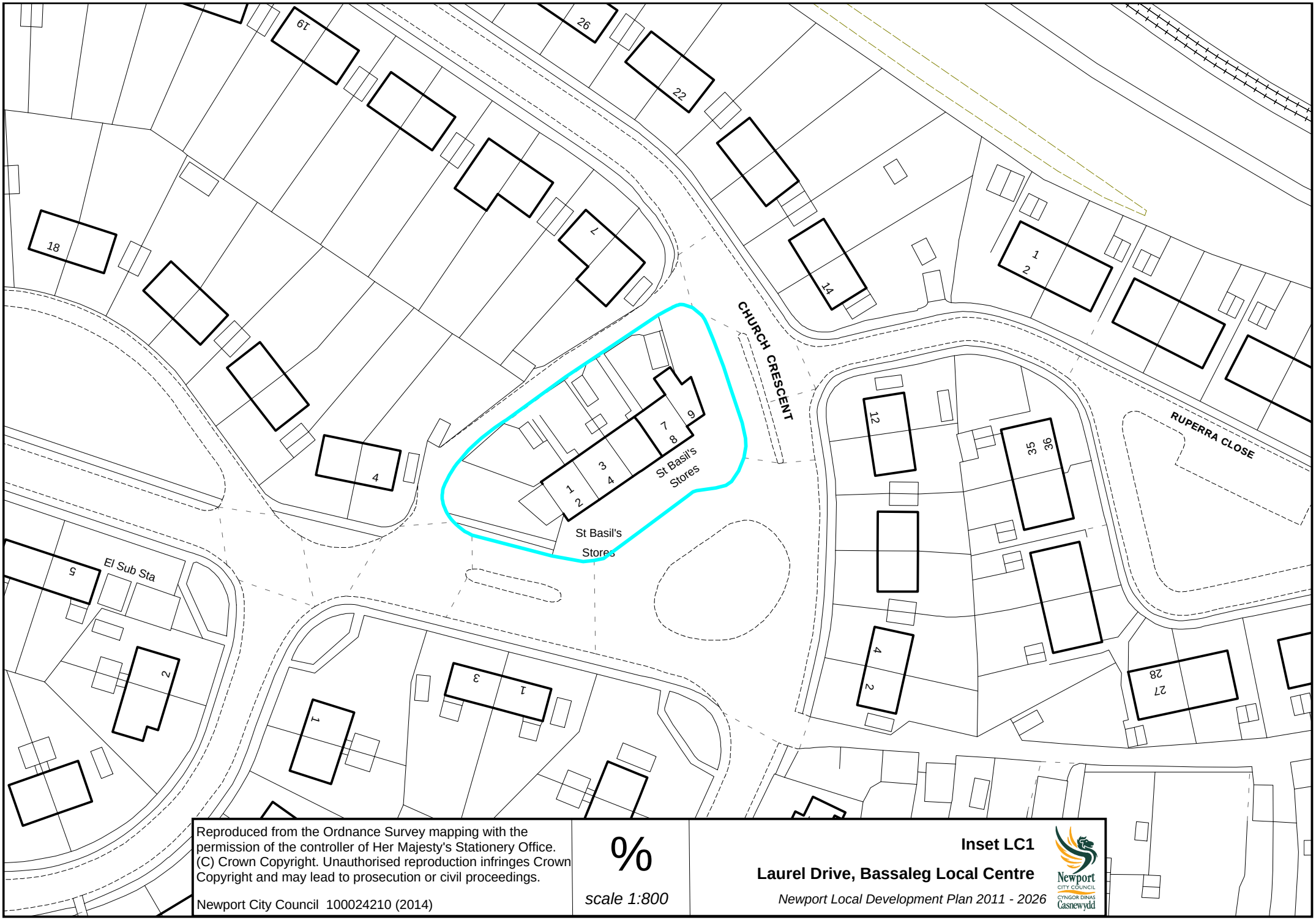


St Brides: Delete pink area to ensure that three agricultural buildings to the south of Church Farm remain in the countryside.



