

Agenda



Planning Committee

Date: Wednesday, 6 March 2024

Time: 10.00 am

Venue: Council Chambers - Civic Centre

To: Councillors M Spencer (Chair), M Linton (Deputy Chair), T Harvey, J Reynolds, S Cocks, A Screen, B Perkins, J Jones, M Howells, R Mogford and J Jordan

Item	Wards Affected
1. <u>Apologies for Absence</u>	
2. <u>Declarations of Interest</u>	
3. <u>Minutes of the Meeting held on 07 February 2024</u> (Pages 3 - 6)	
4. <u>Development Management: Planning Application Schedule</u> (Pages 7 - 58)	
5. <u>Local Development Plan Annual Monitoring Report</u> (Pages 59 - 194)	
6. <u>Appeal Decisions</u> (Pages 195 - 200)	

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Date of Issue: Tuesday, 05 March 2024

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Minutes



Planning Committee

Date: 07 February 2024

Time: 10.00 am

Present: Councillors M Spencer (Chair), M. Howells, R Mogford, S Cocks, J Jordan, T Harvey, A. Screen, B. Perkins and J. Reynolds M. Linton and J Jones

In Attendance: Andrew Ferguson (Planning and Development Manager), Jacob Cooke (Senior Planning Officer), Tracey Brooks (Head of Regeneration & Economic Development), Stephen Williams (West Area Development Manager), Joanne Evans (Senior Solicitor- Planning & Land) Alun Lowe (Planning Contributions Manager), Matthew Harris (Ecology Officer), Emily Mayger (Governance Officer)

Apologies: Councillor Mogford

1. **Declarations of Interest**

Councillor Screen noted an interest due to both applications being within his ward.

2. **Minutes of the meeting held on 10 January 2024.**

The minutes of the meeting held on 10 January 2024 were submitted.

Resolved

That the minutes of the meeting held on 10 January 2024 be taken as read and confirmed.

3. **Development Management: Planning Application Schedule**

(1) That decisions be recorded as shown on the Planning Applications Schedule attached as an Appendix A

(2) That the Planning and Development Manager be authorised to draft any amendments to/additional conditions or reasons for refusal in respect of the Planning Applications Schedule, attached.

The meeting terminated at 12:20pm

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Decision Schedule

Planning Committee 07.02.24

Page 5	<p>23/0752</p> <p>Site: Tredegar House, Caravan Club Site Pencarn Way Duffryn Newport</p> <p>Proposal: REDEVELOPMENT WORKS WHICH INCLUDE UPGRADING 11NO. EXISTING PITCHES TO SERVICED PITCHES, UPGRADE OF MOTOR VAN WASTE POINT AND SERVICE POINTS. EXTENSION TO TOILET BLOCK TO PROVIDE COMPLIANT ACCESSIBLE SHOWER ROOM AND ASSOCIATED WORKS INCLUDING RESPACING OF PITCHES TO PROVIDE FIRE SEPARATION AND SITING OF STATIC CARAVAN TO PROVIDE ON-SITE MANAGER ACCOMMODATION</p>	<p>Tredegar Park and Marshfield</p>	<p>Brought to Committee as a major planning application</p>	<p>Granted with conditions</p>
	<p>23/0878</p> <p>Site: Land To The South And East Of Celtic Way, Celtic Lakes, Newport</p> <p>Proposal: PROPOSED ELECTRICITY SUBSTATION COMPOUND (132/33/11KV), INCLUDING A SWITCH-ROOM BUILDING AND OUTDOOR ELECTRICAL EQUIPMENT, ENCLOSED BY A SECURITY FENCE, WITH ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS, LANDSCAPING, DRAINAGE AND EARTHWORKS</p>	<p>Tredegar Park and Marshfield</p>	<p>Brought to Committee as a major planning application</p>	<p>Granted with Conditions</p>

Report

Planning Committee – Hybrid Meeting

Part 1

Date: 6th March 2024

Subject Planning Application Schedule

Purpose To take decisions on items presented on the attached schedule

Author Head of Regeneration and Economic Development

Ward As indicated on the schedule

Summary The Planning Committee has delegated powers to take decisions in relation to planning applications. The reports contained in this schedule assess the proposed development against relevant planning policy and other material planning considerations, and take into consideration all consultation responses received. Each report concludes with an Officer recommendation to the Planning Committee on whether or not Officers consider planning permission should be granted (with suggested planning conditions where applicable), or refused (with suggested reasons for refusal).

The purpose of the attached reports and associated Officer presentation to the Committee is to allow the Planning Committee to make a decision on each application in the attached schedule having weighed up the various material planning considerations.

The decisions made are expected to benefit the City and its communities by allowing good quality development in the right locations and resisting inappropriate or poor quality development in the wrong locations.

Proposal **1. To resolve decisions as shown on the attached schedule.**
2. To authorise the Development and Regeneration Manager to draft any amendments to, additional conditions or reasons for refusal in respect of the Planning Applications Schedule attached

Action by Planning Committee

Timetable Immediate

This report was prepared after consultation with:

- Local Residents
- Members
- Statutory Consultees

The Officer recommendations detailed in this report are made following consultation as set out in the Council's approved policy on planning consultation and in accordance with legal requirements

Background

The reports contained in this schedule assess the proposed development against relevant planning policy and other material planning considerations, and take into consideration all consultation responses received. Each report concludes with an Officer recommendation to the Planning Committee on whether or not Officers consider planning permission should be granted (with suggested planning conditions where applicable), or refused (with suggested reasons for refusal).

The purpose of the attached reports and associated Officer presentation to the Committee is to allow the Planning Committee to make a decision on each application in the attached schedule having weighed up the various material planning considerations.

The decisions made are expected to benefit the City and its communities by allowing good quality development in the right locations and resisting inappropriate or poor quality development in the wrong locations.

Applications can be granted subject to planning conditions. Conditions must meet all of the following criteria:

- Necessary;
- Relevant to planning legislation (i.e. a planning consideration);
- Relevant to the proposed development in question;
- Precise;
- Enforceable; and
- Reasonable in all other respects.

Applications can be granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). This secures planning obligations to offset the impacts of the proposed development. However, in order for these planning obligations to be lawful, they must meet all of the following criteria:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The applicant has a statutory right of appeal against the refusal of permission in most cases, or against the imposition of planning conditions. There is no third party right of appeal against a decision.

Work is carried out by existing staff and there are no staffing issues. It is sometimes necessary to employ a Barrister to act on the Council's behalf in defending decisions at planning appeals. This cost is met by existing budgets. Where the Planning Committee refuses an application against Officer advice, Members will be required to assist in defending their decision at appeal.

Where applicable as planning considerations, specific issues relating to sustainability and environmental issues, well-being of future generations, equalities impact and crime prevention impact of each proposed development are addressed in the relevant report in the attached schedule.

Financial Summary

The cost of determining planning applications and defending decisions at any subsequent appeal is met by existing budgets and partially offset by statutory planning application fees. Costs can be awarded against the Council at an appeal if the Council has acted unreasonably and/or cannot defend its decisions. Similarly, costs can be awarded in the Council's favour if an appellant has acted unreasonably and/or cannot substantiate their grounds of appeal.

Risks

Three main risks are identified in relating to the determination of planning applications by Planning Committee: decisions being overturned at appeal; appeals being lodged for failing to determine applications within the statutory time period; and judicial review.

An appeal can be lodged by the applicant if permission is refused or if conditions are imposed. Costs can be awarded against the Council if decisions cannot be defended as reasonable, or if it behaves unreasonably during the appeal process, for example by not submitting required documents within required timescales. Conversely, costs can be awarded in the Council's favour if the appellant cannot defend their argument or behaves unreasonably.

An appeal can also be lodged by the applicant if the application is not determined within the statutory time period. However, with the type of major development being presented to the Planning Committee, which often requires a Section 106 agreement, it is unlikely that the application will be determined within the statutory time period. Appeals against non-determination are rare due to the further delay in receiving an appeal decision: it is generally quicker for applicants to wait for the Planning Authority to determine the application. Costs could only be awarded against the Council if it is found to have acted unreasonably. Determination of an application would only be delayed for good reason, such as resolving an objection or negotiating improvements or Section 106 contributions, and so the risk of a costs award is low.

A decision can be challenged in the Courts via a judicial review where an interested party is dissatisfied with the way the planning system has worked or how a Council has made a planning decision. A judicial review can be lodged if a decision has been made without taking into account a relevant planning consideration, if a decision is made taking into account an irrelevant consideration, or if the decision is irrational or perverse. If the Council loses the judicial review, it is at risk of having to pay the claimant's full costs in bringing the challenge, in addition to the Council's own costs in defending its decision. In the event of a successful challenge, the planning permission would normally be quashed and remitted back to the Council for reconsideration. If the Council wins, its costs would normally be met by the claimant who brought the unsuccessful challenge. Defending judicial reviews involves considerable officer time, legal advice, and instructing a barrister, and is a very expensive process. In addition to the financial implications, the Council's reputation may be harmed.

Mitigation measures to reduce risk are detailed in the table below. The probability of these risks occurring is considered to be low due to the mitigation measures, however the costs associated with a public inquiry and judicial review can be high.

Risk	Impact of risk if it occurs* (H/M/L)	Probability of risk occurring (H/M/L)	What is the Council doing or what has it done to avoid the risk or reduce its effect?	Who is responsible for dealing with the risk?
Decisions challenged at appeal and costs awarded against the Council.	M	L	Ensure reasons for refusal can be defended at appeal.	Planning Committee
			Ensure planning conditions imposed meet the tests set out in Circular 016/2014.	Planning Committee
			Provide guidance to Planning Committee regarding relevant material planning considerations, conditions and reasons for refusal.	Planning and Development Manager and Senior Legal Officer
			Ensure appeal timetables are adhered to.	Planning and Development Manager
Appeal lodged against non-determination, with costs awarded against the Council	M	L	Avoid delaying the determination of applications unreasonably.	Planning Committee Planning and Development Manager
Judicial review successful with costs awarded against the Council	H	L	Ensure sound and rational decisions are made.	Planning Committee Planning and Development Manager

* Taking account of proposed mitigation measures

Links to Council Policies and Priorities

The Council's Corporate Plan 2017-2022 identifies four themes, including the aim to be a Thriving City. In order to achieve this, the Council is committed to improving:

- jobs and the economy
- education and skills
- fairness and equality
- community safety and cohesion
- the environment, transport, culture and social well-being

Through development management decisions, good quality development is encouraged and the wrong development in the wrong places is resisted. Planning decisions can therefore contribute directly and indirectly to these priority outcomes by helping to deliver sustainable communities and affordable housing; allowing adaptations to allow people to remain in their homes; improving energy efficiency standards; securing appropriate Planning Contributions to offset the demands of new development to enable the expansion and improvement of our schools and leisure facilities; enabling

economic recovery, tourism and job creation; tackling dangerous structures and unsightly land and buildings; bringing empty properties back into use; and ensuring high quality 'place-making'.

The Corporate Plan contains the Council's Well-being Statement and well-being objectives, which contribute to the achievement of the national well-being goals. The Corporate Plan also links to other strategies and plans, the main ones being:

- Improvement Plan 2016-2018;
- Local Development Plan 2011-2026 (Adopted January 2015);

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 all planning applications must be determined in accordance with the Newport Local Development Plan (Adopted January 2015) unless material considerations indicate otherwise. Planning decisions are therefore based primarily on this core Council policy.

Options Available and considered

- 1) To determine the application in accordance with the Officer recommendation (with amendments to or additional conditions or reasons for refusal if appropriate);
- 2) To grant or refuse planning permission against Officer recommendation (in which case the Planning Committee's reasons for its decision must be clearly minuted);
- 3) To decide to carry out a site visit, either by the Site Inspection Sub-Committee or by full Planning Committee (in which case the reason for the site visit must be minuted).

Preferred Option and Why

To determine the application in accordance with the Officer recommendation (with amendments to or additional conditions or reasons for refusal if appropriate).

Comments of Chief Financial Officer

In the normal course of events, there should be no specific financial implications arising from the determination of planning applications.

There is always a risk of a planning decision being challenged at appeal. This is especially the case where the Committee makes a decision contrary to the advice of Planning Officers or where in making its decision, the Committee takes into account matters which are not relevant planning considerations. These costs can be very considerable, especially where the planning application concerned is large or complex or the appeal process is likely to be protracted.

Members of the Planning Committee should be mindful that the costs of defending appeals and any award of costs against the Council following a successful appeal must be met by the taxpayers of Newport.

There is no provision in the Council's budget for such costs and as such, compensating savings in services would be required to offset any such costs that were incurred as a result of a successful appeal.

Comments of Monitoring Officer

Planning Committee are required to have regard to the Officer advice and recommendations set out in the Application Schedule, the relevant planning policy context and all other material planning considerations. If Members are minded not to accept the Officer recommendation, then they must have sustainable planning reasons for their decisions.

Comments of Head of People, Policy and Transformation

Within each report the sustainable development principle (long term, prevention, integration collaboration and involvement) of the Well-being of Future Generations (Wales) Act has been fully considered.

From an HR perspective there are no staffing issues to consider.

Comments of Cabinet Member

The Cabinet Member for Strategic Planning, Regulation and Housing has been made aware of the report.

Local issues

Ward Members were notified of planning applications in accordance with the Council's adopted policy on planning consultation. Any comments made regarding a specific planning application are recorded in the report in the attached schedule

Scrutiny Committees

None

Equalities Impact Assessment and the Equalities Act 2010

The Equality Act 2010 contains a Public Sector Equality Duty which came into force on 06 April 2011. The Act identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The new single duty aims to integrate consideration of equality and good relations into the regular business of public authorities. Compliance with the duty is a legal obligation and is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who share a protected characteristic and those who do not. The Act is not overly prescriptive about the approach a public authority should take to ensure due regard, although it does set out that due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The Socio-economic Duty, part of the Equality Act 2010, was also enacted in Wales on the 31st March 2021. This requires the Planning Committee, when making strategic decisions, to also pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage. Inequalities of outcome are felt most acutely in areas such as health, education, work, living standards, personal security and participation.

Children and Families (Wales) Measure

Although no targeted consultation takes place specifically aimed at children and young people, consultation on planning applications and appeals is open to all of our citizens regardless of their age. Depending on the scale of the proposed development, applications are publicised via letters to neighbouring occupiers, site notices, press notices and/or social media. People replying to consultations are not required to provide their age or any other personal data, and therefore this data is not held or recorded in any way, and responses are not separated out by age.

Wellbeing of Future Generations (Wales) Act 2015

The Well-being and Future Generations (Wales) Act seeks to improve the social, economic environmental and cultural well-being of Wales. Public bodies should ensure that decisions take into account the impact they could have on people living in Wales, in the future. The 5 main considerations are:

Long term: Decisions made by the Planning Committee balances the need to improve the appearance of areas as well as meeting the needs of residents in order to make places safe to live in and encourage investment and employment opportunities. Planning decisions aim to build sustainable and cohesive communities.

- Prevention: Sound planning decisions remove the opportunity for anti-social behaviour and encourages a greater sense of pride in the local area, thereby giving the City potential to grow and become more sustainable.
- Integration: Through consultation with residents and statutory consultees, there is an opportunity to contribute views and opinions on how communities grow and develop, thereby promoting greater community involvement and integration. Planning decisions aim to build integrated and cohesive communities.
- Collaboration: Consultation with statutory consultees encourages decisions to be made which align with other relevant well-being objectives.
- Involvement: Planning applications are subject to consultation and is regulated by legislation. Consultation is targeted at residents and businesses directly affected by a development, ward members and technical consultees. Engagement with the planning process is encouraged in order to ensure that the views of key stakeholders are taken into consideration.

