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## **NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION**

### **Hearing Session 7: Employment**

**10.00am Thursday 10 April 2014**

**Council Chamber, Civic Centre, Newport, South Wales NP20 4UR**

### **Main discussion matters**

#### **1. Employment strategy and identified land requirement (SP17, SP18).**

- What evidence demonstrates that the level and type of employment growth anticipated and planned for is credible and grounded in realistic expectations as to changes in the area's employment structure over the Plan period?
- What evidence shows that the identified new employment land provision in the Plan adequately aligns with the forecast of 7,400 additional jobs over the LDP period, in terms of amount, type and location? How do the various EM allocations fit with the overall employment growth forecast? Which allocations correspond to the identified minimum new employment land requirement of 35ha?

#### **2. EM1 Employment land allocations - scale of supply, constraints, deliverability.**

- Does the amount and location of new employment land allocated under EM1 adequately align with the identified minimum new employment land requirement of 35ha?

- Does the Council's proposed Focussed Change arising from a correction concerning the identified safeguarding route for the M4 relief route undermine the adequacy of the employment land allocations in the Plan?
- Does each EM1 allocation have a clear and adequate supporting rationale? What evidence demonstrates that each allocation is demonstrably deliverable? Does the Plan need to be clearer as regards those sites designated for single large user projects of at least 10ha (EM1(i), EM1(ii))?
- Is EM1(iv) (Solutia, 45ha) demonstrably deliverable, given uncertainties concerning land release, potential site development constraints and viability? Can this land be relied upon as part of the allocated employment land supply?
- Is the allocation of EM1(iii) Celtic Springs as a major B1 business use allocation consistent with the Plan's economic and employment strategy? What evidence indicates that this allocation is unsound, and that change to an EM2 regeneration site allocation supporting mixed uses is required?

### **3. EM2 Regeneration sites - rationale, scale of supply, constraints, deliverability.**

- Does policy EM2 identify sufficiently clearly the amount and location of land actually allocated for employment use within each allocation? What is the actual amount allocated on each site and the total of additional employment land allocated by EM2?
- What is the rationale for each of the employment land allocations listed under policy EM2 - does each have a clear purpose and justification in relation to the Plan's economic and employment strategy?
- What evidence supports the inclusion of 1.2ha of employment land at the Monmouthshire Bank Sidings site (EM2(ix)) as part of the wider residential-led redevelopment of the site? Is this allocation realistic and deliverable? Does it properly reflect the present planning position? Is it consistent with allocation H1(14) (11.3ha)?
- What evidence supports the inclusion of 1.5ha of employment land at the former Alcan/Novelis site (EM2(x)) as part of the wider residential-led redevelopment of the site? Is this allocation realistic and deliverable? Is it consistent with allocation H1(54) (40ha)?
- What evidence demonstrates that each of the EM2 allocations are sufficiently free of constraints to development, and realistically, viably deliverable within the Plan period?
- To what extent do the allocations under EM2 (when added to allocations under EM1) result in an overprovision of employment land relative to identified need? Does this overprovision dilute the strategy, so jeopardising its delivery and undermining the Plan's soundness?

### **4. Policies EM3, EM4 -rationale and clarity.**

- What is the rationale and intention of policy EM3 (Newport Docks) – does the policy wording adequately express this? Does it involve the allocation of

additional land within the docks area, or safeguarding existing employment land and promoting its more effective use for employment purposes? Is the stated land area (ie excluding water areas) of 206ha accurate?

- Does the Plan (para 6.27 and elsewhere, eg paras 6.8 and 6.11) accurately and adequately reflect the currently-established position concerning the possible future M4 relief route?
- What is the purpose and intent of policy EM4? Is it intended to safeguard against loss of existing employment land except where certain conditions are met? Does the policy provide sufficient clarity as to which land is subject to this policy, and what tests must be satisfied (ie how the stated criteria will be applied)? Is the policy based on a robust assessment of existing employment land and its suitability to contribute to employment land provision going forward? Can the policy operate effectively in advance of the intended SPG?

### **Attendees**

Newport City Council  
Welsh Government (244)  
Corus UK Ltd/Tata Steel UK Ltd (1420)  
Associated British Ports (2035)  
Redrow Homes South Wales Ltd (3195)  
Persimmon Homes (East Wales) (3202)  
Walters Land (Rogerstone) Ltd (3520)  
AWG Property Ltd (3899)