APPENDIX 8

LOCAL CENTRE BOUNDARIES



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

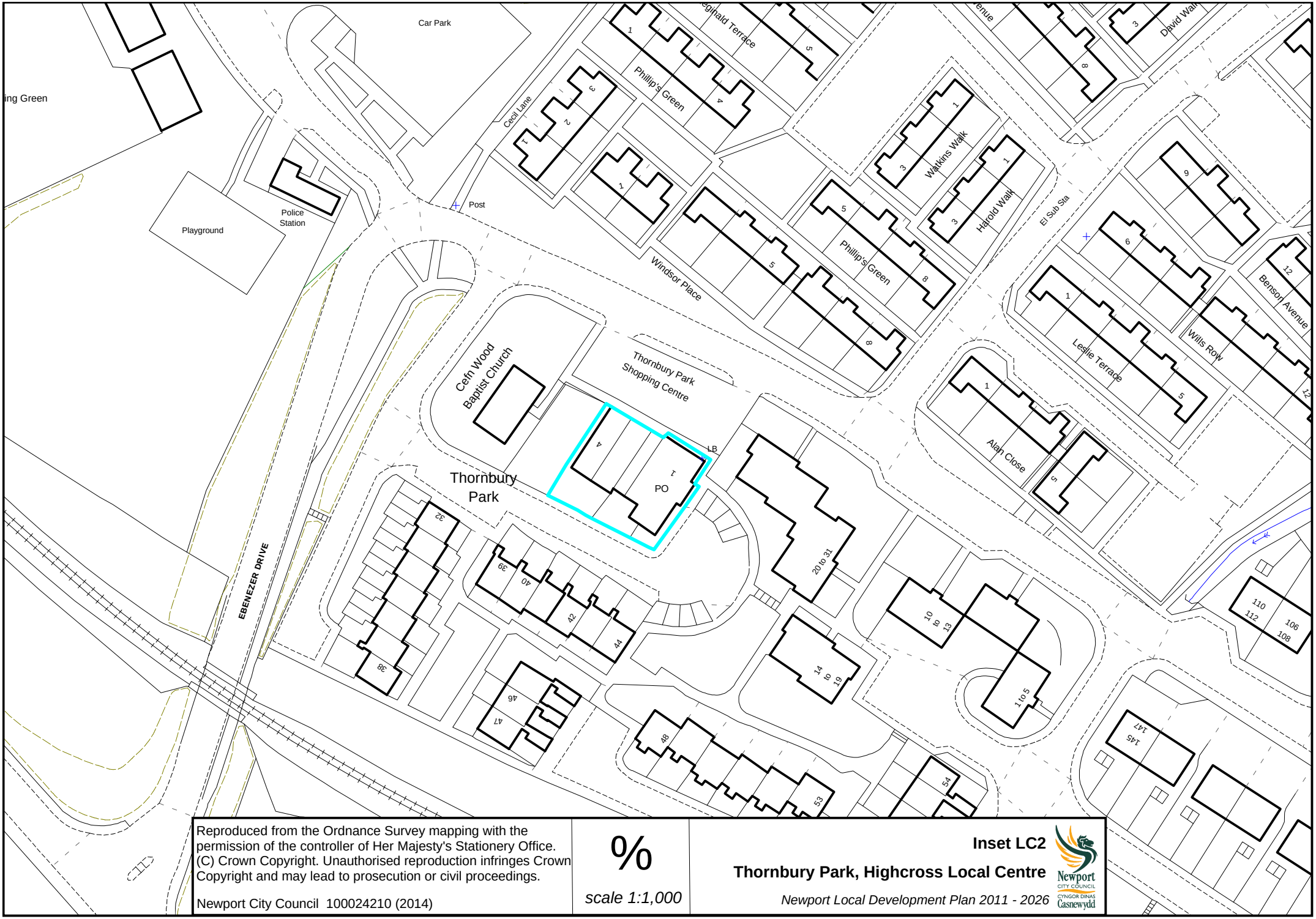
scale 1:800

Inset LC1

Laurel Drive, Bassaleg Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

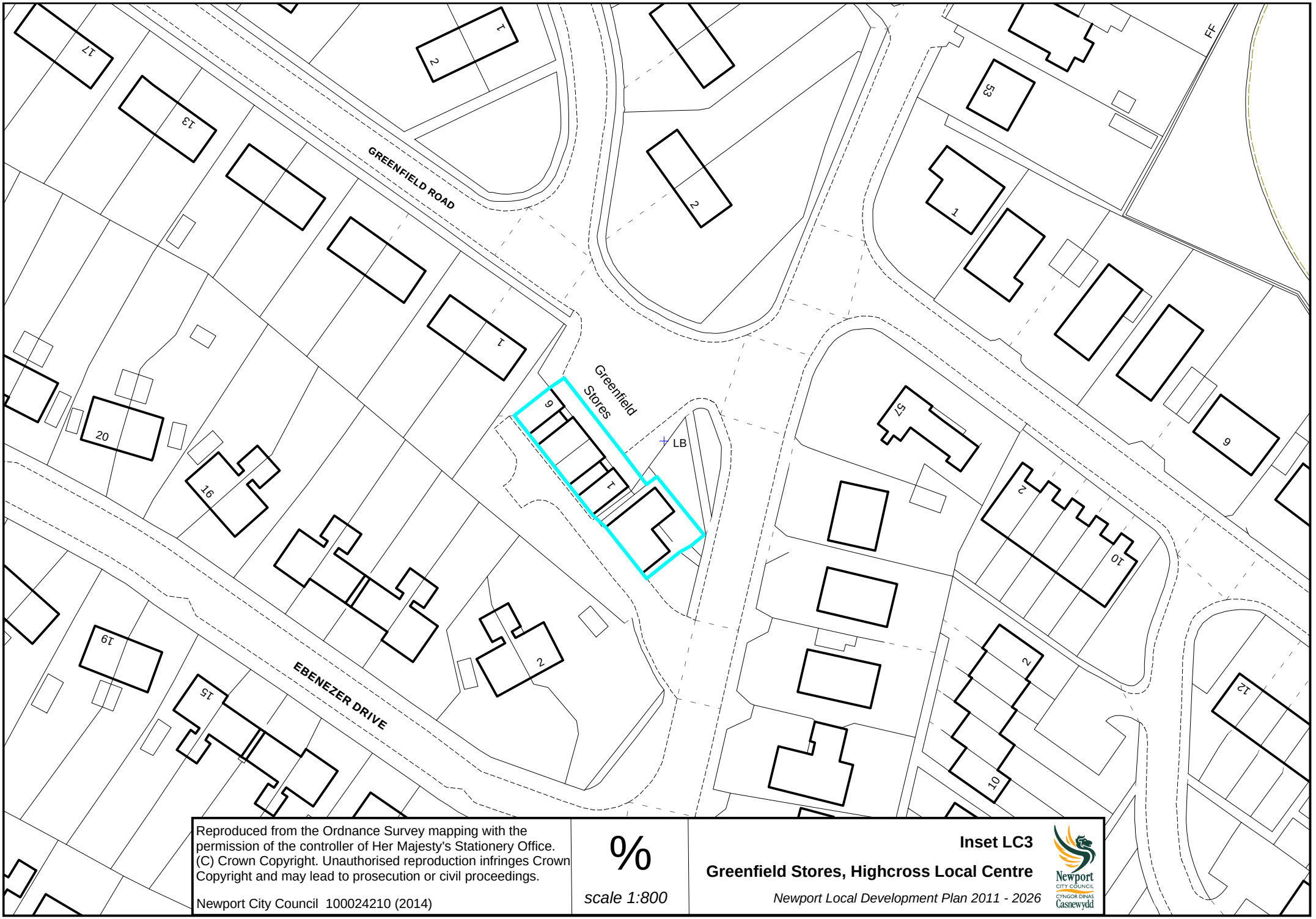
scale 1:1,000

Inset LC2

Thornbury Park, Highcross Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

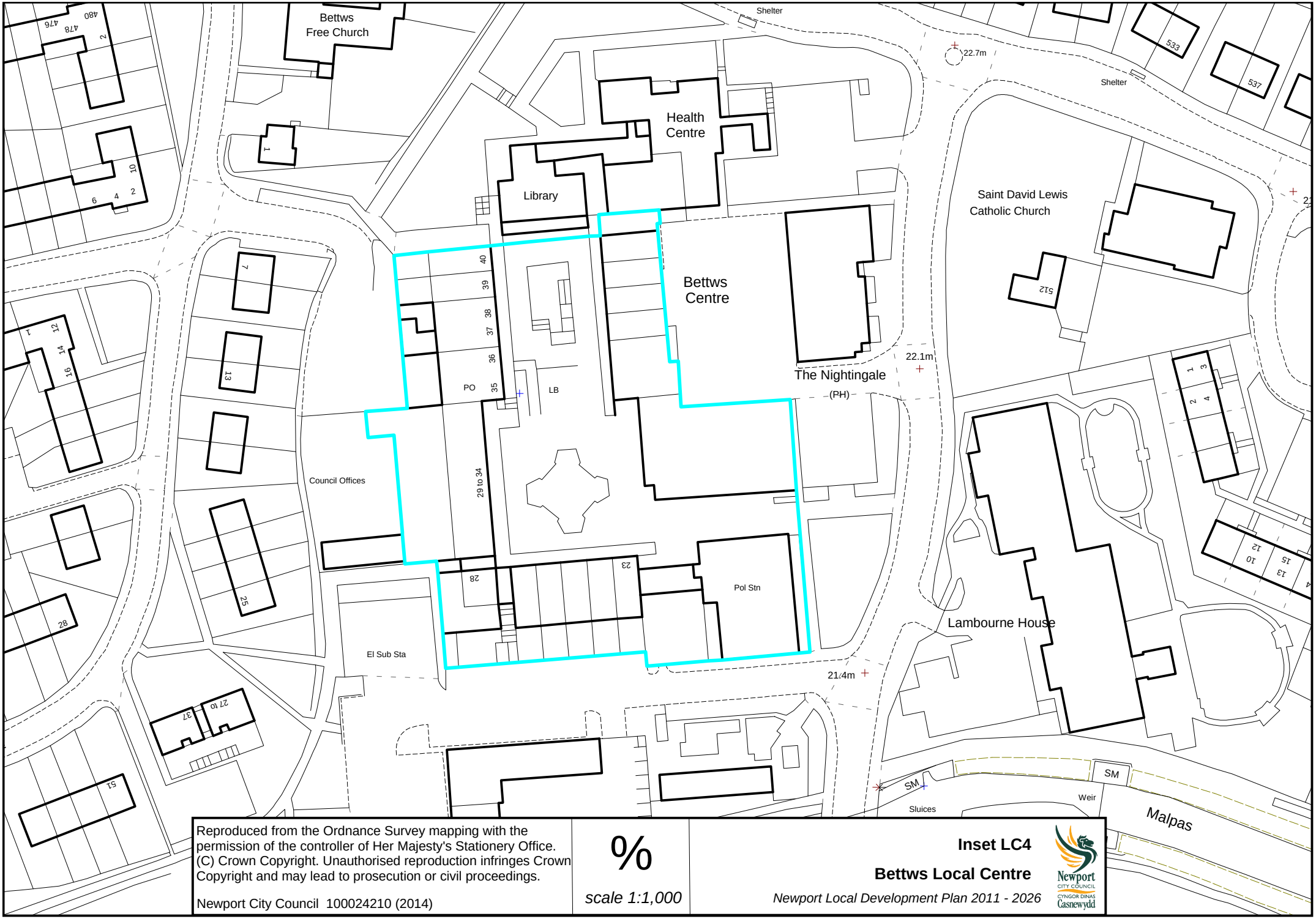
scale 1:800

Inset LC3

Greenfield Stores, Highcross Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