Decisions made are in line with the Council's well-being objectives published in March 2017. Specifically, Objective 9 (Health and Well Being) of the adopted Newport Local Development Plan (2011-2026) links to this duty with its requirement to provide an environment that is safe and encourages healthy lifestyle choices and promotes well-being.

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the consultation of these guidance documents.

Consultation

Comments received from wider consultation, including comments from elected members, are detailed in each application report in the attached schedule.

Background Papers

NATIONAL POLICY

Planning Policy Wales (PPW) Edition 12 February 2024
 Development Management Manual 2017
 Welsh National Marine Plan November 2019
 Future Wales - The National Plan 2040 (February 2021)

PPW Technical Advice Notes (TAN):

- TAN 2: Planning and Affordable Housing (2006)
- TAN 3: Simplified Planning Zones (1996)
- TAN 4: Retailing and Commercial Development (2016)
- TAN 5: Nature Conservation and Planning (2009)
- TAN 6: Planning for Sustainable Rural Communities (2010)
- TAN 7: Outdoor Advertisement Control (1996)
- TAN 10: Tree Preservation Orders (1997)
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 13: Tourism (1997)
- TAN 14: Coastal Planning (1998)
- TAN 15: Development and Flood Risk (2004)
- TAN 16: Sport, Recreation and Open Space (2009)
- TAN 18: Transport (2007)
- TAN 20: Planning and The Welsh Language (2017)
- TAN 21: Waste (2014)

TAN 23: Economic Development (2014)
TAN 24: The Historic Environment (2017)

Minerals Technical Advice Note (MTAN) Wales 1: Aggregates (30 March 2004)
Minerals Technical Advice Note (MTAN) Wales 2: Coal (20 January 2009)

Welsh Government Circular 016/2014 on planning conditions

LOCAL POLICY

Newport Local Development Plan (LDP) 2011-2026 (Adopted January 2015)

Supplementary Planning Guidance (SPG):

Affordable Housing (adopted August 2015) (updated October 2021)
Archaeology & Archaeologically Sensitive Areas (adopted August 2015)
Flat Conversions (adopted August 2015) (updated October 2021)
House Extensions and Domestic Outbuildings (adopted August 2015) (updated January 2020)
Houses in Multiple Occupation (HMOs) (adopted August 2015) (updated January 2017)
New dwellings (adopted August 2015) (updated January 2020)
Parking Standards (adopted August 2015)
Planning Obligations (adopted August 2015) (updated January 2020)
Security Measures for Shop Fronts and Commercial Premises (adopted August 2015)
Wildlife and Development (adopted August 2015)
Mineral Safeguarding (adopted January 2017)
Outdoor Play Space (adopted January 2017)
Trees, Woodland, Hedgerows and Development Sites (adopted January 2017)
Air Quality (adopted February 2018)
Waste Storage and Collection (adopted January 2020)
Sustainable Travel (adopted July 2020)
Shopfront Design (adopted October 2021)

OTHER

“Newport City Council Retail Study by Nexus Planning (September 2019) “ is not adopted policy but is a material consideration in making planning decisions.

‘The Economic Growth Strategy (and associated Economic Growth Strategy Recovery Addendum) is a material planning consideration’.

The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 are relevant to the recommendations made.

Other documents and plans relevant to specific planning applications are detailed at the end of each application report in the attached schedule and are available to view on the Council’s website using the application reference number.

1.

APPLICATION DETAILS

No: 24/0007 **Ward:** Victoria

Type: Full

Expiry Date: 8th March 2024

Applicant: J Bowen

Site: 11 Jackson Place Newport NP19 8FR

Proposal: **CHANGE OF USE FROM A 4 BEDROOM DWELLING (C3 USE) TO A 5 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE) AND ERECTION OF REAR DORMER. (RESUBMISSION OF PLANNING REFERENCE: 23/1020)**

Recommendation: GRANTED WITH CONDITIONS

1. INTRODUCTION

1.1 This application seeks planning permission for the change of use of a dwellinghouse (C3 Use Class) to a 5no. bedroom House in Multiple Occupation (HMO) (C4 Use Class) at 11 Jackson Place in the Victoria ward.

1.2 The application is a resubmission of the recently refused 23/1020 application for the change of use to a 6no. bedroom HMO with erection of rear dormer and two rooflights, which was refused planning permission in December 2023 for the following reason;

The proposal, owing to its reliance on rooflights serving Bedroom 5, would result in an unacceptable provision of residential amenity for the future occupier. This is contrary to Policy GP2 and H8 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

1.3 A HMO is a house occupied by people who are usually unrelated and have private bedrooms but shared facilities such as kitchens, living areas and bathrooms. The proposed 5no. bedroom HMO falls into the C4 Use Class which allows between 3 and 6no. unrelated occupants to reside and share amenities.

1.4 The application is reported to Planning Committee at the request of Councillors Hussain and Horton.

2. RELEVANT SITE HISTORY

23/1020	CHANGE OF USE FROM A 4 BEDROOM DWELLING (C3 USE) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE) AND ERECTION OF REAR DORMER AND INSTALLATION OF TWO ROOFLIGHTS IN FRONT PLANE OF ROOF	REFUSED
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3. POLICY CONTEXT

3.1 **The Newport Local Development Plan (NLDP) 2011-2026 (Adopted January 2015)**

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out

crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 'General Development Principles – Highways and Accessibility' states that development proposals should make adequate provision for car parking and ensure that development would not be detrimental to highway or pedestrian safety.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health

Policy H8 Self Contained Accommodation and Houses in Multiple Occupation sets out the criteria for subdividing a property into self-contained flats. The scheme must be of appropriate scale and intensity not to unacceptably impact on the amenity of neighbouring occupiers and create parking problems; proposals must not create an over concentration in any one area of the city; and adequate noise insulation is provided and adequate amenity for future occupiers.

Policy T4 Parking states that development will be expected to provide appropriate levels of parking.

Policy W3 Provision for Waste Management Facilities in Development states that where appropriate, facilities for waste management will be sought on all new development.

Relevant Supplementary Planning Guidance

Parking Standards SPG (Adopted August 2015)

Houses in Multiple Occupation (HMO) SPG (Updated January 2017)

House Extensions and Domestic Outbuildings SPG (Updated January 2020)

Sustainable Travel SPG (July 2020).

4. CONSULTATIONS

- 4.1 GWENT POLICE: The fundamental security recommendations through the guidance and advice from Secured by Design (SBD) predominantly remain the same for all multi-use/occupant properties. These recommendations can change however on location, crime statistics, and property use. The aim of the advice is to provide bespoke and specific information that will make a safe and secure environment for the occupant using products that are fit for purpose for the demands of the building(s).

The below links provide data in relation to incidents at Jackson Place between Jan23 – Dec23.

Jackson Place - Based on the information recorded on Police.uk and specifically Jackson Place [Victoria | Police.uk \(www.police.uk\)](https://www.police.uk) I have identified that at present Jackson Place is a low demand location with a total of 10 incidents recorded in the last year (Jan 23-Dec 23).

From exploring this data the incidents are sporadic and spread out over the year. There are 4 months with no recorded incidents for the area. The incident types are not linked or of the same type indicating there is no defined pattern or trend in these low incident numbers.

Now that clarity has been confirmed regarding the use of the HMO I have made the below recommendations around physical security for the proposed developments (Jackson Place). At this stage no additional security needs, other than the below physical recommendations, are required at this time.

External Door – At minimum I would recommend the use of a certified security rated LPS 1175 doorset that is also both fire and smoke rated. This is a higher security rated doorset than the standard PAS 24 doorset. The reason for the increased rating is due to the access to numerous individual flats and the demand and usage of the door. As this will be the main entrance for potentially 5 + flats the demand on the door is increased from a normal singular dwelling doorset.

Internal Doors (Flat entrance) – At minimum I would recommend the use of a PAS 24:2016* security door that is also both fire and smoke rated. I would also recommend the installation of a door viewer (spy hole) to specification TS002. This allow improved access control and security for the residents within.

* PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024.

Windows – At minimum I recommend that all windows are PAS 24:2016*.

* PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024.

Front boundaries - It is important that the boundary between public and private areas is clearly indicated. For the majority of house developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence.

Garden Access - Gates giving access to rear gardens should be positioned as close to the front of the property as possible and needs to be lockable and be operable by key from both sides of the gate.

Access Control - As both properties are planned to be above 5 dwellings SBD recommend the use of an access control system. A communal entrance doorset that serves 5 to 10 dwellings (inclusive), is required to have a visitor door entry system and an access control system to enable management oversight of the security of the building and not a 'meet and greet' system. Tradesperson or timed-release mechanisms are not permitted as they have been proven to be the cause of anti-social behaviour and unlawful access to communal developments.

Perimeter – As previously stated it is recommended that any front boundary fencing/wall etc is kept to 1.2 meters allowing for clear lines of sight into and out of the property. The remaining perimeter is recommend to be set at 1.8 meters. For these properties it does not require it to be security rated but it is recommended it is of a strong a robust construction, ideally of vertical panels in a hit and miss placement. This prevents and reduces the ability to climb and gain access to the rear of the property.

Lighting – PIR (Lighting that is activated via a sensor) is not recommended as its activation does not always result in an alert or action. It is recommend that dusk till dawn lighting is installed to provide a constant lit area to assist in potentially deterring, delaying and detecting offenders.

Further information, guidance, and specification levels can be found through the SBD HOMES guide - [HOMES_GUIDE_2024_v2.pdf \(securedbydesign.com\)](#)

5. INTERNAL COUNCIL ADVICE

5.1 THE HEAD OF INFRASTRUCTURE (HIGHWAYS):

Highway Recommendation:

No objection subject to conditions.

Highway Comments:

As per Highways' previous comments there are no objections in principle. The cycle parking provision is however poor and requires improvement. We therefore request a condition to address the matter.

Suggested condition:

No development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council. Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport

5.2 THE HEAD OF INFRASTRUCTURE (WASTE): We would anticipate the property receive a single 180L bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

5.3 THE HEAD OF ENVIRONMENT AND PUBLIC HEALTH (ENV. HEALTH): I confirm I have no objections to the proposal.

However, as the proposed development is for five or more residents, I understand this changes the purpose group for which the building was intended. Therefore, please ensure that the Council Building Control Department are consulted to ensure there is adequate sound insulation in the building to minimise structural and airborne noise, in accordance with Approved Document E. I have not commented as I assume that Building Control will ensure that the Building Regulations, Approved Document E is applied.

Also there is a lack of information regarding the waste storage and recycling facilities that will be provided to the proposed residential accommodation. Therefore, either additional information is required or the following condition is recommended:

Waste storage and Recycling

Prior to first beneficial use, a scheme for the provision of waste storage and recycling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to first beneficial use and thereafter maintained for the duration of the use.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected

5.4 THE HEAD OF ENVIRONMENT AND PUBLIC HEALTH (HMO LICENSING): No response.

5.5 THE HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT (PLANNING CONTRIBUTIONS): The proposal represents a net nil gain of dwellings. As such, no s106 obligations are requested.

6. REPRESENTATIONS

6.1 NEIGHBOURS: All properties within 50m of the application site were consulted (94no. properties) and a site notice displayed. 80no. of objections have been received (which include multiple objections from a number of properties) and a petition has been submitted signed by 114no. residents from various addresses across Newport. The key issues and objections have been summarised below;

- The resultant increase in parking demand on street within the surrounding area, which is stated as already being at high capacity and the impact that this further increase will cause on highway safety, accessibility and amenity;
- Concerns regarding the format and methodology of the submitted parking survey along with inaccuracies and inconsistencies contained within it;
- Adverse impact on social cohesion and the quiet residential character of the area as a result of an additional HMO within an area whereby there are a high number of other HMOs and temporary housing/accommodation;
- Concerns that HMOs in the area require 24 hour security guards due to issues with residents at these properties and that this will be replicated at this property, adding to concerns surrounding impact on social cohesion;
- Concerns that 15% HMO threshold has now been exceeded;
- Objections to the methodology of calculating HMO concentration using the 50m radius test;
- Anti-social behaviour and crime, with reference to a previous HMO on this street whereby police were involved on multiple occasions and the property ended up being served a closure notice;
- Issues arising from HMOs in relation to anti-social behaviour, disorder and crime;
- Design and appearance of proposed dormer;
- Impact on privacy/overlooking from proposed dormer;
- Accuracy of plans i.e. being a three bedroom house and not a four bedroom as shown;
- Increased waste generation and storage issues;
- Increased noise generation, comings and goings due to intensification of the property and associated disturbance that brings;

Many other matters such as property value and status of future residents have been raised. However, the above summary only includes matters that are classed as material planning considerations. Any other matter cannot be considered and has therefore not been listed.

6.2 COUNCILLORS HUSSAIN AND HORTON: Both Councillors object to the application, citing issues around parking and highway safety, impact on character of the area to due proximity to existing HMOs

7. ASSESSMENT

7.1 Introduction

7.1.1 The application site is a mid terrace property set over three stories with a small enclosed frontage within a residential cul de sac located off Albert Avenue and with a private enclosed rear garden. No off street parking is provided. At the lower ground level the existing plans show a kitchen and dining area with external access to the rear garden, at ground floor the plans show a lounge and bedroom and at first floor 3no. bedrooms and a bathroom. In responses received, a number of local objections refer to the existing property actually having

3no. bedrooms as opposed to the stated 4no. bedrooms on the floor plans. At the time of visiting the property rooms had been stripped and internal renovation works were underway, and it was not possible to confirm this. The online sales particulars from October 2023 include an existing floor plan of the property which shows 3no. bedrooms, with the ground floor room stated as being a 'bedroom' shown as a 'living room', with a photograph to demonstrate. Whether the existing property is 3 or 4 bedroom is largely academic. It does not alter the fact that the fall back position is a single dwellinghouse capable of occupation by a family and the parking demand for the lawful use as per the Council's adopted parking guidance is 3 spaces.

7.1.2 The proposed layout includes a lower ground floor of an open plan kitchen and lounge with understairs cycle storage and a storage cupboard, a ground floor layout of 2no. ensuite bedrooms with hallway cycle storage, a first floor layout of 2no. ensuite bedrooms with communal store and a fifth ensuite bedroom provided through a flat roof dormer extension. This would measure 5.10 metres wide by 2.30 metres in height and would contain 2no. windows. The proposal also includes 1no. bird nesting box and 1no. bast box. Refuse storage is shown to be provided through a timber framed store within the front forecourt.

7.2 Impact on Character, Appearance and Residential Amenity

7.2.1 Policy H8 (Self Contained Accommodation and Houses in Multiple Occupation) states; 'within the defined settlement boundaries, proposals to subdivide a property into self-contained accommodation, bedsits or a house in multiple occupation will only be permitted if:

- i) the scale and intensity of use does not harm the character of the building and locality and will not cause an unacceptable reduction in the amenity of neighbouring occupiers or result in on street parking problems;
- ii) the proposal does not create an over concentration of houses in multiple occupation in any one area of the city which would change the character of the neighbourhood or create an imbalance in the housing stock;
- iii) adequate noise insulation is provided;
- iv) adequate amenity for future occupiers.'