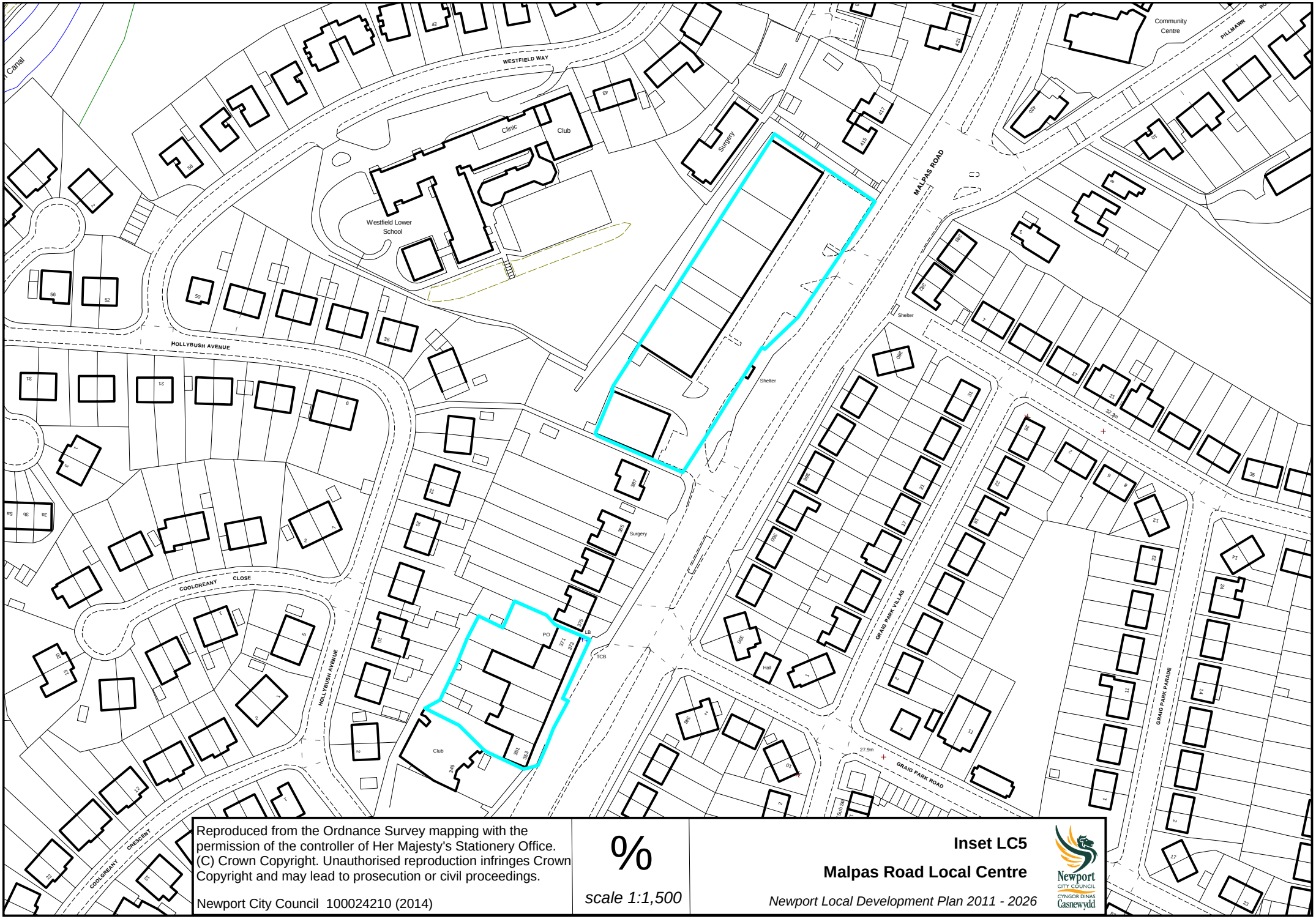
scale 1:1,000

Inset LC4

Bettws Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

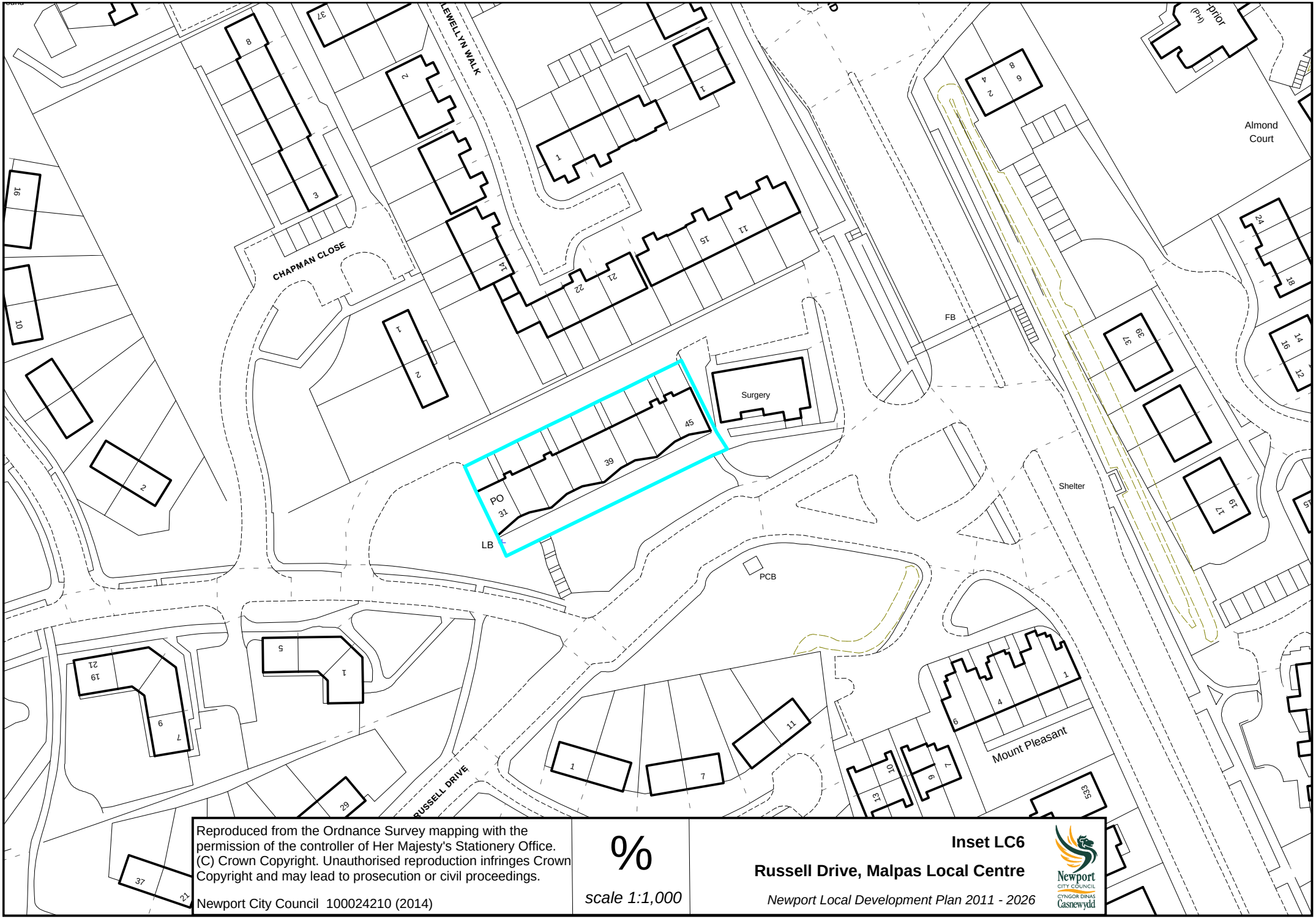
scale 1:1,500

Inset LC5

Malpas Road Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

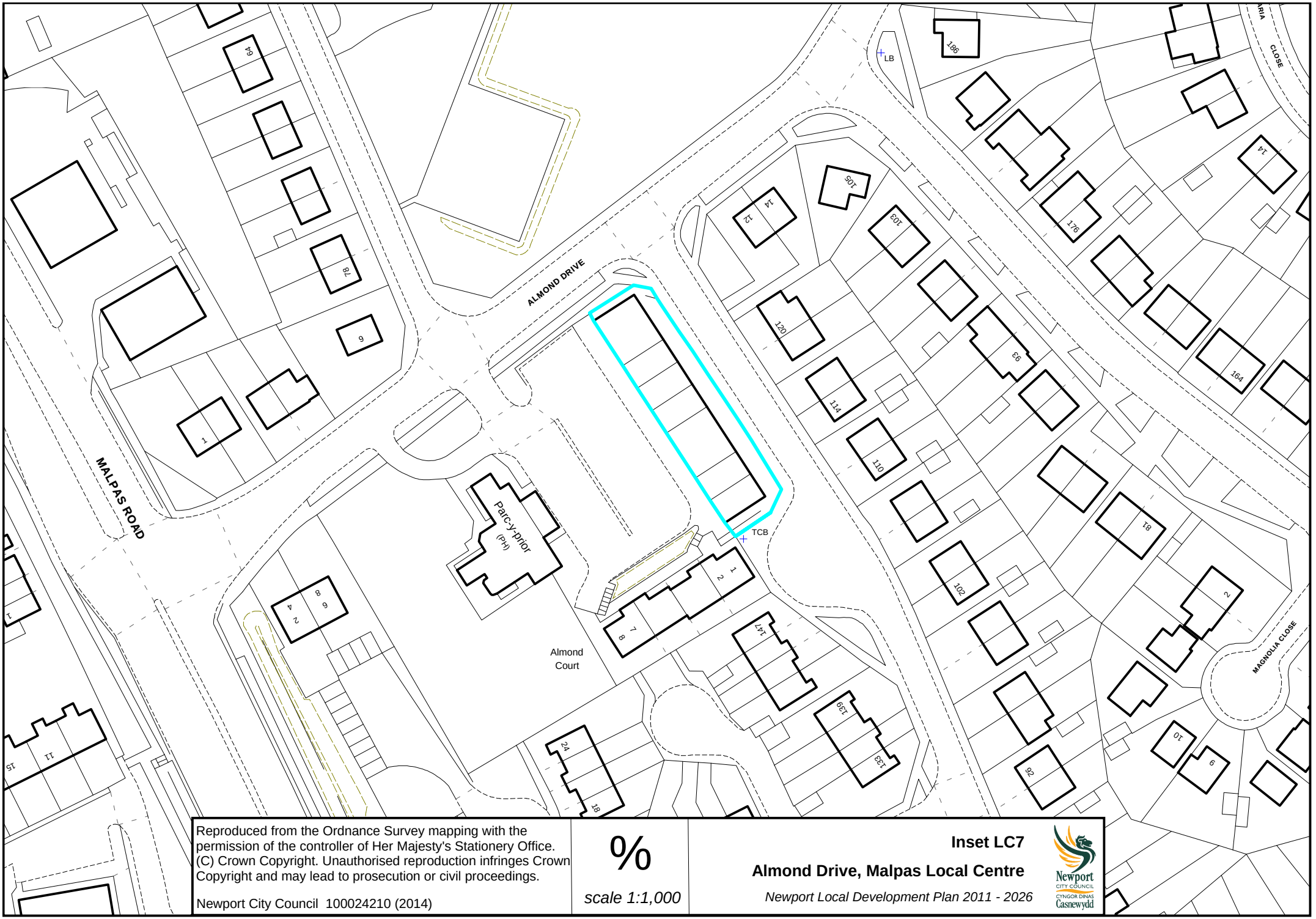