7.2.2 The application has resulted in significant concern from both members of the public and local councillors in relation to the adverse impact that the proposed HMO would have on the character, appearance and social cohesion of Jackson Place, which is described by residents as being a 'quiet cul-de-sac', and the wider local area. Reference has been made in many objections to anti-social behaviour and disorder, as well as several objections referring to incidents previously occurring at Jackson Place at another property that was previously a HMO.

7.2.3 Planning history has been reviewed for Jackson Place and no records have been found for another HMO being granted planning permission. The HMO Licensing Department have also been contacted and the only record of a HMO being licensed was at 14 Jackson Place between June 2007 and October 2012. It is unclear whether this is the property being referred to by residents. It is possible that there was a property being used as a HMO that was unlicensed or there was another property in the street being used in a manner similar to a HMO by multiple unrelated individuals that also did not have planning permission. It is possible that this contributed to the issues raised by residents but in this particular case planning permission is being applied for and a license is required. In any case, it is understood that the property referred to by objectors is no longer being used in an anti-social manner and is currently in use as a single dwellinghouse that no longer contributes to such concerns. Notwithstanding, the objections raised have been considered and officer assessment set out below.

7.2.4 It cannot be assumed that all HMOs result in issues surrounding anti-social behaviour and disorder or an alteration to the character of an existing area and it is important to therefore consider the context of the surrounding area when making a case by case assessment for HMO proposals. The SPG states that 'clusters of HMOs can alter the composition of a community and detract from local visual amenity. The guidance introduces a threshold above which HMOs are considered to detract from the character of the area. In general, the Council will not support a planning application that would take the number of HMOs, considered as a proportion of the local housing stock, above a specified limit. In "defined areas" this limit is

15%, in other areas, 10%. This site is located within the 15% threshold area. When taking a 50m radius from the address point of the application site, the full front elevations of 51no. properties are captured. (NB as per the SPG any properties converted into flats counts as one property for the purposes of the test). There are no existing registered HMOs within the 50m radius, so 0% of the housing stock. Therefore, if the application were to proceed, the 1no. HMO would constitute 1.96% of the selected housing stock and is significantly below the 15% threshold.

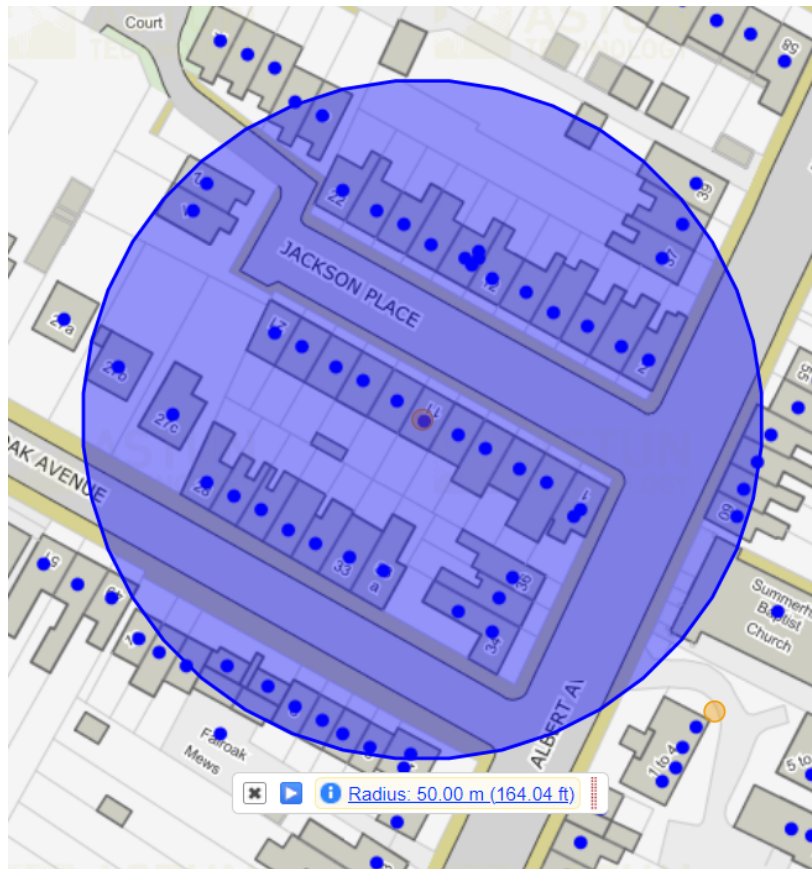


Figure 1 – HMO 50m Threshold Test

- 7.2.5 The proposal would introduce the only HMO in Jackson Place and the wider area within the 50m radius. This method has been questioned in a neighbour objection, stating that a large portion of the 50m area is highway and that the other HMOs that are nearby (but outside of the 50m) should be given consideration. It is acknowledged that there are other HMOs in the wider area, however for the purpose of the threshold test the 50m is set in adopted supplementary planning guidance and is given substantial weight. Paragraph 5.5.6 of the HMO SPG confirms that properties outside of the 50m radius will only be included whereby the radius does not capture 10no. properties. In this instance the 50m radius captures the full front elevations of 51no. properties and the parameters of the test are complied with.
- 7.2.6 Objections from neighbours have also raised concerns in relation to properties within the nearby area that have security guards and provide accommodation to a specific category of persons. There is concern from residents that using the proposed HMO in this way could result in a harm on the social cohesion and character of the street, give rise to issues of antisocial behaviour and/or criminal activity and cause a general disturbance to the existing residential cul-de-sac. This use described by residents in their responses is not a HMO. The applicant is not applying for such a use that would allow security guards or accommodation for a specific category of person and such a use would require planning permission in its own right, and is not a HMO. The application must be assessed for the proposed use as a HMO. Notwithstanding the above concerns the properties cited by residents are located outside of the 50m radius in any case.
- 7.2.7 Turning to qualitative consideration, it is apparent that Jackson Place is a pleasant cul-de-sac where properties are generally in a good condition and are looked after and there is no

evidence of fly tipping or collection of waste that may result in an adverse visual impact or indicate signs of a lack of social cohesion. It is apparent from the neighbour objections that there is strong concern from residents that the introduction of a HMO would alter that existing character and cohesion of the street, particularly given apparent previous issues. It is acknowledged that if the correct provisions are not put in place e.g. sufficient space for refuse storage, and it is not managed correctly then a shared property could result in social or environmental issues. This does in large part relate to the characteristics of the occupants themselves rather than the use. The characteristics of occupants is not a planning issue. Planning is concerned with the use itself and a HMO cannot automatically be equated to a focal point of anti social behaviour and crime as there is no evidence to support this. A HMO License will be required separately and is also outside the regulatory remit of the Planning Authority. In this instance, whilst acknowledging the concerns of local residents and their objections, having reviewed the available evidence against the policy, there are no grounds to suggest that the proposed HMO would cause an adverse impact on social cohesion, the surrounding character and appearance or neighbouring residential amenity.

- 7.2.8 Gwent Police have responded to the consultation request and have not provided an objection to the application.

Guidance and advice has been given to the applicant by Gwent Police in relation to Secured by Design and should the applicant wish to review this then more information can be found in the consultation response. However, this is guidance only and is not a material consideration for this planning application assessment. Gwent Police have however confirmed that no additional security measures are required for this type of development.

- 7.2.9 In addition to the above, it should be noted that the Inspector made the following comments in respect of a recent appeal ref: CAS-02221-T4B3P5 at 287 Caerleon Road, Newport.

The proposal involves a residential use within a residential area and is therefore compatible. Whilst concerns have been raised in terms of increased littering, noise and disturbance in the area, no convincing evidence has been put before me to suggest that the intensification of the use of the property as a HMO would have a harmful effect on the living conditions of the occupiers of adjoining dwellings. Indeed, the figures put forward within the Officer's committee report clearly indicate that the thresholds set out within the Council's SPG would not be exceeded as a result of the appeal proposal. I conclude therefore that any additional activity and noise generated by the appeal proposal would not be significant within a busy context.

Concerns have also been raised regarding the overdevelopment of the property and the standard of the accommodation in terms of the space provided. I note that the Council raises no objection in this regard and I find no reason to reach a different view, mindful that matters of safety and hygiene are adequately covered by other legislation.

Some local residents have raised concerns which appear to be based on unfounded assumptions regarding crime and the anti-social behaviour of future occupants of the development. However, there is no firm evidence, for example from Police records, that if there have been any such occurrences in the locality, they are attributable to occupants of the property or others in the street.

Notwithstanding this, the HMO use clearly serves to meet a particular housing need and the surrounding area offers a broad mix of uses. For these reasons, I do not consider that the HMO use would change the character of the neighbourhood.

- 7.2.10 Firstly, it is acknowledged that the context of Caerleon Road appeal site and Jackson Place are different, with the former being a busy main road. Any additional activity and noise is likely to have more of an impact at the application site given the fact it is a residential cul-de-sac. However the comments of the Inspector in relation to the lack of convincing evidence are considered pertinent. There is no reason to suggest that a HMO, if managed correctly (which is a licensing matter), should result in a demonstrable adverse impact on neighbouring amenity. Having considered all available information, it is considered that it would not be a robust decision to refuse planning permission on these grounds.

- 7.2.11 In terms of neighbouring relationships and the intensification of the use of the existing property it is not considered that the change from a three or four bedroom dwelling to a five bedroom HMO would result in a significant enough change in the character of the property to result in any demonstrable harm to neighbouring amenity.
- 7.2.12 The House in Multiple Occupation (HMO) Supplementary Planning Guidance (SPG) states 'HMO's should provide outdoor amenity space in which residents can relax, dry their clothes and store refuse and recycling bins. Shared amenity spaces will be acceptable so long as they can accommodate every resident of the properties they serve.' The plans submitted with the application show that the property would benefit from an outdoor amenity area to the rear of the property that will be accessible for residents, and measures 40sqm which is considered to be an adequate size for the number of occupants proposed. Having visited the site this rear garden is relatively flat and useable and is enclosed by close board fencing, offering security and privacy to residents and adjoining neighbours. To the front there is a small forecourt where it is proposed refuse can be stored, which is consistent with the other properties in Jackson Place. The adequacy of this refuse provision will be considered later in this report.
- 7.2.13 The HMO standards state that a single bedroom should be at least 6.51m², shared kitchens and living rooms for up to 5 persons should be 7m² and 10m² respectively. All bedrooms exceed this standard and the kitchen and lounge is a shared area of 26.52m² and is acceptable. As mentioned, the external garden is considered to be adequate for the development proposed.
- 7.2.14 The recent 23/1020 application was refused on grounds of a bedroom in the attic space not providing sufficient amenity due to the reliance on rooflights serving that primary living space for the resident. This application has now omitted that sixth bedroom and the rooflights have been removed from the plans also. Therefore, it is considered that this issue has been resolved. In terms of the other bedrooms, they would all meet or exceed minimum sizes for licensing purposes, would have ensuite facility and sufficient window opening(s) to provide an adequate level of outlook, natural light and ventilation for future occupiers. The proposed 5no. bedrooms given the size of the property and external amenity area which is enclosed is not considered to give rise to any unacceptable impact on neighbouring amenity over and above the existing lawful use of the property as a dwelling house.
- 7.2.15 In order to ensure that the property provides adequate amenity for the future occupiers, a condition recommending that the maximum number of occupiers is five has been included within the conditional regime. This is to ensure that the property is not occupied by any more people which might result in a different or unacceptable level of residential amenity and also a change to the impact assessed on neighbouring amenity. Furthermore, a condition requiring that the proposed dormer is completed in full prior to occupation of Bedroom 5 has also been included to ensure there is adequate residential amenity for the occupier of that room in relation to head height, outlook, ventilation, useable space and natural light.

7.3 Quality of Design

- 7.3.1 In order to facilitate Bedroom 5, a rear dormer is proposed. Objections have been raised from residents in relation to its design and impact on neighbouring privacy. The dormer is set back from the roof eaves and is substantially set down from the roof ridge, and on the whole is generally considered to be a subservient addition, and in line with guidance. It is likely that if this were to be proposed on a C3 Dwellinghouse and not a HMO then it would benefit from permitted development rights. There would be some public views available from Fair Oak Avenue and Albert Avenue, however subject to the materials and appearance of the external walls (which are not specified and could be controlled to match the existing property through a planning condition) then it is considered that there would be no adverse impact on the character and appearance of the host property or surrounding area.
- 7.3.2 With regards to impact on neighbouring amenity and privacy, views are currently available from the rear openings of the properties at Jackson Place and the addition of a dormer window is not considered to give rise to any additional harmful impact over and above the existing relationship. If approval were forthcoming then it would however be necessary to

control that the en-suite window is obscure glazed. The dormer is compliant with Policies GP2 and GP6.

7.4 Highway Safety and Parking

7.4.1 A significant proportion of the neighbouring objections are related to parking. There is concern from residents that introducing a 5no. bedroom HMO in this location will lead to greater reduction on parking availability within the street and the spill out onto the wider area, whereby parking is already advised to be at high capacity. It is claimed that this can impact on highway safety within the area, illegal parking as well as accessibility issues for residents of Jackson Place who will be forced to park elsewhere away from their properties.

7.4.2 These types of concerns are consistent with planning applications for HMOs when there is a parking increase that would need to be accommodated on street, as it would be the case here. The existing residential property whether it is a three or four bedroom dwelling generates a parking demand of 3no. parking spaces that currently need to be accommodated on street. The proposed HMO will generate a parking demand of 1no. space per bedroom and 1no. visitor space per 5no. bedrooms, giving a total of 6no. parking spaces. This is a net increase of 3no. spaces that will need to be accommodated on street in the event that planning permission is approved.

7.4.3 A parking survey has been submitted by the applicant broadly in accordance with the Lambeth Methodology, which is the format that is requested to allow assessment of the parking situation. The survey dates were undertaken in October and some residents have requested a more up to date survey, however the date is not too long ago and there does not appear to be any significant contextual changes since October that would effect the survey findings. There has also been some concerns from residents that the late night surveys undertaken do not provide a fair representation of the parking situation in and around the site during the daytime. The Lambeth Methodology encourages late night surveys as this is typically expected to be when most people are at home and their vehicles are parked. In some instances parking demand might be highest in the day, perhaps whereby the site is located close to daytime uses such as shops, offices or schools for example. However, in this instance having reviewed the surrounding context officers are generally satisfied with the survey times. Officers have also undertaken their own site visits during the daytime, as will be discussed in the following paragraphs of this assessment.

7.4.4 The Council's Highways Officer has confirmed that they have no objection to the application subject to a condition requesting cycling parking provision, which will be discussed later in this section.

7.4.5 The Highways Officer previously assessed the Parking Survey and noted that whilst some detail was missing, the survey suitably demonstrated that the additional parking spaces generated by the development would be able to be accommodated on street. The below table is taken from the survey and shows the parking stress;

Street	Available Kerbside Parking Length (Metres)	Available kerbside parking - Parking Spaces Number	Wednesday 11th October 2023 at 00:30 No of cars	Wednesday 11th October at 00:30 No of cars (% occupied)	Thursday 12th October 2023 at 00:30 No of cars	Thursday 12th October at 00:30 No of cars (% occupied)
Albert Avenue (East Side)	151	30	25	83.3	25	83.3
Albert Avenue (West Side)	71	14	12	85.7	12	85.7
Summerhill Avenue (North Side)	141	28	20	71.4	20	71.4
Summerhill Avenue (South Side)	145	29	20	69.0	19	65.5
Jackson Place (North Side)	48	9	9	100.0	9	100.0
Jackson Place (South Side)	48	9	9	100.0	9	100.0
Fairoak Avenue (North Side)	85	17	13	76.5	13	76.5
Fairoak Avenue (South Side)	62	12	10	83.3	10	83.3
TOTAL	751	148	118	79.7	117	79.1

Figure 2 – Parking Survey Results Table

7.4.6 As it can be seen, on both survey dates the application street, Jackson Place, was at 100% capacity and this highlights that the concerns raised by residents are legitimate. However,

the average parking stress of the survey area is at 79.1%-79.7%, leaving approximately 20% availability. There is only provision for 9no. spaces identified in the survey at Jackson Place, so demand for these is always going to be high. The survey area covers a 2 minute walking distance and this is accepted in common practice to be an acceptable distance for residents to have to park and walk to their property.

- 7.4.7 Local objections have raised concerns with inaccuracies in the Parking Survey, with the supporting photos of parking in the area being reviewed and highlighted that one photo has been duplicated from a separate parking survey undertaken in 2023 for another planning application. This error is noted, but does not change officers view that there is sufficient parking available on street.
- 7.4.8 A Parking Survey has been submitted by local residents and submitted within an objection, and whilst this is not undertaken in accordance with best practice it provides useful photographic evidence of parking at Jackson Place, Albert Avenue, Fair oak Avenue and Summerhill Avenue over a three day span, at various times ranging from 05:10 to 21:15. The photographs and commentary on spaces available supports the the view that parking availability is limited and this is not disputed, But officers know from past experience that the fact a street is at 100% capacity is not reason itself to robustly refuse permission. Numerous appeals have been allowed further to refusals on parking grounds.
- 7.4.9 Whilst the resident's frustrations in relation to parking availability are accepted and that the concerns raised are genuine, as mentioned above, the fact on street space is not plentiful has proven to not be a robust reason to refuse planning permission. There are many appeal decisions whereby Inspectors assume that car ownership in HMO properties will be lower and most notably in sustainable locations such as this site that is approximately 350m from the Maindee District Centre. A recent application for a 6no. bedroom HMO at 51 Albert Avenue (23/0651) was also determined by Planning Committee in October 2023 when it was considered that parking in the area was acceptable. When taking into account all the information that is available, such as the applicant's parking survey and parking availability in the survey area, the objector's parking evidence, officer own site visits, the generally positive attitude of the Planning and Environment Decisions Wales (PEDW) to HMOs in sustainable locations irrespective of whether they have off street parking, the lack of objection from the technical Highways consultee and the generally sustainable location of the site, it is considered that there is sufficient on-street capacity within the survey area to accommodate the additional demand without significant and demonstrable adverse effect on neighbouring amenity or highway safety. As such, the proposal complies with Policy GP2, GP4 and H8(i).
- 7.4.10 The applicant would be required to provide cycle parking in accordance with the Sustainable Travel SPG (July 2020). The SPG advises that providing adequate storage space for cycles is an important part of encouraging sustainable travel. The provision of appropriate storage and parking will assist in getting more people to use a cycle to travel and help reduce car dependency. The SPG advises that 1no. 'long stay' i.e. secured and covered cycle spaces are provided per 2no. bedrooms for HMOs and 1no. 'short term' space which is obvious and easily accessed is provided per 20no. bedrooms. As such, a total of 4no. cycle spaces are required to be provided.
- 7.4.11 The plans show 2no. cycles proposed to be stored underneath the stairs at lower ground floor level and 4no. cycles proposed to be stored at ground floor at the end of the corridor. The Highways Officer has suggested that the proposed cycle storage is of poor quality and requires improvement through control of a planning condition. Typically, for residential properties a secure shed would be provided. However for this site a shed would need to be located in the rear garden and could only be accessed via the internal stairs through the kitchen and dining room and via the rear door. It does not seem practical to secure this provision when the applicant has offered an internal ground floor provision for 4no. cycles in close proximity and at the same level as the front door. As such, it is not recommended that the condition for further provision is attached in this instance.

- 7.5.1 As referred to previously, refuse is proposed to be stored to the front forecourt of the property within a timber framed covered unit, details of which have been provided on the plans. The number of receptacles required and potential for spillage onto the footway has been raised as a concern in neighbour objections, along with concern regarding vermin associated with that. The Council's Waste Officer has advised that 1 x 180l bin for kerbside collection along with the necessary recycling bags and boxes are required and having looked at the details submitted, these would appear to fit within the covered unit submitted.
- 7.5.2 The refuse bin and recycling receptacles required as per the Waste Officer's advice are akin to the level of refuse that would have needed to be stored in the forecourt of the existing dwelling house and comparable to those neighbouring properties. The Environmental Health Officer has requested a condition controlling submission of refuse storage however as discussed in this section of the report there are acceptable details submitted. As such, only a compliance planning condition is necessary to ensure the details are provided and made available for use prior to the first occupation of the HMO. The proposal is compliant with Policy W3.
- 7.6 Ecological Enhancement
- 7.6.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. It is considered reasonable and necessary in this instance to secure a scheme of biodiversity enhancement measures to ensure that a net benefit is provided to biodiversity as part of this application. The applicant has proposed 1no. bird box and 1no. bat box located on the front and rear elevation of the dwelling which is considered acceptable in this case.

8. OTHER CONSIDERATIONS

8.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

8.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

8.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

- 8.4 The above duties have been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.6 **Planning (Wales) Act 2015 (Welsh language)**

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

8.7 **Newport's Well-Being Plan 2018-23**

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

9. CONCLUSION

9.1 Overall, whilst the concerns of the local residents and Councillors are noted and have been given due consideration, based on best available information and evidence including technical consultations, appeal decisions and policy assessment it is considered that the proposed 5no. bedroom HMO would not result in an adverse impact on matters of parking and highway safety and that there is no robust evidence to suggest it would cause any significant impact on the character or social cohesion of the local area or give rise to any anti-social behaviour or disorder.

9.2 As such, it is considered that the proposed development complies with the aims of the Newport Local Development Plan 2011-2026 (adopted January 2015).

9.3 It is recommended that the application is granted with conditions.

10. RECOMMENDATION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Drawing No. 4238.PL.04 – Proposed Plans and Elevations Rev C; Drawing No. 4238. PL02 – Existing and Proposed Block Plans.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

Pre –occupation conditions

Refuse Storage

02 The refuse storage details as shown on the approved plans shall be provided and made available for use prior to the first occupation of the use hereby approved and retained in that state thereafter.

Reason: To provide adequate refuse storage provision in accordance with Policy W3 of the NLDP 2011-2026 (adopted January 2015).

Cycle Parking

03 The designated ground floor cycle parking as shown on the approved plans shall be provided and made available for use prior to the first occupation of the use hereby approved and retained in that state thereafter.

Reason: To provide adequate cycle parking provision in accordance with Policy SP1 of the NLDP 2011-2026 (adopted January 2015).

04 The proposed bird and bat boxes as shown on the approved plans shall be provided prior to the first occupation of the use hereby approved and retained thereafter.

Reason: To ensure ecological enhancement at the site in accordance with PPW12 and Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

Obscure Glazing

05 The window in the dormer roof extension serving the ensuite shall be fitted with obscure glazing prior to the first occupation of the use hereby approved and retained in that state thereafter.

Reason: In the interests of preserving neighbouring residential amenity in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

Bedroom 5 Occupation

06 Bedroom 5 shall not be occupied until the dormer has been completed in accordance with the approved plans.

Reason: To ensure adequate residential amenity for the future occupier and neighbours in accordance with Policy GP2 and H8 of the NLDP 2011-2026 (adopted January 2015).

General conditions

Dormer Materials

07 The external materials of the approved dormer roof extension shall as far as practicable match the external materials of the existing dwelling house.

Reason: To preserve the visual amenity of the existing dwelling house and in the interests of good design in accordance with Policy GP2 of the NLDP 2011-2026 (adopted January 2015).

Maximum Occupants

08 The approved HMO shall be occupied by a maximum of 5no. residents.

Reason: To preserve the residential amenity of neighbouring occupiers and occupiers of the HMO and in the interests of highway safety in accordance with Policy GP2 and H8 of the NLDP 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Drawing No. 4238.PL.01 – Site Location Plan; Drawing No. 4238.PL.03 – Existing Plans and Elevations; Parking Survey; Planning Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5, GP6, GP7, H8, T4, W3 were relevant to the determination of this application.

03 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

04 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2.

APPLICATION DETAILS

No: 23/0163 **Ward:** Allt-yr-Yn
Type: Full (Major)
Expiry Date: 8th March 2024
Applicant: *T Hobbs And Webb*
Site: *Newport Export Packing Queens Hill Newport South Wales NP20 5HJ*
Proposal: **RESIDENTIAL DEVELOPMENT OF 43 UNITS**

Recommendation: **GRANTED WITH CONDITIONS AND SUBJECT TO A SECTION 106 LEGAL AGREEMENT WITH DELEGATED AUTHORITY TO HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT TO USE DISCRETION TO REFUSE IF NOT SIGNED WITHIN 3 MONTHS OF A RESOLUTION**

1. INTRODUCTION

1.1 The application seeks to erect two apartment blocks on an existing commercial site accessed from Factory Road. The apartment blocks would provide 43no. residential units formed across two buildings in an L shape arrangement. The application is presented to Members of the Planning Committee for consideration as the proposal would represent as a Major type of development as the proposed floor space to be created is greater than 1000sqm.

2. RELEVANT SITE HISTORY

Application Number	Proposal Description	Decision
23/0561	PRIOR APPROVAL FOR PROPOSED DEMOLITION	Prior approval is not required 31.08.2023
23/0156	PRIOR NOTIFICATION OF PROPOSED DEMOLITION	Prior approval is required 23.03.2023
08/0682	RESIDENTIAL DEVELOPMENT (OUTLINE) (RESUBMISSION FOLLOWING REFUSAL OF 07/0689)	Refused 18.07.2008
07/0689	RESIDENTIAL DEVELOPMENT (OUTLINE)	Refused 15.08.2007

3. POLICY CONTEXT

3.1 Newport Local Development Plan 2011 – 2026 (Adopted January 2015)

- SP1 – Sustainability
- SP2 – Health
- SP4 –Water Resources
- SP10 – House Building Requirement
- SP13 – Planning Obligations
- SP18 – Urban Regeneration
- GP1 – Climate Change
- GP3 – Service Infrastructure
- GP2 – Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- H2 – Housing Standards
- H3 – Housing Mix and Density

- H4 - Affordable Housing
- EM3 – Alternative Uses of Employment Land
- T4 – Parking
- W3 – Provision for Waste Management Facilities in Development

3.2 **Adopted Supplementary Planning Guidance**

- Sustainable Travel
- Planning Obligations
- Affordable Housing
- Wildlife and Development
- New Dwellings
- Waste Storage and Collection
- Parking Standards
- Outdoor Play Space Provision
- Trees, Woodland, Hedgerows and Development Sites

4. **CONSULTATIONS**

4.1 South Wales Fire Service: No objection.

4.2 Ambulance Service: No response.

4.3 Gwent Police Architect: No response.

4.4 Dwr Cymru/Welsh Water: Awaiting final response.

4.5 Newport Civic Society: No response.

4.6 National Grid: No response.

4.7 Newport Access Group: No response.

4.8 Design Commission for Wales: Scheme should be brought to our Design Review service to be considered by our independent expert panel.

5. **INTERNAL COUNCIL ADVICE**

5.1 Head of Environment & Public Protection (Ecology Officer): I have considered the bat survey report of this building dated February 2023, and I support the methodology and conclusions of that report. No bats were detected using this building during the internal inspection and emergence survey, but precautionary mitigation measures together with biodiversity enhancements are set out in sections 9.8 - 9.10 and 10 of that report. I support these measures and advise that their implementation is secured by planning condition.

The proposed soft landscaping design including sedum roofs should also provide benefits for biodiversity.

27.02.2024

In making my original 29/08/23 response I wasn't sure that these trees were to be removed, but I agree that they are likely to be of low ecological value. They are not likely to support roosting bats, though of course the Applicant should be aware that nesting birds are likely during spring.

The value of these trees lies in their contribution to the green infrastructure of this area. They are likely to form a habitat corridor in an otherwise built environment, to intercept noise and aerial pollution, to provide shelter from sun and wind during extreme weather events, to intercept and attenuate rain during storm events, and to store carbon, as a benefit for climate change mitigation.

In these respects I welcome the tree planting and other soft landscape features proposed at this site, which will counteract the loss of these benefits, albeit in the long term, and represent a net gain for biodiversity.

- 5.2 Head of Environment & Public Protection (Landscape Officer): My last comments December 2023 highlighted a number of concerns. A planting plan has been submitted but there are queries.

Its good that there will be planting space to the north boundary, I have repeatedly asked for landscape drawn sections to illustrate what the boundary treatment will be (hard, soft, levels) but still not provided - I'm not sure this is well understood.

My main concern is the central SUDs as this will not be useable space.

If you are happy with the application, the list of conditions I suggested in December comments are fine plus I would add a Soft Landscape Plan to cover the revisions needed.

Regarding tree size, some trees are 12-14cmg I think to the rear, I think those at the frontage are 14-16cmg which is the bottom end of extra heavy standard and risks vandalism - hence I would recommend at least 16-18cmg which will also provide more immediate impact.

- 5.3 Head of Environment & Public Protection (Tree Officer): No objection.
It is clear that the tree roots are pushing the wall over and there is a clear gap between the soil level and the edge of the wall.

The conifer hedging is of low value both in terms of aesthetics and quality – however, they do provide some screening value for the neighbouring Dos Cottages .
The tree which is believed to be the TPO'd conifer is also of low value.

The trees are not worthy of retention should the retaining wall have to be rebuilt.

It should be noted that these trees are outside the development “red line” and are on unregistered land.

- 5.4 Head of Infrastructure (Drainage Manager): No response.
5.5 Head of Education (Education Information Manager): No response.
5.6 Head of Infrastructure (Active Travel): No objection.

- 5.7 Head of Housing & Communities (Housing Development Manager): I am not sure about this development with NCH they have changed to 50% private, 50% Interim Rent although IR is classed as affordable housing it is not what is in greatest need in the City. As there is no Social Rented units this should be challenged with the applicant. They are not meeting needs which they are fully aware of to say the least.

- 5.8 Head of Environment & Public Protection (Leisure): No response.

- 5.9 Head of Regeneration & Economic Development (Planning Contributions Manager):

1. Introduction

Based upon a development of 43 dwellings (comprising 7 x 1 bed affordable apartments, 15 x 2 bed affordable apartments, 14 x 1 bed market apartments and 7 x 2 bed market apartments), the following S106 planning obligations are required to mitigate the impact of the development.

Please Note:

- Council policy stipulates that affordable housing is exempt from contributing towards leisure and education planning obligations. As such, only the ‘market’ units count towards leisure and education contributions.

2. Affordable Housing

The site lies within the Housing Target Area of Newport West, where there is a requirement for 30% of the development to be affordable dwellings i.e. 14 dwellings. The Applicant, however, is proposing 22 affordable dwellings (i.e. 51% of the development), representing a significant 'additionality' over and above policy requirement

NB: Mix and type of dwellings to be agreed with the Housing section

3. Education

School Capacity' is calculated taking account of current school capacities, demand generated by extant permissions and/or Joint Housing Land Availability supply, as well as future pupil number projections over the lifetime of the related planning permission.