scale 1:1,000

Inset LC6

Russell Drive, Malpas Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

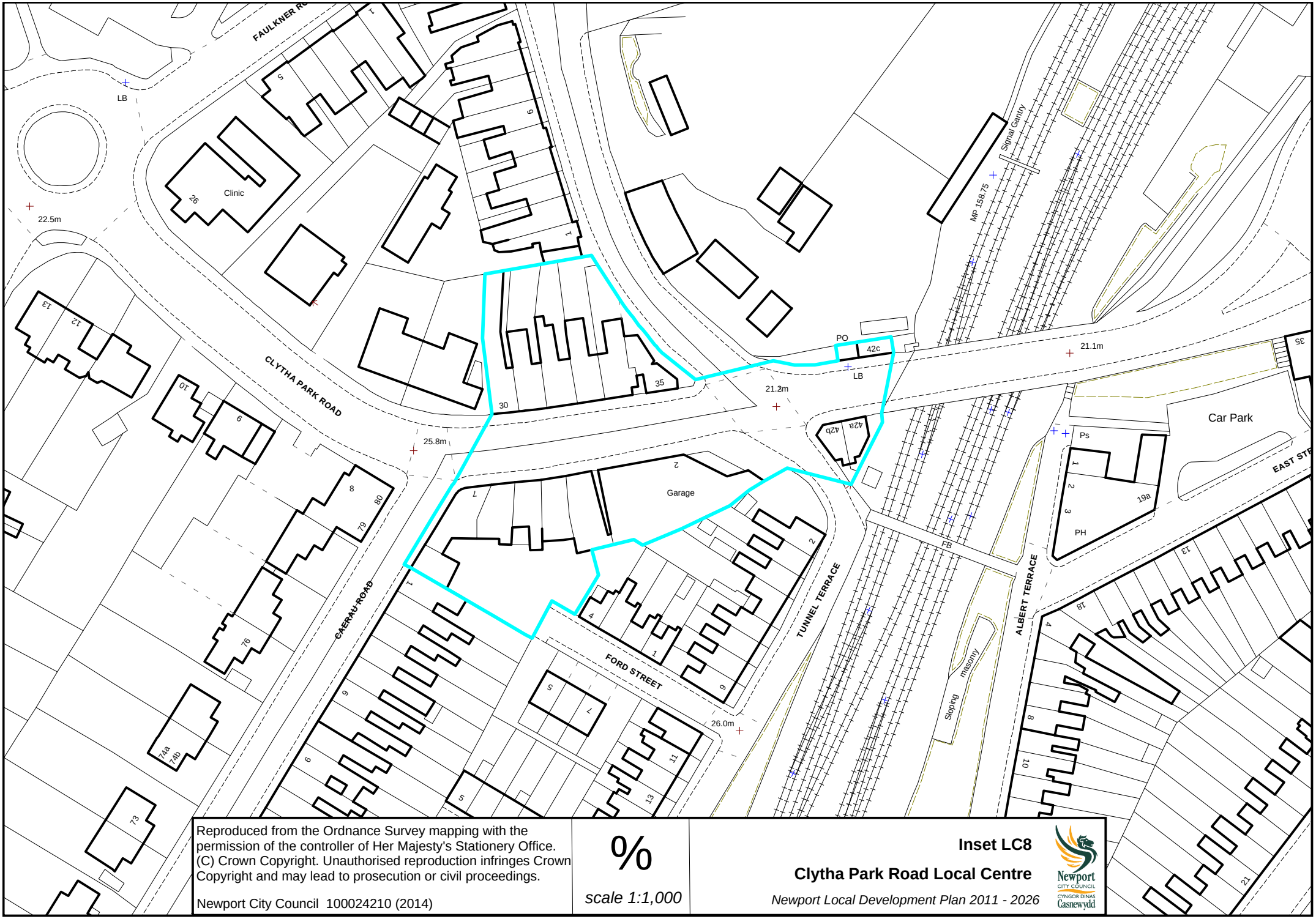
scale 1:1,000

Inset LC7

Almond Drive, Malpas Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council
Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