Primary

The development is served by Crindau Primary School. Taking into account the scale and type of development and 'School Capacity', no contribution is required

Secondary

The development is served by Newport High School. Taking into account the scale and type of development and 'School Capacity', no contribution is required.

4. Leisure

There is a deficit of 'Equipped' and 'Formal' play in the Allt-Yr-Yn ward

NB: one bed apartments are exempt from contributing towards Equipped Play

The proposed development generates a commuted sum of £52,214 to upgrade and maintain off-site play provision at Sorrell Drive and/or Glasllwch play area.

All Leisure Sums will be index linked to the Retail Price Index and paid prior to occupation of the 20th dwelling

5. Administration Fee

In accordance with the Planning Obligations SPG (2020), a £4,416 administration fee is charged for monitoring the S106 agreement. This is to be paid upon signing of the legal agreement.

- 5.10 Head of Regeneration & Economic Development (Planning Policy): Policy EM3 needs to be considered (along with all other standard considerations Highways/ neighbour amenity / environmental health / trees etc)

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.

i)They have provided a statement by Knight Frank but doesn't say how long it was marketed for (only that I was launched in July 2021). Also they acknowledge the buildings are in a

state of disrepair but then later go on to say they won't accept the offer they had for a discounted offer to buy due the buildings being in disrepair! ... I think this needs further clarification. How much was it marketed for?

ii) from last year's 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 With regard to iii and iv) You'll need to assess this, while its not in an existing employment site, but are there other B uses around that the change to residential could impact negatively on?

5.11 Head of Environment & Public Protection (Environmental Health): Awaiting updated response.

5.12 Head of Infrastructure (SAB): We have not received a pre or full application for the scheme. I would once again advise that the applicant submit an application to us at the earliest opportunity so we can ensure that Surface Water is correctly discharged prior to Planning being granted.

5.13 Head of Infrastructure (Waste Manager): For 48 flats we would anticipate the following requirement.

For residual waste 5 x 1100l bins

For recycling, guidance is attached. Blocks with 12 or more flats will each require 1 x 1100l for card paper, 1 x 1100 for plastic cans, 1 x 360 for glass and 1 x 240 for food

We note that bin stores are planned, but it is not clear how many flats will be in each block and where bins will need to be allocated.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

5.14 Head of Infrastructure (Highways): The additional information validates the findings of the assessment. I am content to accept the findings and confirm that a reduction of 2 spaces per unit is policy compliant, subject to providing one space per unit. As I understand it the current proposal incorporates 43 spaces for 43 units. There is therefore no objection raised in terms of quantum.

5.15 Head of Regeneration & Economic Development (Conservation Officer): No objection.

5.16 Head of Regeneration & Economic Development (Regeneration Manager): No response.

6. REPRESENTATIONS

6.1 NEIGHBOURS:

All properties within 50m with a common boundary with the application site were consulted (85 properties), a site notice displayed and a press notice published in South Wales Argus.

8no. objections received (summarised):

- Site access should be from Queens Hill.
- Factory Road experiences high usage.
- High levels of traffic build up due to reconfiguration of junction Mill Street and Queens Hill. Adding further cars to this will exacerbate the issue.
- Providing visitors spaces along Factory Road will cause additional impacts.
- Children will play on Factory Road – potentially very dangerous.
- Factory Road experiences levels of antisocial behaviour and criminality.

- Lights will be left on shining from passages.
- Overlooking
- Parking
- Lorries delivering to the site.
- Potential damage to properties.
- Development will look out of place as the area is Victorian.
- Where will the children play?
- Impact air quality.
- Visual implications.
- Sunlight and daylight entering rear gardens of existing properties.
- Development is too tall.
- Poor access to the site.
- Obscure view from rear gardens.
- Access leading to site is constrained.
- Denser form of development than surrounding residential.
- Out of character with the area.
- Insufficient amenity space for residents.
- Additional pressure on local schools and healthcare.
- Impact on trees.
- Privacy.

6.2.1 COUNCILLOR DREWETT: Because of the size and scope of this application, and the fact that this area is in one of the most deprived parts of Wales, I request that it is called in to come before the planning committee so that a section 106 agreement can be attached for amenity projects for the benefit of the local community.

The site of the planning application lies within "Allt-yr-yn 2 LSOA" (see LSOA map attached) which the "[Community Well-Being Profile - Newport Central 2021](#)" shows falling into the top 10% **most deprived** areas of Wales using data from the Welsh Index of Multiple Deprivation (WIMD). A second area of my ward, Allt-yr-yn 6, falls into top 30% most deprived areas of Wales using the same deprivation index. On the other hand, there are three other LSOA's in Allt-yr-yn which are in the top 10% **least deprived** areas in Wales. This demonstrates the complex nature of Allt-yr-yn ward which has some areas of great poverty contrasting with other areas of relative affluence. Because of the deprivation evidenced within Allt-yr-yn 2, I urge that a 106 agreement for this planning application is essential to ensure levelling up of the socio-economic inequalities within the ward.

Further I stress that any 106 funding derived from this planning application should be spent within the Allt-yr-yn 2 LSOA and particularly on amenities for the children of the ward. In considering what the 106 money should be spent on, I ask that four projects should be considered:

1. A children's playground sited on land immediately to the east of the development and adjacent to 32 Dos Cottages.
2. Floodlighting of the existing MUGA pitch between Sorrel Drive and Harlequin Drive.
3. A portacabin for community use sited in the Sorrel/Harlequin vicinity near the MUGA.
4. Extension of the active travel route from Sorrel/Harlequin to Raglan Barracks.

In summary, action needs to be taken to address the deprivation of the area, and I consider it essential that a Section 106 agreement is attached to planning application 23/0163 to ensure levelling up of existing ward inequalities in terms of the four projects above and therefore I ask that the application is called in to come before the planning committee.

6.2.2 COUNCILLOR EVANS: I wish to strongly object to this application. Having met with the developers I had hoped they would have listened to residents and reduced the density, but this hasn't happened. There will be insufficient parking with only 31 onsite parking spaces for the 40 apartments which will lead to further problems in the vicinity. The road leading to the development Factory Road, has an extremely dangerous bend and I cannot see

anything in these plans to mitigate it. I am not convinced the designs will enhance the area while there is also inadequate amenity space for future occupants. Please note these comments are based on the original plans as I have made several unsuccessful attempts to view the proposals online.

- 6.2.3 COUNCILLOR FOUWEATHER: The comments from the Design Commission for Wales should be ignored as they bear no relevance to the site. Car parking must be provided adequately as many of the residents living here may not use the train or bus as their sole means of transport.

I wish to object to the application on the following grounds.

1 The highway infrastructure in that area is not suitable for more traffic. The road already served numerous businesses including the post office and telecoms which have HGV lorries.

There is also the issue of the residents of Lucas, Locke and Rose street who have to use the road as it is there only means of access.

2 The turning near the public house will need significant improvements as it is a sweeping corner with poor visibility

3 The junction at Pentonville with Queens Hill will also need changing. This junction was fine until it was altered . There are now more businesses and there employees using this junction and there is the added traffic from the new development on Queens Hill.

4 I note that there is not sufficient parking provided for the flats which means that parking will spill out onto Factory Road.

5 The application site would be better served with an entrance off Queens Hill but I understand this is difficult. The applicant should look at this again.

6 The proposed housing have flat roofs which are totally out of character with the area and the street scene

7 The introduction of flats into this area is unwelcome. This again will impact upon the street scene.

7. ASSESSMENT

7.1 Background

7.1.1 The planning history for the site shows that two previous planning applications have been considered on the site proposing residential development under references 07/0689 and 08/0682. The 07/0689 application proposed 96 flats across four main blocks. The Officers report set out that the site was suitable for residential development. The application was refused for two reasons; firstly, relating to an overdevelopment of the site and insufficient parking.

7.1.2 An outline planning application was further submitted under reference 08/0682. This application had all matters reserved, therefore the exact number of units proposed was not known; however indicative plans shown 62no. units spread across two apartment blocks. The application was presented to the members of the Planning Committee for approval, however during deliberations, the Councillors voted to refuse the application for one reason relating to an overdevelopment of the site.

7.2 Site Description

7.2.1 The application site is located within a built-up area featuring a range of residential accommodation to the south and to the west. To the north of the site lies the Church of Jesus Christ of Latter-day Saints, and to the east lies existing commercial development. Currently, access is possible from Queens Hill into the rear of the site with the main vehicle access

joining Factory Road. The submitted site location plan shows that the site does include the area north of 32 Dos Cottages, however no development is proposed in this area.

- 7.2.2 The topography of the site inclines from east to west; this results in the properties on Queens Hill, known as Dos Cottages being sited at a higher ground level than the ground level of the existing commercial building. The terraced properties along Lucas Street follow the topography of the area, inclining from east to west. The gardens of Dos Cottages and those on Lucas Street back onto the application site. To the north of the site lies parking and turning area of the Church of Jesus Christ of Latter-day Saints.
- 7.2.3 To the rear of Dos Cottages is a retaining wall which allows for a level change adjacent to the application site. This area features a range of trees which provide screening of the application site from Queens Hill and the rear of Dos Cottages. There is one fir tree subject of a Tree Preservation Order 04/2009.
- 7.2.4 The sites main access is from Factory Road which links to Mill Street, Devon Place, Pentonville and Queens Hill. The existing buildings form an L shape structure. The main building on the western boundary measures 26m wide by 51.4 in length and 14m at the highest point measured from the footway on Factory Road. The building is formed of render and metal roofing. The smaller building on the northern boundary measures 22.4m in width, 15.5m in depth and 13.8m at the highest point measured from the footway on Factory Road.
- 7.2.5 The site features area of Japanese Knotweed which is an invasive species, evident from Factory Road as it extends over the 2m high boundary wall dropping debris on the public footway. The site is enclosed from Factory Road with a boundary wall measuring approximately 2m in height. On street parking along Factory Road is controlled by single and double yellow lines. The double yellow lines terminate north of the existing access to the site. From this point onwards, on street parking is unrestricted.

7.3 **Description of Development**

- 7.3.1 The proposal seeks to erect two apartment blocks to create 43no. one and two bedroom apartments. The eastern block has a stepped height ranging from three to five, to six storeys, with the northern block having a stepped height ranging from three to five storeys. The pedestrian and vehicle access would be from Factory Road. The internal layout would provide 43no. car parking spaces, communal amenity space, and visitors cycle parking. Internally, secure cycle storage and refuse storage are located at the lower ground floor. The diversion of an existing combined sewer is required to facilitate the development. The proposal would provide 51% affordable unit with the remaining 49% being private unit. The proposal seeks to remove trees to the western boundary which includes a tree subject of a Tree Preservation Order. The proposed layout includes soft landscaping to communal amenity space and to the private gardens facing onto Factory Road.

7.4 **Principle of Development**

- 7.4.1 The application site is located within a settlement boundary as designated by the maps contained within the Local Development Plan. The site would meet the definition of previously developed land due to the presence of existing buildings and hard landscaping. The proposal is considered accord with the general thrust of Policy SP1 which seeks to focus development within sustainable locations.
- 7.4.2 Future Wales – The National Plan 2040 sets out that new residential developments in urban areas should achieve a density of at least 50 dwellings per hectare. Within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015), Policy H3 sets out that new residential sites shall have a density of at least 30 dwellings per hectare. The proposed development would result in a density of 116 dwellings per hectare. The proposal accords with the minimum density requirements of national and local policies.

7.5 **Impact on Health**

- 7.5.1 As set out in paragraph 7.4.1, the site is sustainably located being within the Newport settlement boundary. Furthermore, the proposed development is located within a 350m walk from the new footbridge serving the main station and link through to the city centre. Mill Street also features dedicated cycleways which also lead to the entrance to the new footbridge

crossing the railway line. The sites location and its connection with existing active travel measures is considered to accord with aims of Planning Policy Wales Ed.12 in order to create communities linked to active travel methods. The proposal accords with Policy SP2.

7.6 **Drainage**

7.6.1 Currently a combined sewer crosses the east of the site in a north-south direction. The proposed apartment blocks would be located directly above this sewer. The applicant is proposing to redirect the sewer along the same route as the internal access road, linking to the existing sewer network at the bell-mouth of the access point onto Factory Road. The redirection of the sewer is controlled through the Water Industry Act 1991 and Dwr Cymru/Welsh Water have raised no objection to this subject to feasibility through the Section 185 process. It is drawn to Members attention that should this process not be agreed, the development could not be implemented. The request from Dwr Cymru/Welsh Water is noted with regard to the attachment of a condition relating to no development shall commence until a scheme to divert the public sewer has been submitted to and agreed in writing by the Local Planning Authority. As the sewer diversions works would be controlled through the Section 185 process, separate legislation controls that these works are carried out. As such, subject to the attachment of a condition requiring drainage details to be submitted, it is considered that the site can be connected to the wider foul drainage network through the rights to connect under the Water Industry Act 1991. Dwr Cymru/Welsh Water have also confirmed that the sewer network has sufficient capacity to receive the increased domestic foul flows from the proposed development.

7.6.2 Dwr Cymru/Welsh Water have also confirmed that there is capacity within the water supply system to accommodate the proposed development. A water main is located in the footway on Factory Road. Further discussions with Dwr Cymru/Welsh Water confirm that the siting of the features on the fronting Factory Road would not harm the existing water main.

7.6.3 The proposed development accords with the aims of Policy SP4.

7.7 **House Building Requirement**

7.7.1 A key aim of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) is to ensure an adequate and continuing supply of land to meet future housing needs. The proposed development would represent a windfall site and would positively contribute toward the provision of a range of housing stock within an existing built-up area. The proposal accords with Policy SP10.

7.8 **Planning Contributions**

7.8.1 The proposed development would consist of a total of 43no. units, with 51% (22 units) of those units meeting the definition of affordable housing. The remaining 49% (21 units) would be private dwellings. Where there is a net increase in dwellings, contributions toward affordable housing, education and leisure will be secured through a Section 106 agreement. As the application site proposes onsite affordable housing, no further contributions are secured via the Section 106 agreement. Below in *Table 1* sets out the tenure mix of the proposed residential units and which units these relate to. It is noted that the lower ground floor units are all affordable housing, with the ground, first, second, third and fourth floors all having a mix of affordable housing and private housing.

Apartments	Tenure
LG01	Intermediate
LG02	Intermediate
LG03	Intermediate
LG04	Intermediate
LG05	Intermediate
G01	Intermediate
G02	Intermediate
G03	Private
G04	Private
G05	Private
101	Intermediate
102	Intermediate

103	Intermediate
104	Intermediate
105	Intermediate
106	Intermediate
107	Private
108	Private
109	Private
110	Private
201	Private
202	Private
203	Intermediate
204	Intermediate
205	Intermediate
206	Private
207	Private
208	Private
209	Private
301	Private
302	Private
303	Intermediate
304	Intermediate
305	Intermediate
306	Private
307	Private
308	Private
401	Intermediate
402	Intermediate
403	Intermediate
404	Private
405	Private
406	Private

Table 1: Tenure mix across all residential units proposed.

- 7.8.2 The proposal seeks to provide onsite affordable housing over and above that required through Policy H4 which sets out a minimum of 30% should be provided. With regard to education, the Planning Contributions Manager states that due to the size of the development proposed and current schools' capacity, no contribution is required toward primary or secondary education.
- 7.8.3 The draft Heads of Terms have been agreed by the applicant, therefore contributions toward leisure are secured to upgrade and maintain the off-site play provision at Sorrell Drive and/or Glasllwch play area. The securing of these sums for the purposes of leisure accord with the requests from Cllr Drewett to focus on projects at Sorrell Drive.