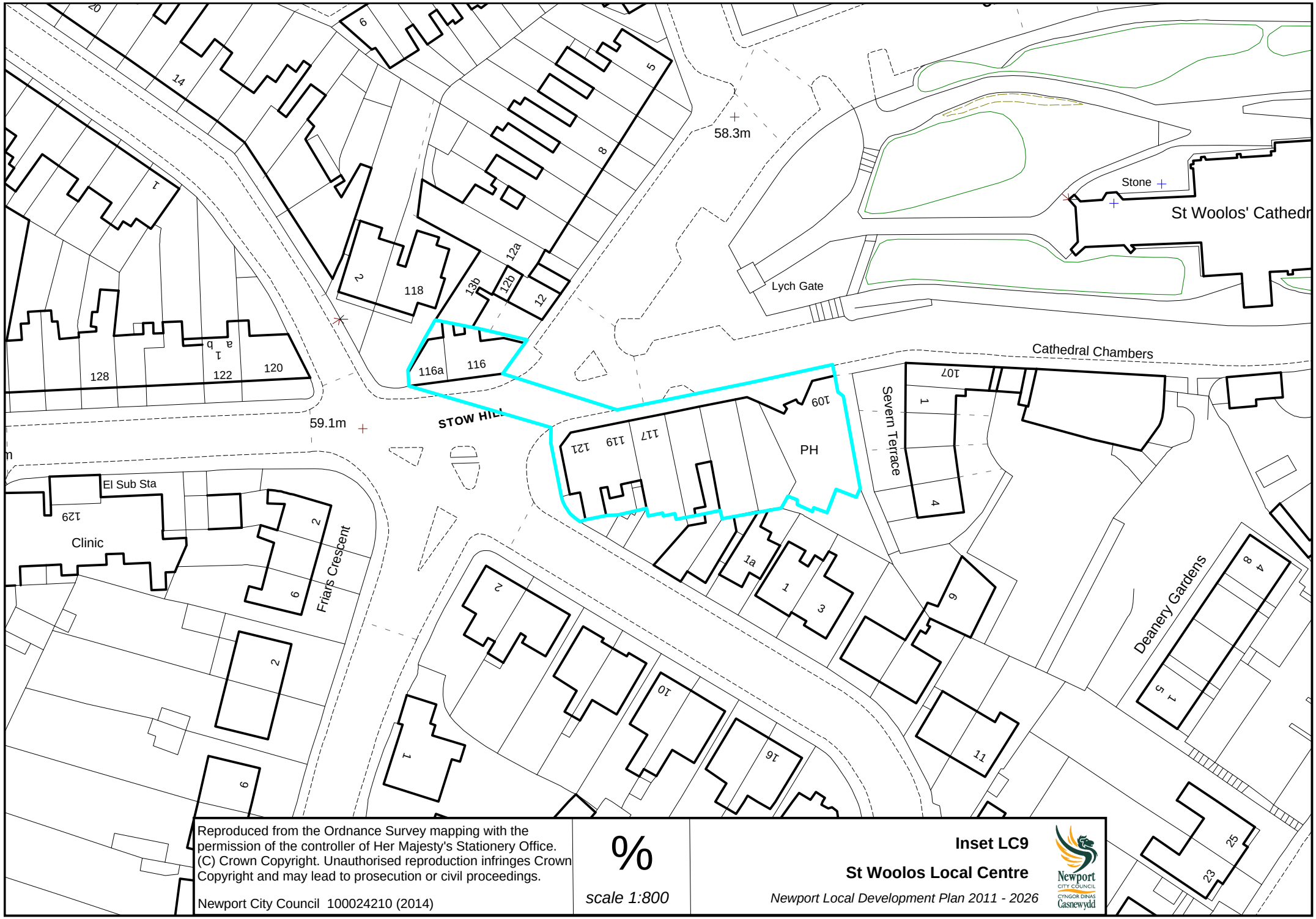
scale 1:1,000

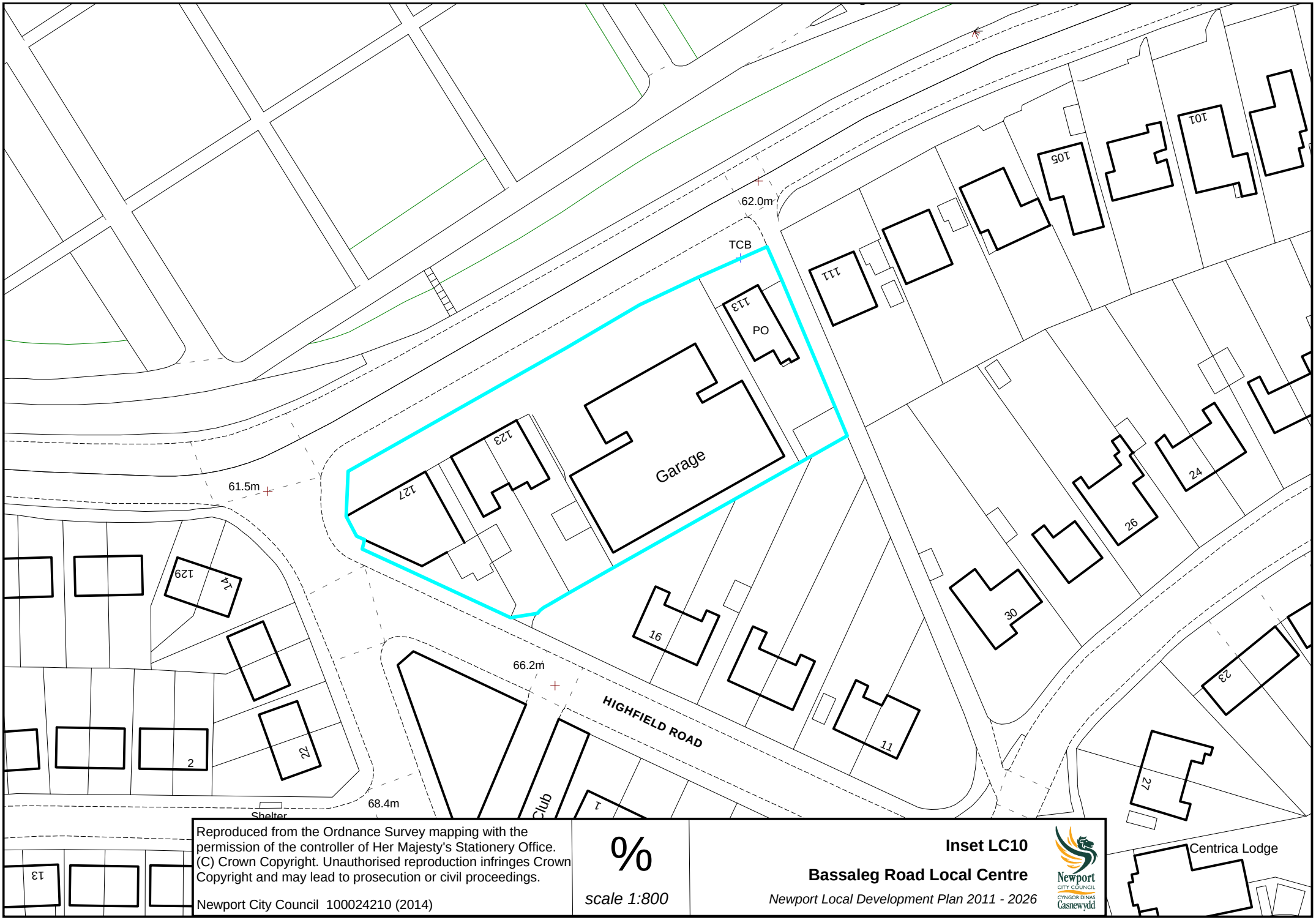
Inset LC8

Clytha Park Road Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd


58.3m
Stone
St Woolos' Cathedr
Lych Gate
Cathedral Chambers
59.1m
STOW HILL
PH
Severn Terrace
El Sub Sta
Clinic
Friars Crescent
Deanery Gardens
Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Newport City Council 100024210 (2014)
%
scale 1:800
Inset LC9
St Woolos Local Centre
Newport Local Development Plan 2011 - 2026
Newport City Council
Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

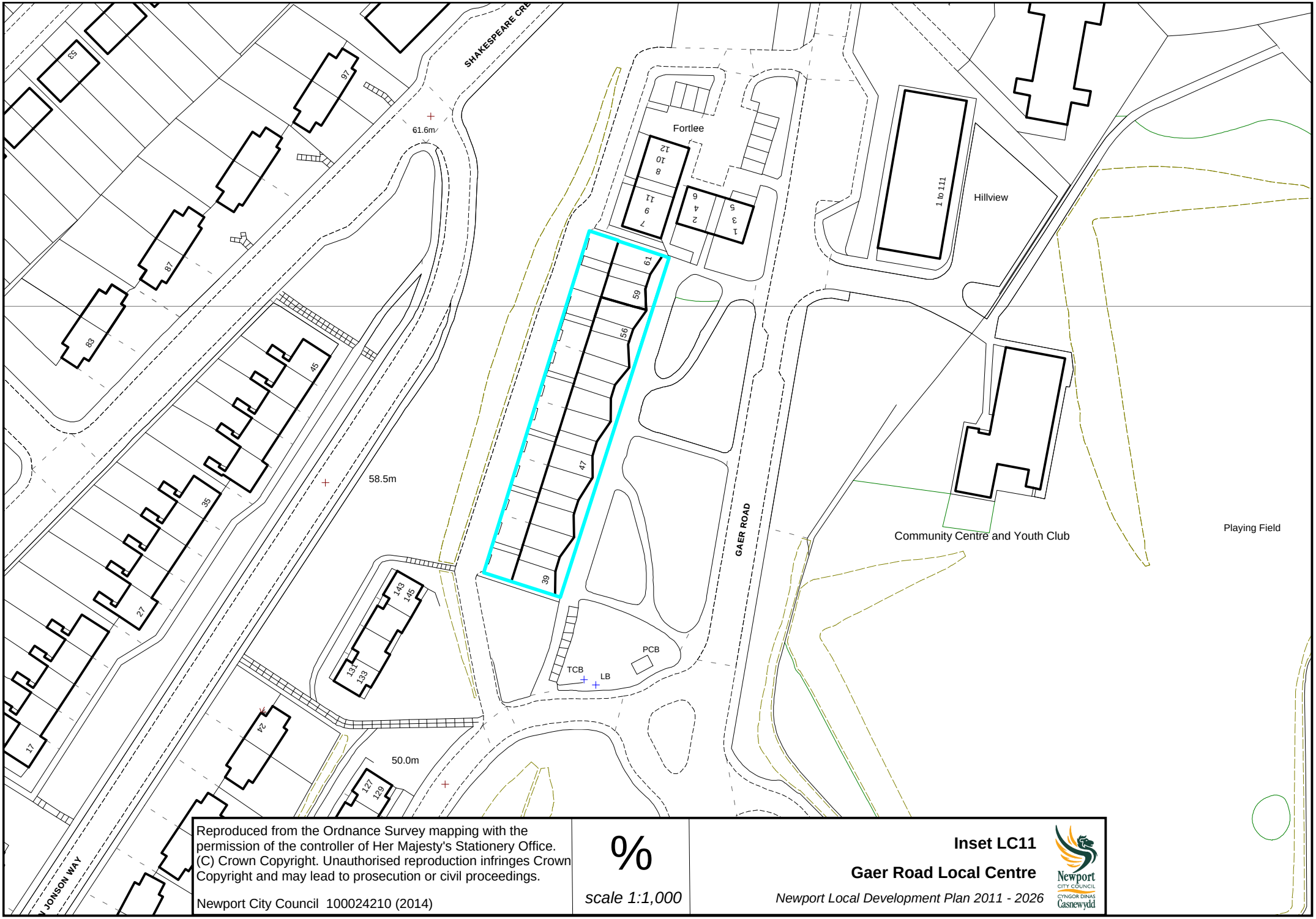
scale 1:800

Inset LC10

Bassaleg Road Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

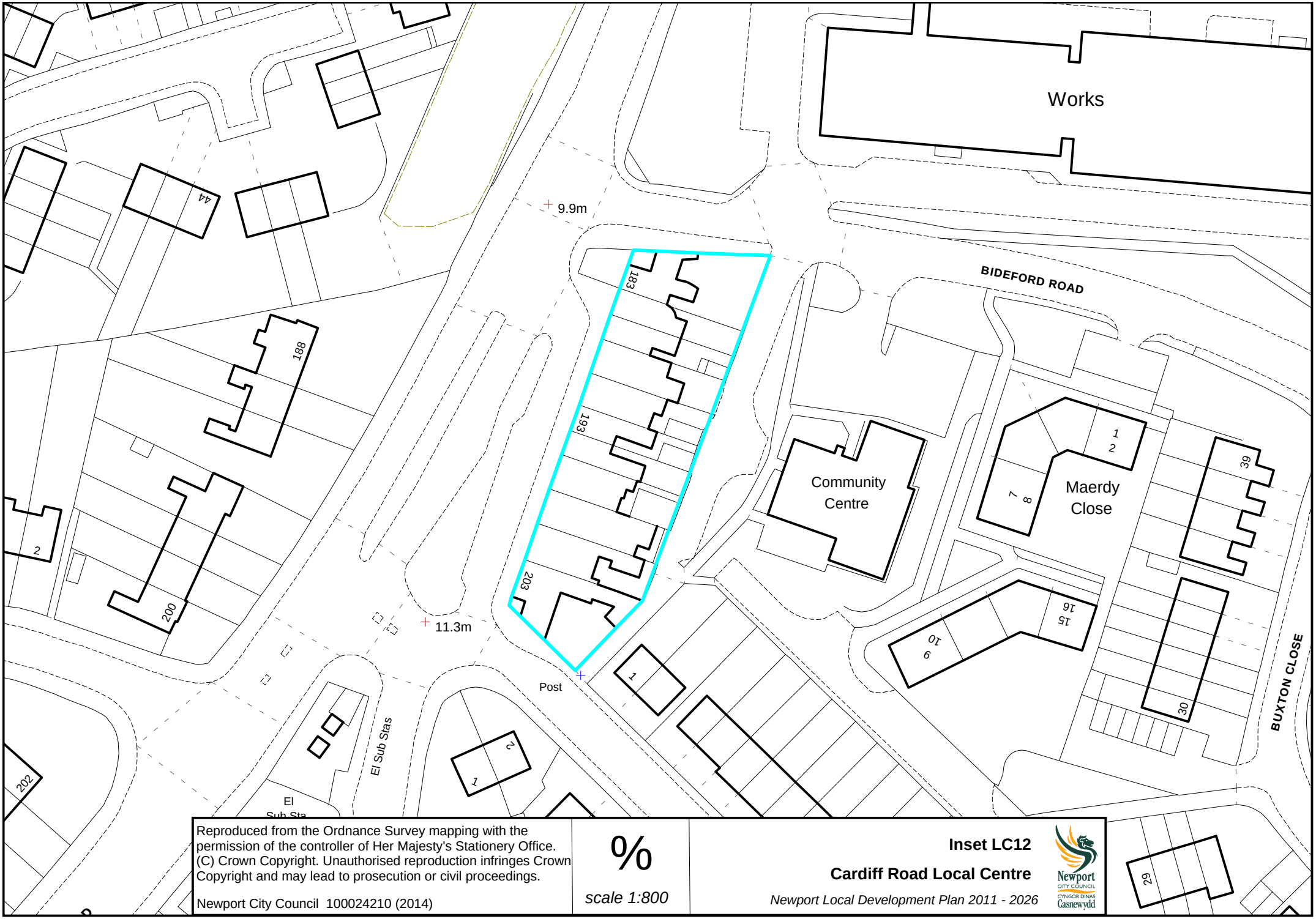
scale 1:1,000

Inset LC11

Gaer Road Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

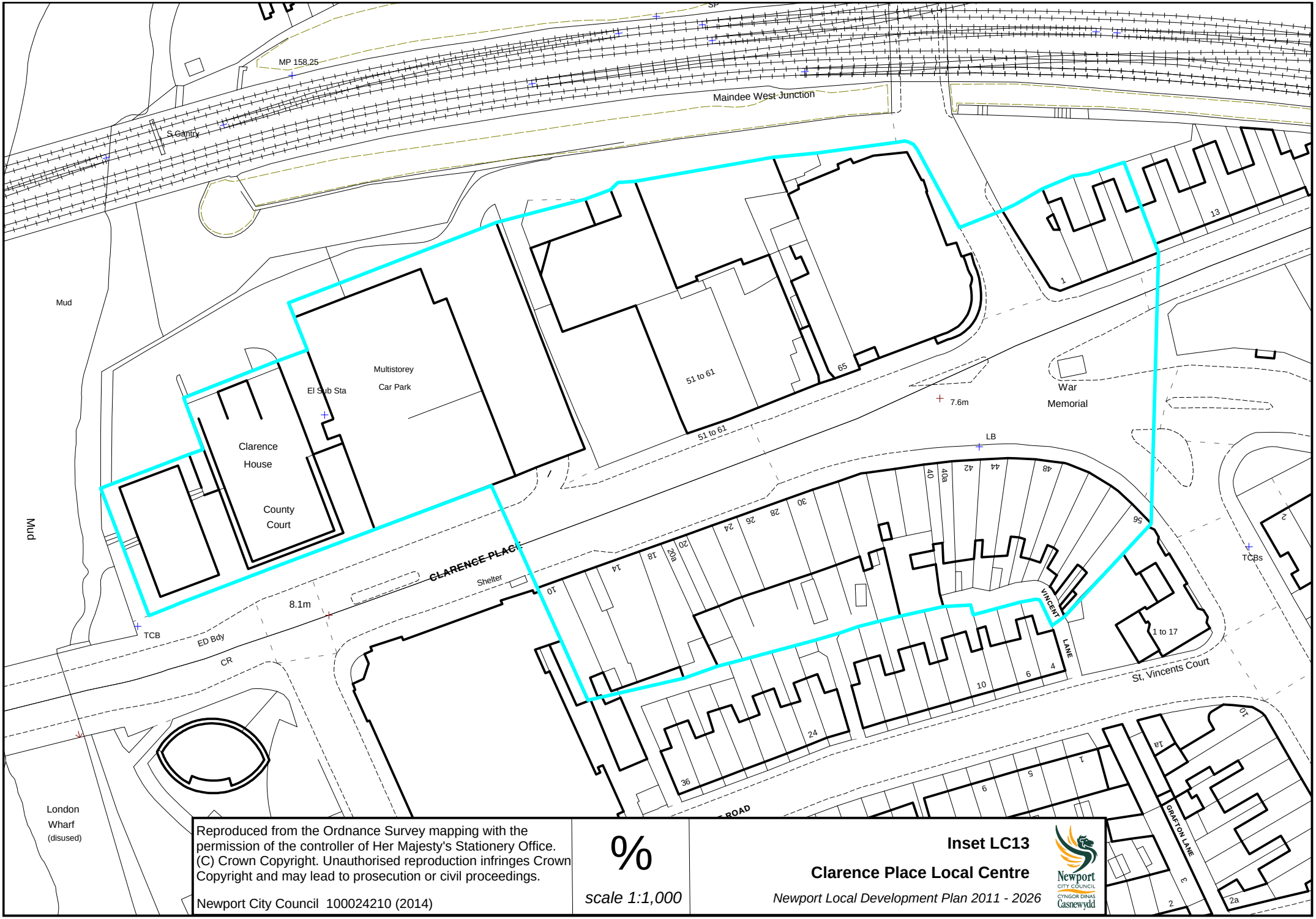
scale 1:800

Inset LC12

Cardiff Road Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

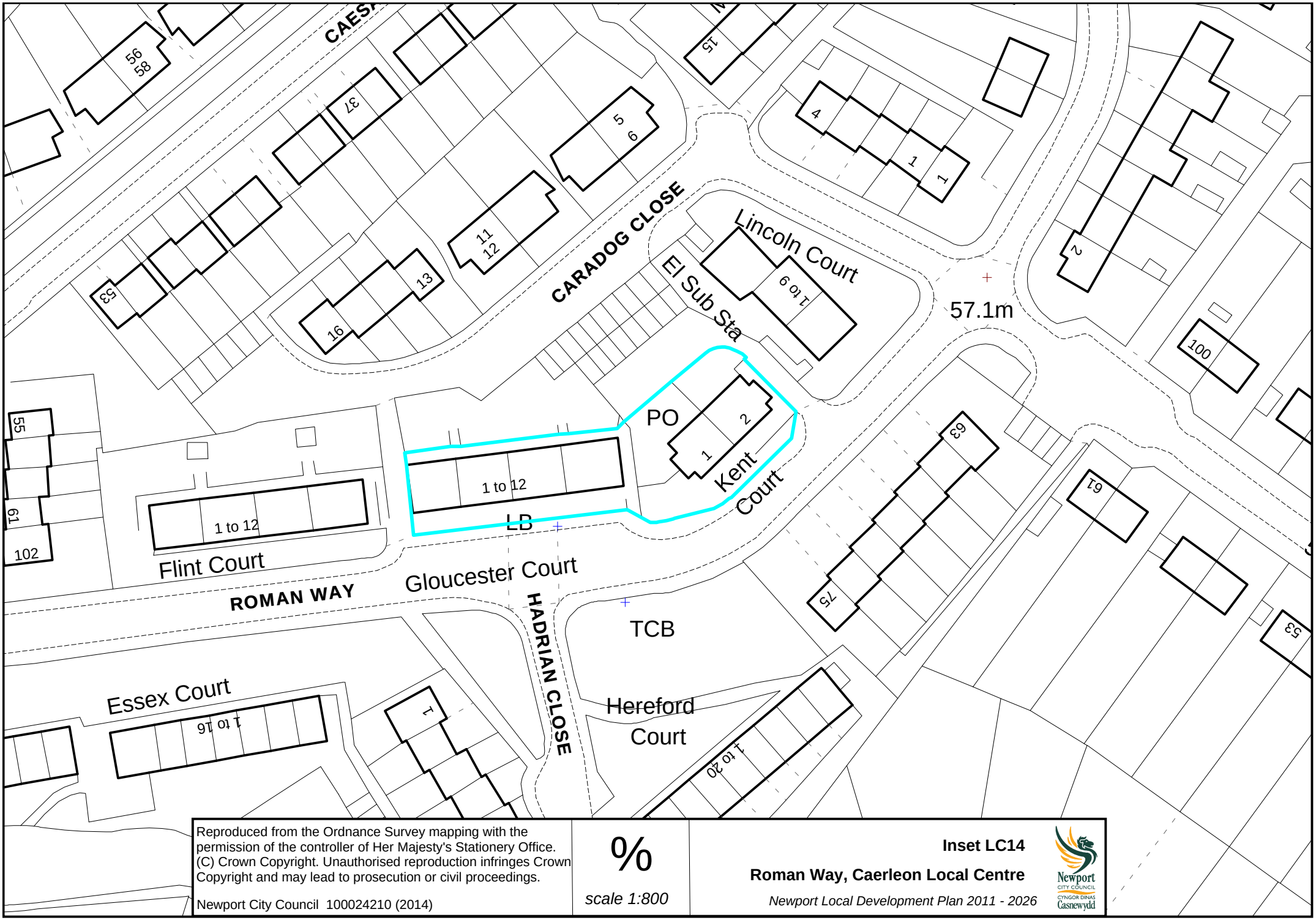
scale 1:1,000

Inset LC13

Clarence Place Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