Summary

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Leisure	Toward upgrading	£52,214 in accordance with	£52,214 in accordance with	No.

	and maintaining off site play provision at Sorrell Drive and/or Glasllwch play area.	Policy SP13 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).	Policy SP13 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).	
Housing	Affordable housing	The site lies within the Housing Target Area of Newport West, where there is a requirement for 30% of the development to be affordable dwellings i.e. 14 dwellings. The Applicant, however, is proposing 22 affordable dwellings (i.e. 51% of the development), representing a significant 'additionality' over and above policy requirement	The site lies within the Housing Target Area of Newport West, where there is a requirement for 30% of the development to be affordable dwellings i.e. 14 dwellings. The Applicant, however, is proposing 22 affordable dwellings (i.e. 51% of the development), representing a significant 'additionality' over and above policy requirement	No

Heads of Terms Agreed by Applicant

1. Introduction

Based upon a development of 43 dwellings (comprising 7 x 1 bed affordable apartments, 15 x 2 bed affordable apartments, 14 x 1 bed market apartments and 7 x 2 bed market apartments), the following S106 planning obligations are required to mitigate the impact of the development.

Please Note:

- Council policy stipulates that affordable housing is exempt from contributing towards leisure and education planning obligations. As such, only the 'market' units count towards leisure and education contributions.

2. Affordable Housing

The site lies within the Housing Target Area of Newport West, where there is a requirement for 30% of the development to be affordable dwellings i.e. 14 dwellings. The Applicant, however, is proposing 22 affordable dwellings (i.e. 51% of the development), representing a significant 'additionality' over and above policy requirement

NB: Mix and type of dwellings to be agreed with the Housing section

3. Education

School Capacity' is calculated taking account of current school capacities, demand generated by extant permissions and/or Joint Housing Land Availability supply, as well as future pupil number projections over the lifetime of the related planning permission.

The development is served by Crindau Primary School. Taking into account the scale and type of development and 'School Capacity', no contribution is required

Secondary

The development is served by Newport High School. Taking into account the scale and type of development and 'School Capacity', no contribution is required.

4. Leisure

There is a deficit of 'Equipped' and 'Formal' play in the Allt-Yr-Yn ward

NB: one bed apartments are exempt from contributing towards Equipped Play

The proposed development generates a commuted sum of £52,214 to upgrade and maintain off-site play provision at Sorrell Drive and/or Glasllwch play area.

All Leisure Sums will be index linked to the Retail Price Index and paid prior to occupation of the 20th dwelling

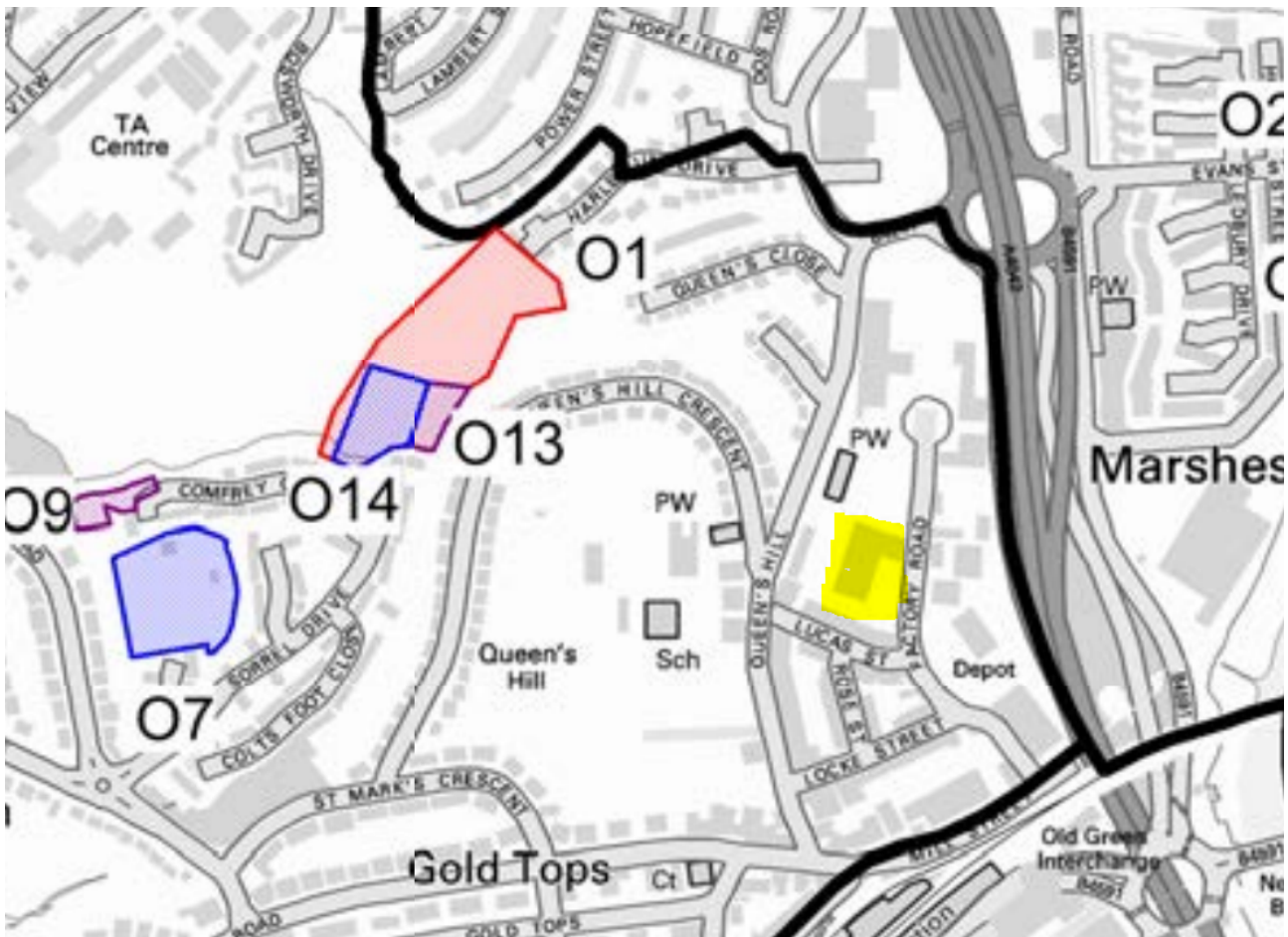


Figure 1: Map showing the Glasllwch and Sorrell Drive areas (O1 and O13) for which the Section 106 funds will be spent on, with the application site highlighted in yellow.

7.9 **Urban Regeneration**

7.9.1 The site is currently in a state of disrepair which negatively impacts the overall character and appearance of the area. A scheme which brings the site back into beneficial use would positively contribute toward the vitality, viability and quality of the environment. The proposed scheme would seek to provide a residential use within the urban area, thereby meeting criterion (ii) of Policy SP18. The proposal would also result in the reuse of derelict land. The proposal accords with the aims of Policy SP18.

7.10 **Climate Change**

7.10.1 The proposed development includes the provision of a green roof across both apartment blocks. Green roofs are beneficial in terms of providing additional ecological habitat and reduce the amount of heat released into the atmosphere by the building. Furthermore, the green roof can reduce surface water runoff. Photovoltaic panels are also proposed to the roof in order to provide micro energy generation onsite. It is considered that the proposal accords with the aims of Policy GP1.

7.11 **Employment**

7.11.1 The existing site has a use class of B2 – General Industry as set out in the Use Class Order 1987 (as amended). Therefore, Policy EM3 – Alternative Use of Employment Land is applicable to the scheme.

7.11.2 The site was marketed from July 2021 with one offer being received 25% below the asking price due to the poor condition of the building. A total of five offers were received however none were acceptable to the current owners at that time. The offers received were all from residential developers. The feedback from potential occupiers outlined concerns regarding the buildings current state, site levels and access to the site. Also, the application site suffers from a low Energy Performance Certificate rating; in order to bring this up to the required EPC level would result in significant costs. No industrial developer was interested on taking on such a project. As such, due to the lack of interest from the marketplace due to the condition of the site for its current use, it is considered that the site was sufficiently marketed to generate interest for the existing use.

7.11.3 The Planning Policy section have confirmed that Newport has a remaining 136ha of employment land which has not been developed or been granted planning permission for development. These areas shall provide the equivalent of 12 years of employment land supply which is an acceptable level of employment land supply to serve the future needs of Newport.

7.11.4 The neighbouring employment uses adjacent the site are noted, however it is considered that the proposed residential use would not have an adverse impact on those uses given that existing residential is already present in the area. The proposal accords with Policy EM3.

7.12 **Character and Appearance**

7.12.1 The proposed layout shows 2no. apartment blocks which are separated by a pedestrian walkway forming an L shape within the plot. The main block faces Factory Road with the secondary block being sited near the northern boundary; hereafter referred to as the eastern and northern block respectively. The eastern block would be set back from the edge of the footway with Factory Road by 4.4m – 4.6m and the northern block would have a setback varying between 4.6m and 2.4m with Factory Road. The northern block would be set off the common boundary with the Church of Jesus Christ of Latter-day Saints by 2m. The south elevation of the eastern block would have a separation distance of approximately 8m with the rear boundary line of the properties on Lucas Street. The eastern block has a separation distance with the properties know as Dos Cottages varying between 36m – 45m.

7.13.2 The existing access point to the site from Factory Road is retained as the principal access point. The eastern block as seen from Factory Road features a stepped appearance; the heights of the eastern block are 9.7m, then moving to 15.4m and finally 18.4m. The footprint of the eastern block measures 43.75m in length by 12.9m in width. The northern block would not exceed the highest point of the eastern block and also features a step down. The footprint of the northern block is 11m in width by 31m in length.

7.13.3 The materials proposed for the external finishes are composed of two types of brick which provide contrast and break up the built form of the apartment blocks. The use of the brick alternates between the northern and eastern blocks in order to provide visual interest. The proposal seeks to activate the frontage along Factory Road making use of the space between the edge of the footway and Factory Road elevation. All elevations have a vertical emphasis with regard to window placement and size. The elevations also have visual relief in the built form through the provision of balconies.

- 7.13.4 A visual impact assessment has been submitted in the form of CGI images and supporting document. This document sets out that the proposal would have a moderate to high impact on views looking west from Riverside and the A4042, also from Factory Road. This report highlights that the use of materials and architectural design is an important factor due to the prominence of the building.
- 7.13.5 The character of the area sees a transition between the traditional 19th century terraced properties and that of the more modern commercial development located at the end of Factory Road. These contrasting uses, character and architectural styles result in a varied character and appearance of the area. A material consideration is the sites location just north of the city centre; therefore the principle of having a low-to-mid rise style development would not be out of keeping with the overall character of the area. The proposed design seeks to step the development away from the most sensitive surrounding feature – that being the residential properties located on Lucas Street. Neighbours have expressed concerns with regard to overbearing and an overdevelopment of the site. Due to the stepped height of the proposed eastern block and its separation distance from the common boundary with the properties on Lucas Street, it is considered the proposal would not represent an overdevelopment of the site.
- 7.13.6 The proposed layout seeks to provide two points of pedestrian access onto Factory Road, along with the lower ground floor units facing Factory Road having their own access also. A pedestrian crossing point is to be formalised across the vehicle access point. The specific engineering details of this is to be agreed through the Highways Act 1980 as the Highways Officers comments.
- 7.13.7 The proposed development represents a contemporary form of higher density housing; Policy GP6 sets out that new developments should have regard to existing architectural features but avoid pastiche forms of development. The neighbouring properties on Lucas Street feature a range of finishes, however the overarching appearance is that of buff brick accents with stone. The colour palette chosen for the bricks to be used on the external elevations take inspiration from those existing properties on Lucas Street.
- 7.13.8 The site is located within a sustainable location and would be energy and water efficient. The reuse of the existing building for residential purposes is considered not suitable as it would not be economically viable to convert the existing building. The proposed development is considered to accord with the aims of Policy GP6 which seeks positively contribute toward the character and appearance of the area, promote architectural creativity and be a sustainable form of development.

7.14 **Amenity**

- 7.14.1 Section drawings have been provided demonstrating the proposed developments relationship with neighbouring residential properties on Lucas Street and Dos Cottages. The Section CC drawing shows that the eastern block would have a separation distance of 64m to the rear elevation of Dos Cottages, and the northern block would have a separation distance of 39.7m to the rear elevation of Dos Cottages. The Section AA & BB drawing shows the eastern block would have a separation distance of 19.5m from the original rear elevation of 19 Lucas Street. Furthermore, the section drawing shows that a 25 degree line take from the upper floor rear elevation of 19 Lucas Street would not be breached by the proposed development. The doors and windows present on the ground, first and second floor south elevation of the eastern block would serve a landing, a bedroom and a maintenance door leading to the flat roof area. Due to the bedroom window having a separation distance of 19.5m from the original rear elevation of 19 Lucas Street, it is considered that while this does fall below the desired 21m separation distance, given the absence of first floor windows on the rear elevation of the properties on Lucas Street, it is considered this relationship is acceptable.
- 7.14.2 With regard to overshadowing, as the apartment blocks are located to the eastern and northern boundaries of the site the shadow created by the proposal would fall onto the shared amenity space in the centre of the site in the morning, and onto Factory Road in the afternoon. Therefore, the proposal is considered to not result in overshadowing of existing residential properties adjacent to the site.

7.14.3 The New Dwellings SPG document sets out the desired space standards for future occupants. The amount of private amenity space desired for the flatted units is set out in *Table 1* below.

Type of Home	No. of Beds	Type of Amenity Space	Desired Space
Flat	1	Balcony	1.5sqm x 1.5sqm
Flat	2	Balcony	1.5sqm x 2sqm

Table 2: Desired standards for private amenity space.

7.14.4 All 43no. units proposed meet or exceed the minimum size requirements for the provision of private amenity space. The private amenity space proposed includes balconies with 16no. units having a second balcony or private garden also. Given the amount of private amenity space afforded to future occupants, it is considered that the private amenity space provided accords with the aims of Policy GP2.

7.14.5 The application is supported by a noise assessment. This assessment found that as the site is categorised as a Noise Exposure Category B, Technical Advice Note 11 states that conditions should be considered to ensure adequate levels of protection against noise are incorporated into the scheme. The Noise Assessment confirms that this is achievable through the use of good acoustic design principles. The proposed site layout already incorporates those principles and desirable acoustic conditions are achievable for the majority of the site. An open ventilation strategy is suitable for any habitable rooms on the inward facing elevations. The northern and eastern elevations have a clear line of sight to the road traffic noise sources. The glazing units on the northern and eastern elevations can be specified to achieve a sound reduction performance requirement to ensure internal noise levels are acceptable to future occupiers. Noise levels within the communal amenity space are considered acceptable with no mitigation required. The Noise Assessment sets out that the daytime noise levels would be 56dB $L_{Aeq,16hrs}$. The World Health Organisation sets out that noise levels in outdoor living areas should achieve 50 – 55dB $L_{Aeq,16hrs}$; These guidelines frame the consultation response from the Environmental Health Officer. An additional statement from the applicants Noise Consultant sets out that the measures noise levels of 56dB $L_{Aeq,16hrs}$ would not have a noticeable impact when compared to the noise level guidelines as set out by the World Health Organisation. The Environmental Health Officer confirms that the measured noise levels of 56dB $L_{Aeq,16hrs}$ would not have a significant impact on the noise levels experienced by future occupiers. Therefore, the outdoor amenity space facing Factory Road is considered to be acceptable in terms of noise levels experienced.

7.14.6 The New Dwellings SPG document states that all new dwellings should meet the relevant minimum desired standard for gross internal floorspace. The desired minimum standards for gross internal floorspace are provided in *Table 2* below.

Number of Bedrooms	New Flat	
	Common Access (sqm)	Walk up Access (sqm)
1	46	50
2	59	65

Table 3: Desired minimum gross internal floorspace.

7.14.7 All proposed residential units meet or exceed the minimum gross internal floorspace requirements. Therefore, it is considered the proposal provides suitable residential amenity for future occupants.

7.14.8 The New Dwellings SPG also sets out that a new block of flats should provide communal amenity space. The desired communal amenity space is set out in *Table 3* below.

Number of Occupants	Square metres per occupant
1-20	15
21-40	14
41-60	13
61-80	12
81-100	11

Table 4: Desired standards for communal amenity space.

- 7.14.9 The occupancy schedule outlines that the proposed development would have a minimum occupancy of 43 persons and a maximum of 113 persons. This equates to a communal amenity space requirement ranging from 559sqm to 1,130sqm. It is noted that the submitted Ground Floor drawing (ref: PL 02 GF Plan Rev C) includes an area on the western boundary as amenity space. Due to the gradient of this land and that it is to be soft landscaped, it is considered this area could not be counted toward the communal amenity space provision due to its useability.
- 7.14.10 The central area extends to 881sqm and is annotated as the communal amenity area and as part of the sustainable drainage strategy for the site. The Councils Landscape Architect raises concern that this area is likely to be unusable for amenity purposes due to the area being used for sustainable drainage resulting in water being present in the central area. The details of the landscaping for the central amenity area are secured by condition through the soft landscaping scheme to ensure its appearance is suitable for the use as amenity space.
- 7.14.11 Further information has been provided by the applicants drainage consultant which confirms that the central area shall only have water present during storm events where significant rainfall has occurred. The reason why the water will disperse quickly from the central amenity area is due to the sustainable drainage links to the proposed combined sewer, which in turns connects to the wider combined sewer network. Therefore, during regular weather conditions, the central amenity area is considered to be useable for the needs of occupants to enjoy at their leisure.
- 7.14.12 It is acknowledged that the size of the central amenity area falls short of the desired communal standards as set out in the New Dwellings SPG document. However, a material consideration is that all residential units feature their own private amenity space either meeting or exceeding the standards contained within the New Dwellings SPG. This aspect coupled with that the future occupants would benefit from the useable communal amenity space of 881sqm, it is considered that the amenity spaces provided are adequate for future occupants within the urban setting.
- 7.15 Highways and Parking**
- 7.15.1 The site is not proposed to be accessed from Queens Hill for pedestrian or vehicles. The site is proposed to be accessed from Factory Road for vehicles, pedestrians and service vehicles. The Highways Office has no objection with regard to visibility splays serving the junction. The position of the pedestrian crossing would ensure that pedestrian and vehicles have intervisibility when approaching the junction. The Highways Officer has confirmed that the specific design of the pedestrian crossing across the access road is controlled via the Highways Act 1980 and is satisfied that for the purposes of planning the scheme is acceptable.
- 7.15.2 The application site is located within Parking Zone 3; the Parking SPG documents sets out an apartment development should provide 1 space per bedroom for residents and 1 space per five units for visitors. The proposed 43no. residential units would therefore command the provision of 69no. parking spaces to serve residents and visitors. The Parking SPG document states that where clear evidence of low car ownership has been provided, a more flexible approach to car parking standards may be taken. Furthermore, the Parking SPG sets out that sustainability points will be awarded for developments that meet the criteria for their proximity to local facilities by active travel and public transport modes.
- 7.15.3 The Highways Officer has assessed the sustainability appraisal which provided information regarding walking routes through to the city centre demonstrating that the site is well connected to amenities and public transport nodes. As such, the site benefits from a reduction in parking standards to one space per unit. The proposed flats would be served by 43no. off street parking space, equating to one per residential unit. Therefore, the proposal accords with the Parking SPG document and Policy T4. The Highways Officer is content that any visitor parking could be catered for on the unrestricted highway adjacent to the site on Factory Road.

- 7.15.4 The proposed development includes secure cycle storage located at the lower ground floor of both buildings totalling 58no. long stay cycle spaces and 3no. short stay cycle spaces. The Sustainable Travel SPG sets out that the proposed development should provide 27.5 long stay cycle spaces and 2.75 short stay cycle spaces. Therefore, the proposed cycle spaces exceed the minimum requirements as set out in Sustainable Travel SPG document.
- 7.15.5 The scheme provides an off street area for the waste and recycling bins to be placed on refuse collection days. Therefore, no bins will be sited on the footway or the highway. In order to ensure access from the highway is kept clear to allow for collection, 3no. H bars are proposed to be painted on the highway. Therefore, servicing vehicles would not need to enter the site for the purposes of refuse collection.
- 7.15.6 Within the site, this features a turning head to allow for car and delivery vehicles to enter the site, turn and leave in a forward gear. The visibility splays and intervisibility at the junction with Factory Road has raised no objection from the Highways Officer.
- 7.15.7 Concern has been raised by third parties regarding access to the site during the construction phase with particular emphasis on the corner of Mill Street and Factory Road. This would be the primary route for construction vehicles visiting the site as Locke Street experiences cars park each side of the highway thereby restricting the width of the highway. The Highways Officer has raised no concern with vehicles accessing the site from Mill Street. Furthermore, it is highlighted that Factory Road currently serves a number of commercial units which have regular commercial vehicle traffic visiting those sites. Data provided by crashmap.co.uk shows that there have been no vehicle collisions on Mill Street or Factory Road in the last 5 years. It is considered necessary to ensure that demolition and construction traffic is controlled to ensure that they are routed along Mill Street. However as the Highways Officer has raised no objection regarding construction traffic, and that the area is not experiencing a high number of vehicle collisions it is considered the proposal would not result in an adverse impact on the safe and efficient use of the highway network.

7.16 **Impact on Ecology and Trees**

- 7.16.1 A Bat Survey has been submitted with the application which concluded that no bats were observed emerging from the existing buildings. Therefore the demolition of the building would have a negligible impact on the local bat population. The existing building did not offer suitable conditions for hibernating bats, nor was there evidence of nesting birds. The report concludes that the proposed development presents an opportunity to enhance onsite biodiversity through the provision of bird and bat boxes/bricks and that any external lighting should not directly illuminate existing mitigation areas.
- 7.16.2 The Councils Ecologist has assessed the context of the survey and supports the methodology and the conclusions drawn. A condition is recommended in order to secure the biodiversity enhancements in order to achieve the net gain in biodiversity. The Councils Ecologist also notes the proposed sedum roof would also provide benefits for biodiversity.
- 7.16.3 The intervening western boundary with Dos Cottages features a number of cypress trees at a height of approximately 19m and the Fir Tree which is protected through the Tree Preservation Order. The proposed development would require the demolition of the existing building and the removal of an existing retaining wall to the rear of the building. The condition of the retaining wall is questionable as there is clear evidence that the wall is leaning into the application site. The removal of this wall would likely affect the stability of the existing bank and the existing trees – including the tree subject of the Tree Preservation Order. The *do-nothing* option is to leave the existing retaining wall as is, however the wall is likely to require works to reinforce to avoid future collapse into the site.
- 7.16.4 The permanent removal of the trees would result in significant and clearly defined public benefits. Currently, the existing trees have not been managed thereby resulting in a height of approximately 9m. Their presence is overbearing on the amenity of existing occupiers of Dos Cottages and the consistent dropping of needles will have an impact on the enjoyment of the private amenity spaces of Dos Cottages. Furthermore, the existing trees are to be removed to aid in the delivery of affordable housing, of which there is a significant need for in the Local Authority area. The indicative landscaping scheme includes the provision of trees

to provide compensatory planting as required in para. 6.4.42 of Planning Policy Wales (Ed.12) and the species of which can be secured by condition to ensure the quality of the trees to be planted positively contribute toward the wider biodiversity of the site. However, the number of trees to be planted on the site could not meet the ratios of 3 to 1 as requested by Planning Policy Wales (Ed.12). Furthermore, the indicative replacement trees to be planted on the site do not meet the guidelines within the Wildlife and Development SPG which sets out that replacement trees shall be compensated at a ratio of 1 to 1.5. The number of trees to be felled on the site total 44, therefore to meet the Planning Policy Wales (Ed. 12) requirements and Wildlife and Development SPG would equate to 132 and 66 trees respectively. The setting and physical constraints of the site mean that this level of compensation cannot be facilitated on the site.

7.16.5 The Tree Officer has provided additional comments on the existing trees which confirms the roots are pushing the existing retaining wall over. The conifer hedging is of low value in terms of aesthetics and quality; however they do provide some screening for the benefit of Dos Cottages. The Tree Officer also confirms that the TPO'd Fir tree also has a low value and all of them are not worthy of retention.

7.16.6 The Ecology Officer has also provided comments setting out that ecological value of the existing trees is low. Therefore, the emphasis in this case is to ensure that the trees to be provided are of good quality in respect of their contribution toward achieving a net gain in biodiversity and the species of tree planted. A further material consideration in the balancing of the scheme is that it would provide in excess of 30% affordable housing, of which there is a significant need for in the city. As such, the indicative landscaping scheme provided is considered to strike the right balance in providing suitable tree planting to serve the site, enhancing onsite biodiversity, and the delivery of affordable housing.

7.17 **Waste**

7.17.1 The proposal requires onsite storage of waste and recycling; the lower ground floor includes a dedicated areas for the storage of waste and recycling which can be accessed by all residential units using the communal stairwell and/or lifts. The waste and recycling areas all feature an external access door to allow for the bins to be presented for collection served by a ramped access. The highway adjacent the bin collection point would be painted with a H bar indicating this space shall remain free from obstruction. The forms of enclosure for the bin collection points have not been provided, however can be secured by condition for the submission of a hard landscaping scheme. The Councils Waste Officer has raised no objection to the proposed scheme, and the Councils Highways Officers accepts the refuse collection point arrangements are acceptable in highways terms. The proposal accords with Policy W3.

8. **OTHER CONSIDERATIONS**

8.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

8.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

8.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people.

- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

8.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

9. CONCLUSION

9.1 The proposed development would represent as a form of brownfield development to provide much needed affordable housing to serve the residents of Newport. The scheme includes private and communal amenity space, off street parking, sustainably located and of benefit to the overall character and appearance of the area. The benefit of the scheme outweigh the concerns relating to the loss of existing trees and increased vehicle movements to the site. The proposal is therefore recommended to be granted with conditions.

10. RECOMMENDATION

GRANTED WITH CONDITIONS AND SUBJECT TO A SECTION 106 LEGAL AGREEMENT WITH DELEGATED AUTHORITY TO HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT TO USE DISCRETION TO REFUSE IF NOT SIGNED WITHIN 3 MONTHS OF A RESOLUTION

01 The development shall be implemented in accordance with the following plans and documents:

- Second Floor Plan (Drawing ref: PL 04 2F PLAN Rev A)
- SUDS Basin Supporting Information (Received: 21.02.2024)
- Fifth Floor Plan (Drawing ref: PL 07 5F PLAN Rev A)
- Fourth Floor Plan (Drawing ref: PL 06 4F PLAN Rev A)
- Third Floor Plan (Drawing ref: PL 05 3F PLAN Rev A)
- First Floor Plan (Drawing ref: PL 03 1F PLAN)
- Ground Floor Plan (Drawing ref: PL 02 GF PLAN Rev C)
- Lower Ground Floor Plan (Drawing ref: PL 01 LGF PLAN Rev C)
- Crossing at Site Entrance Lower Ground Floor (Drawing ref: PL 14 ENTRANCE CROSSING)
- Existing Elevations (Drawing ref: PL 20 EX ELEVATIONS)
- Existing Plans (Drawing ref: PL 21 EX PLANS)

- Accommodation Schedule Rev 1 (Received: 18.02.2024)
- Sustainability Appraisal by Corun, January 2024 (Received: 23.01.2024)
- Site Layout Plan (Drawing ref: PL 00 SITE PLAN Rev C)
- Transport Statement (Ref: 22-00784/TS01A – November 2023)0
- Drainage Strategy and SuDS Compliance Statement by Quad Consult (Ref: 22211-R-601-0)
- Noise Assessment (Ref: 2308046) dated 16th November 2023
- Factory Road – Tree Planting Scheme (Received: 22.11.2023)
- Tree Survey & Existing Features (Drawing ref: CA 2023-FR-01 Rev C)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

02 All habitable rooms exposed to external road traffic noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that **all** such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. All habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows. No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

03 No development (including demolition) shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus
- Demolition and Construction traffic routing to and from the site.

Reason: To protect the amenities of occupiers of other premises in the vicinity in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

04 No development (excluding demolition) shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means.

Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

05 Prior to the first use of the development hereby approved, the ecological mitigation and enhancements measures as set out in Section 10 of the Bat Survey by Ecological Services Ltd. dated February 2023, Version V2.0 shall be incorporated into the development and retained for the duration of the use.

REASON: To ensure that the development result in a net gain in biodiversity in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

06 Before the commencement of development (excluding demolition), written approval of the Local Planning Authority is required to a scheme of hard and soft landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

07 Before the commencement development, other than demolition, drawings of the proposed retaining works and boundary treatments shall be submitted and agreed in writing by the Local Planning. These boundary treatments shall be undertaken in accordance with the agreed details.

REASON: In the interests of visual amenity in accordance with Policy GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

08 Prior to the first beneficial occupation of the development hereby approved, the cycle parking and car parking layout as shown on the approved drawings Lower Ground Floor Plan (Drawing ref: PL 01 LGF Plan Rev C) and Ground Floor Plan (Drawing ref: PL 02 GF PLAN Rev C) shall be laid out and retained for the duration of the use.

REASON: To provide adequate parking facilities in accordance with Policy T4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

09 Prior to the first beneficial occupation of the development hereby approved, the refuse storage shall be laid out in accordance with the approved drawing Lower Ground Floor Plan (Drawing ref: PL 01 LGF Plan Rev C) and retained for the duration of the use. A refuse management strategy shall be submitted to and agreed in writing by the Local Planning Authority. The agreed refuse management strategy shall operate for the duration of the use.

REASON: To ensure the site is served by adequate waste management in accordance with Policy W3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

10 Prior to the commencement of development (excluding demolition), details of the materials to be used on the external surfaces of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall undertaken in accordance with the agreed details.

REASON: In the interests of visual amenities in accordance with Policy GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

11 Prior to the commencement of development (including demolition) a scheme for the removal of non-native invasive species shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be undertaken in accordance with the agreed details.

REASON: In the interests of biodiversity in accordance with Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

12 Prior to the commencement of development (excluding demolition) a scheme for the provision of electric vehicle charging points shall be submitted to and agreed in writing by the Local Planning Authority. The electric vehicle charging points shall be provided in accordance with the agreed details prior to the first beneficial occupation of the residential units.

REASON: To provide a positive contribution toward sustainability in accordance with Policy SP1 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

13 The maximum gradient of the access road leading into the site from Factory Road shall be limited to 1:21 as shown on the approved drawing Site Layout (Drawing ref: PL 00 Site Plan Rev C).