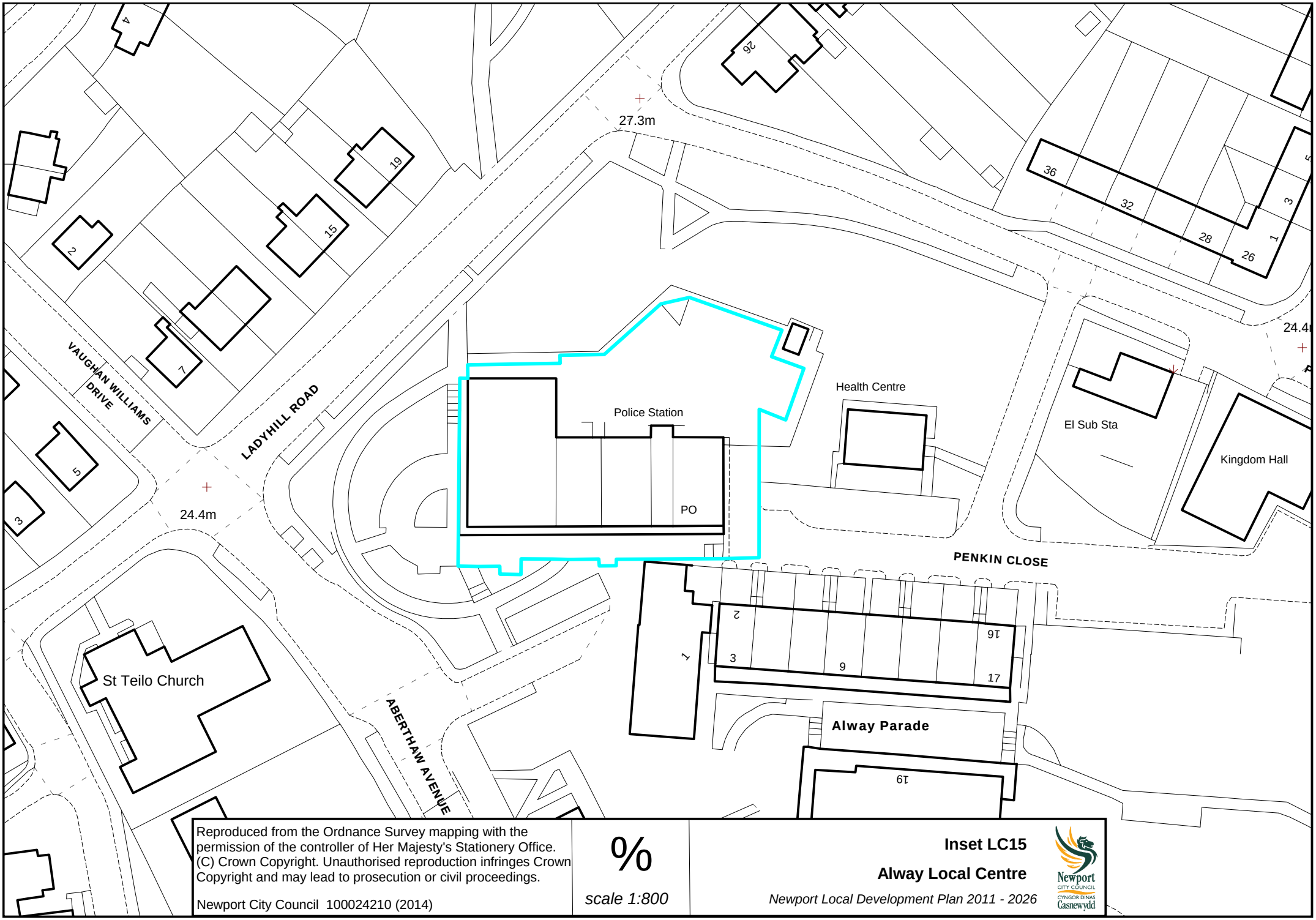
scale 1:800

Inset LC14

Roman Way, Caerleon Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

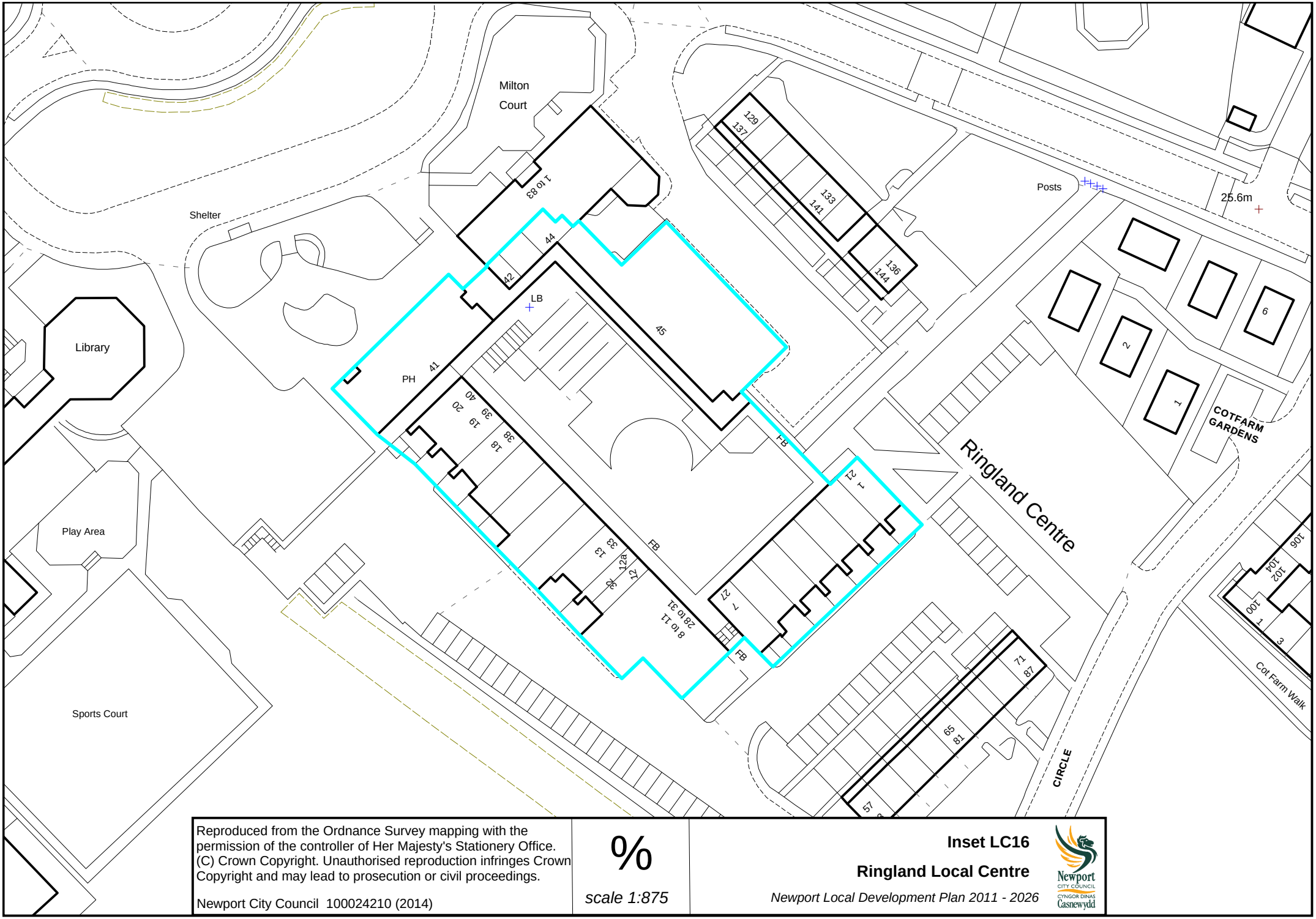
scale 1:800

Inset LC15

Alway Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

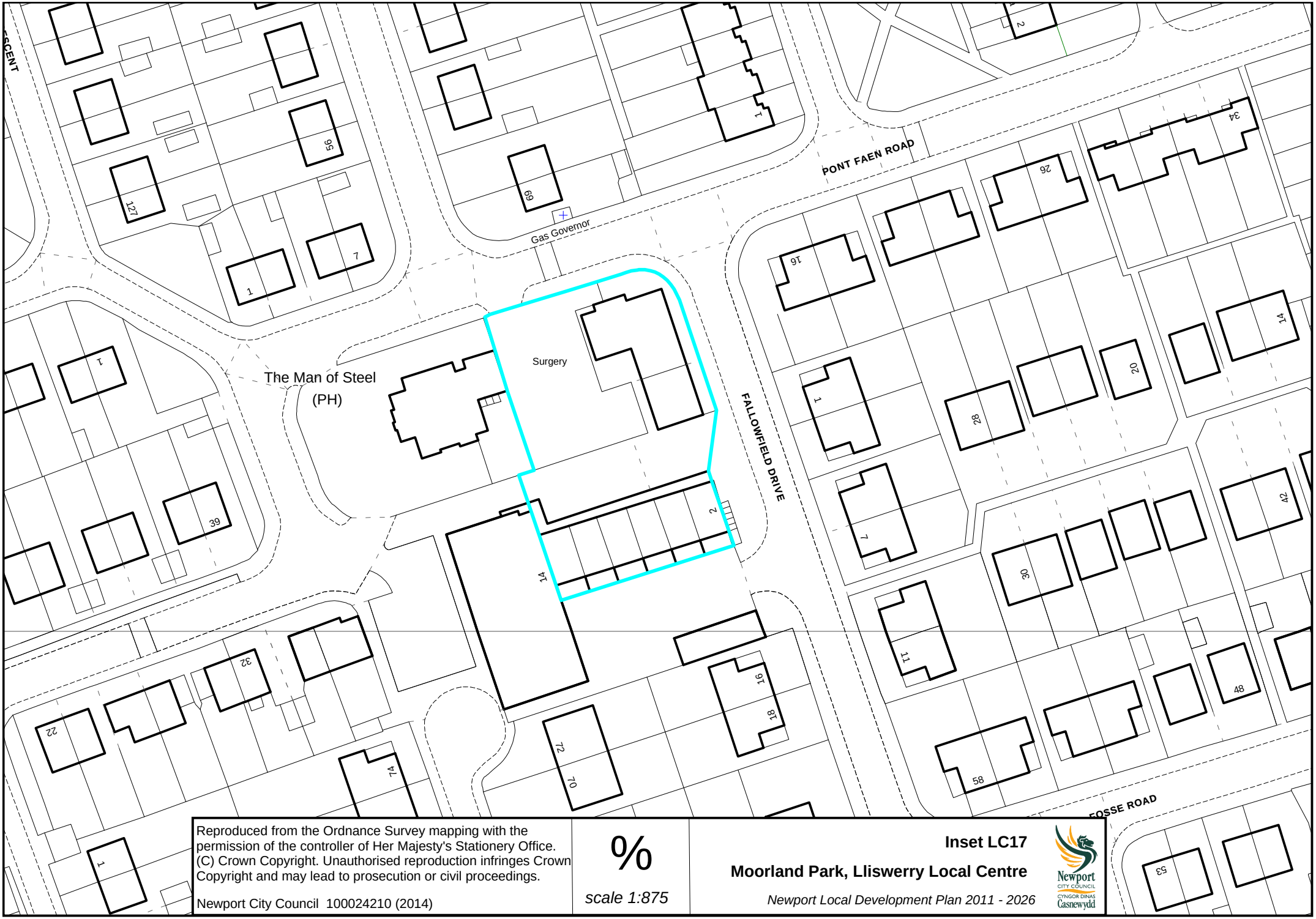
scale 1:875

Inset LC16

Ringland Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council
Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

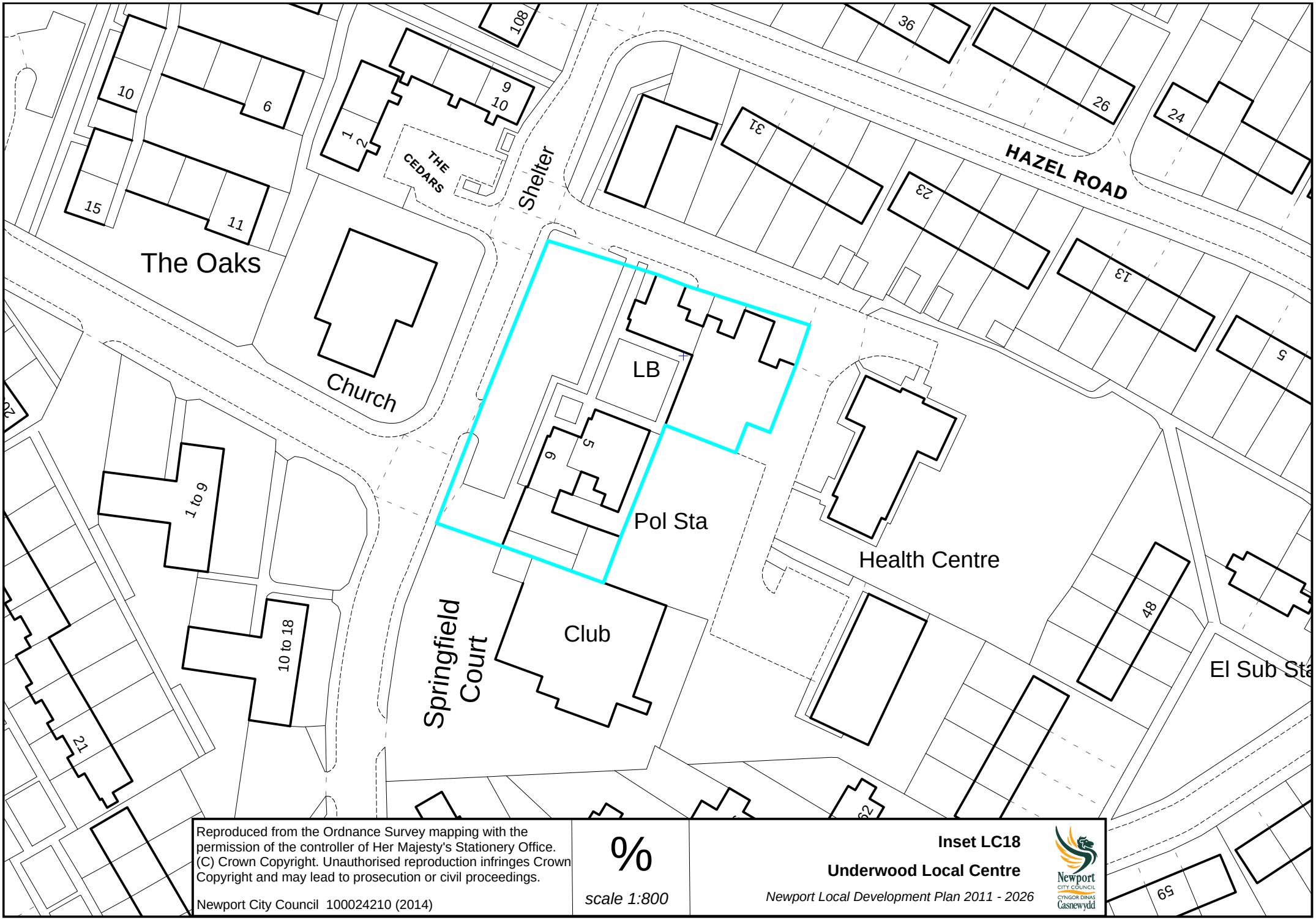
scale 1:875

Inset LC17

Moorland Park, Lliswerry Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office. (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Newport City Council 100024210 (2014)

%

scale 1:800

Inset LC18

Underwood Local Centre

Newport Local Development Plan 2011 - 2026

Newport City Council / Cyngor Dinas Casnewydd

LC19 – Former Alcan Site (H54)
LC20 – Glan Llyn (H47)
LC21 – Llanwern Village (H3)

Local Centres for LC19 – Former Alcan Site (H54) and LC20 – Glan Llyn (H47) are shown indicatively on the Proposals Plans and on Inset 4 (formerly Inset 9) for LC21 – Llanwern Village (H3).