REASON: In the interests of highway and pedestrian safety in accordance with Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP4, SP10, SP13, SP18, GP1, GP3, GP2, GP4, GP5, GP6, GP7, H2, H3, H4, EM3, T4, W3 were relevant to the determination of this application.

02 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

04 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

END

APPLICATION DETAILS

No: 23/0163 Ward: **Allt-yr-Yn**
Type: Full (Major)
Expiry Date: **8th March 2024**
Applicant: **T HOBBS AND WEBB INTERSTRAND LTD C/O AGENT**
Site: **Newport Export Packing Queens Hill Newport South Wales NP20 5HJ**
Proposal: **RESIDENTIAL DEVELOPMENT OF 43 UNITS**

1. LATE REPRESENTATIONS

1.1 Head of Environment & Public Protection (Senior Scientific Officer):

Air Quality

Newport City Council is implementing a refreshed Air Quality Action Plan 2023-2028 which places emphasis on the promotion of ongoing air quality improvement through various means including the new development route. In view of this we would not support new development taking place where it does not actively contribute to reductions in emissions that contribute towards poor air quality. The Council would expect to see this achieved in the form of a **scheme of measures which contribute towards reducing emissions** including but not limited to ULEV infrastructure, green infrastructure (air quality friendly species), low carbon heating systems, anti-idling promotion during construction and operation phases.

Additionally a development of this scale would require an **air quality assessment**, the findings of which would not affect the requirement above but may have an impact on the extent of measures that would be acceptable to the LPA.

As such the following conditions are recommended:

ULEV Infrastructure condition

No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained. ULEV Infrastructure shall be available to staff during the construction phase in so far as this is reasonably practicable.

Reason: *To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)*

Low carbon heating

Space heating within the proposed retail should use the lowest emission systems possible if not zero emission which in turn would contribute to emission. An informative is suggested below which could form a condition or informative.

Sustainable heating condition

No development shall take place until a sustainable heating strategy and associated system has been submitted to the LPA. The sustainable heating system shall be implemented prior to occupation of the development and retained thereafter.

Green infrastructure condition

No development shall commence on site until a scheme of Green Infrastructure including but not limited to street scene and landscaped areas has been submitted which identifies plantings which use species which are known to be beneficial to air quality. The scheme must be approved by the LPA prior to implementation and thereafter be permanently retained

Reason: *To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)*

Anti Idling condition

Prior to commencement of the use hereby permitted an anti-idling scheme aimed at all vehicles using the site shall be submitted to the LPA for approval and thereafter be permanently retained.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

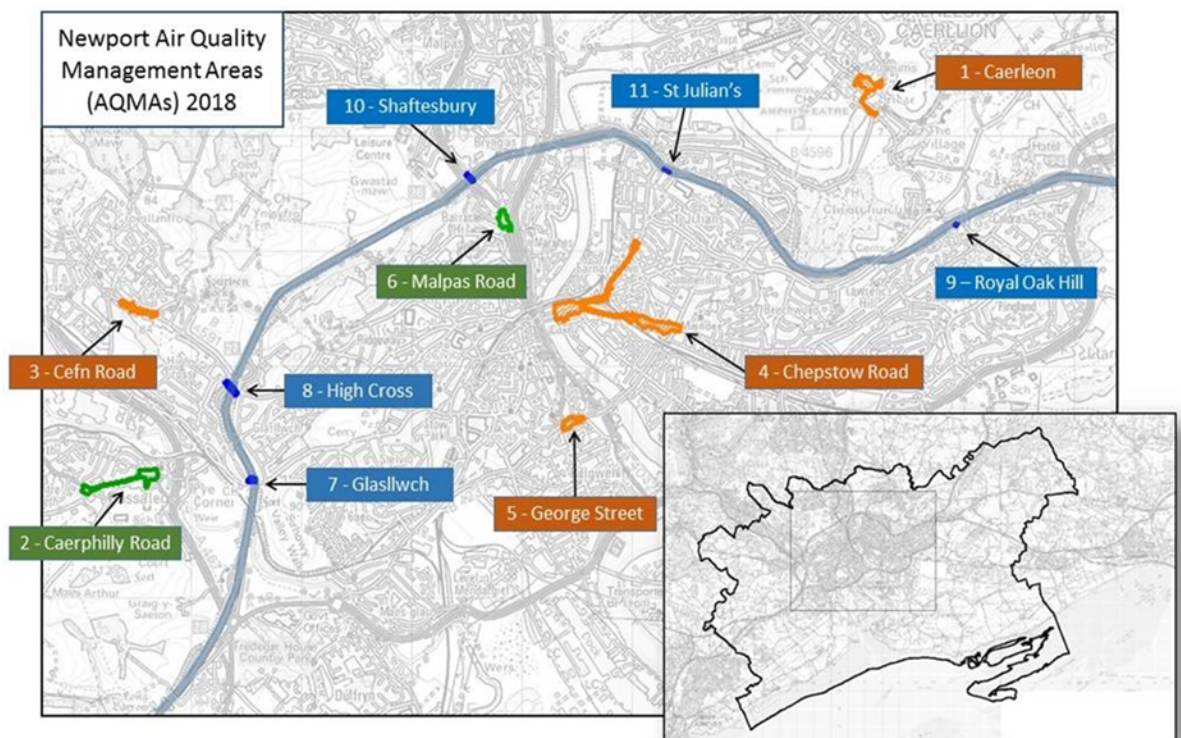
Access to Active Travel and low/zero emission public transport

No development shall commence on site until a scheme of active travel measures including but not limited to walking, cycling infrastructure and access to low/zero emission bus services has been agreed with the LPA.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

Construction Routing

A construction routing plan shall be provided to the LPA which demonstrates how the routing of traffic during the construction phase will avoid non-M4 air quality management areas as detailed on the map below:



The plan shall be submitted to the LPA for approval prior to commencement of construction and retained throughout the construction period. Where any departure from the plan is required the LPA must be consulted prior to any changes.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

Air Quality Assessment

An air quality assessment in accordance with current guidance and Newport City Council supplementary planning guidance needs to be undertaken for the development and a report detailing the findings submitted to the LPA.

The condition and associated requirements below are considered necessary:

An air quality assessment in accordance with current guidance and Newport City Council supplementary planning guidance must be undertaken for the development and a report detailing the findings submitted to the LPA.

Reason: To prevent unacceptable harm because of air pollution (Policy GP7); There must not be a significant adverse effect upon local amenity in terms of air quality (Policy GP2)

In terms of the scope of an air quality assessment there is not a one size fits all as site specific circumstances need to be looked at by the appointed consultants, however the following is given as a guide but should not to be solely relied upon:

Prior to undertaking an AQA NCC expect compatibility and provenance of the data sources you intend to use in modelling to be undertaken and for this to be appended to the AQA. This must include but not be limited to data such as MET, TA, etc.... All data inputs used in the model must be provided as appendices with the AQA report.

Assessment must include but not be limited to:

- Context and justification for errors that may be present.
- Reasons for any data/parameter exclusions that have taken place.
- Justification behind levels that have been predicted or monitored.
- Where no site based LAQM data is available 3 months of data using diffusion tubes must be obtained for the proposed site setting.

It is expected that consultants conducting an AQA will be suitably qualified and experienced in producing AQAs. They must also be able to exercise their own professional judgement on any additional scope of works that may be required in the preparation of the AQA in addition to the information provided above.

Contaminated Land

Land contamination has been identified at the site as requiring supplementary investigation. In addition to this initial remedial requirements have been submitted for which a finalised remediation strategy will be required further to supplementary sampling. Radon protection has also been specified for which building and membrane details will be required as part of remedial information.

In view of the above the following conditions are recommended:

Contamination

No development, (other than demolition) shall commence until:

a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.

b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.

c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

d) Following remediation a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.

e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

Contamination – Unforeseen

Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

Contamination – Imported Material

Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Authority. No other fill material shall be imported onto the site.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

- 1.2 Head of Environment & Public Protection (Environmental Health): No objection subject to conditions:

Road Traffic Noise – Internal

All habitable rooms exposed to external road traffic noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that **all** such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. All habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows. No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected.

Noise Insulation

Prior to first occupation, a scheme of sound insulation works to the floor, ceiling & wall structures between adjoining properties shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Demolition & Construction Environmental Management Plan

No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison

- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
 - Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.
 - Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus
- Reason:** To protect the amenities of occupiers of other premises in the vicinity

Advisory - EV Charging points

To encourage the uptake of zero emission vehicles in efforts to reduce air pollution it is recommended a number of the parking spaces are installed with electric vehicle charging points. Cabling could be installed in the remainder of the parking spaces to allow for additional charging points to be installed at a later stage.

Advisory - Heating Systems

We encourage the highest practicable standards of building insulation and use of renewable forms of heating (such as ground and air source heat pumps) as opposed to natural gas boilers where possible. This action would contribute to the improvement of local air quality and reduce overall GHG emissions in the long term. The Environment (Wales) Act 2016 requires that Wales reduce its carbon emissions by 80% by 2050, reducing heat loss and the use of natural gas would help contribute towards this goal.

1.3 Dwr Cymru/Welsh Water:

ASSET PROTECTION

The proposed development boundary is in very close proximity to a trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer.

The proposed development site is also crossed by a 150mm public combined sewer. Please see copy of indicative public sewer record attached. No operational development is to take place within 3 metres either side of the centreline of the sewer. We request that prior to commencing any operational development the location of this asset is determined. The proposed Site Layout Plan reference PL 00 SITE PLAN suggest the proposal to Divert the public sewer asset under S185 of the Water Industry Act 1991, In principle we have no objection to this subject to feasibility through the S185 process.

SEWERAGE

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

Turning to surface water, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Newport City Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

Notwithstanding this, we would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

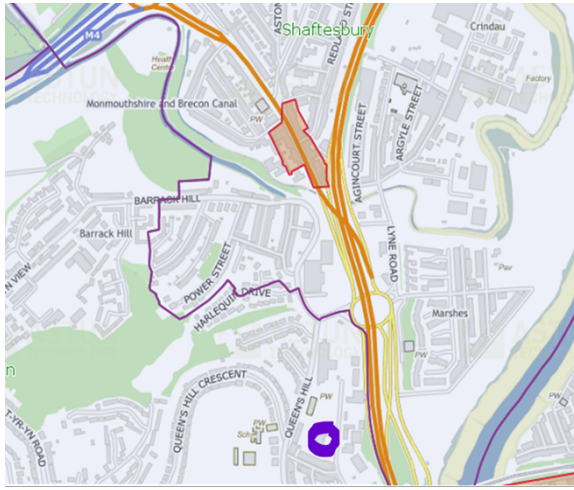
The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

2. OFFICER RESPONSE TO LATE REPRESENTATIONS

2.1 Senior Scientific Officer consultation

2.1.1 The site is not within an Air Quality Management Area (AQMA). The nearest AQMA is on Malpas Road to the north (see plan below which shows the site in purple and the AQMA hatched red). Condition 3 in the report requires that construction route traffic information be included as part of the Construction Management Plan. Green Infrastructure is dealt with by Condition 6 Landscaping. Condition 8 requires details of cycle parking provision to encourage Active Travel and condition 12 requires EV charging points to be provided. It is not considered that a condition to require vehicles not to idle would be enforceable.



2.2 Environmental Health Officer

2.2.1 Condition 2 deals with internal noise levels.

2.2.2 A scheme of noise insulation is not included in the recommendation as this element is controlled through the Building Regulations 2010; therefore to attach a condition for these details would be a duplication of controls thereby not meeting the tests for the attachment of condition.

2.2.3 A Demolition and Construction Environment Management Plan condition 3 has already been attached.

2.2.4 With regard to the suggested notes for electric vehicle charging points and heating systems; a scheme of electric vehicle charging points is secured by condition as set out on page 50 of the Agenda. Regarding heating systems, the proposal does include photovoltaic panels to provide some microgeneration on site to contribute toward the renewable energy mix used by the proposed development.

2.3 Dwr Cymru/Welsh Water

2.3.1 Dwr Cymru/Welsh Water raise no objection to the scheme and highlight the proposed diversion of an existing combined sewer. Dwr Cymru/Welsh Water confirm that this process can be undertaken through the Section 185 process of the Water Industry Act 1991 and a foul drainage connection can be formed to serve the site.

2.3.2 Condition 4 already requires the submission of details of drainage.

3. OFFICER RECOMMENDATION

3.1 The recommendation remains Granted subject to conditions but with the following additional conditions as set out below:

01 No development, (other than demolition) shall commence until:

a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority.

b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to (BS10175/2011), containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.

c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

d) Following remediation a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.

e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed in accordance with Policy GP7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed in accordance with Policy GP7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Authority. No other fill material shall be imported onto the site.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed in accordance with Policy GP7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).



Report

Planning Committee

Part 1

Date: March 2024

Subject Local Development Plan Annual Monitoring Report

Purpose To report on the 2023 Annual Monitoring Report (AMR) for the Local Development Plan 2011-2026.

Author Planning Policy Manager

Ward All wards

Summary An Annual Monitoring Report (AMR) is submitted to Welsh Government and reports on the progress of the LDP against a set of indicators. The AMR process is undertaken in accordance with the Monitoring Framework set out within Chapter 12 of the LDP. This report provides a summary of the eighth AMR which has been submitted to Welsh Government.

Proposal To note and discuss the Annual Monitoring Report 2023.

Action by Planning Committee

Timetable Immediate

This report was prepared after consultation with:

- Head of Law and Standards, Monitoring Officer
- Chief Financial Officer
- Head of People, Policy and Transformation
- Cabinet Member for Strategic Planning, Regulation and Housing

Signed

Background

The Newport Local Development Plan (2011-2026) was adopted in January 2015 and became the adopted development plan for Newport. In accordance with statutory requirements the performance of the LDP has been monitored on an annual basis with eight Annual Monitoring Reports (AMRs) approved by Cabinet Member and published to date. The AMRs assess the extent to which the LDP strategy, objectives and policies are being delivered and implemented.

An AMR monitors the effectiveness of the policies within the LDP and is the main mechanism for reviewing the relevance and performance of the LDP. It identifies whether any policy changes are necessary. The AMR 2020 recommended that the Council begin a review of the adopted Local Development Plan and this was approved by Cabinet in October 2020. Since then, officers have continued to monitor the implementation and delivery of the adopted Local Development Plan whilst undertaking the review process. The Replacement Local Development Plan process formally began in May 2021.

Annual Monitoring Report 2023

The eighth Annual Monitoring Report (AMR) of the LDP has been submitted to Welsh Government and published on the Council's Website.

The AMR 2023 monitors the delivery of the LDP during the period of April 2022 to March 2023. Key conclusions of the AMR can be summarised as:

- There have been improvements to the delivery of housing and employment land between the 2022 and 2023 monitoring periods. Planning permissions were showing positive trends.
- 91% of all new homes had been delivered on previously developed land.
- 43 hectares of new employment land has been created during the LDP period so far. 24.87 hectares of this is on EM1 allocations and has been delivered. 13.4ha of employment land was granted permission during the 2023 monitoring period.
- Jobs growth increased and is above the LDP target set for this period.
- No Sites of Importance for Nature Conservation (SINC), Green Belt, Green Wedge, greenfield land or protected woodland were lost contrary to LDP policies.
- Further investigation is needed into development in areas subject to flood risks, housing delivery and needs for accommodation/sites for Gypsies and Travellers. These are to be addressed through the Replacement Local Development Plan and the evidence which underpins it.
- Overall, 7,482 new homes, including 1,523 affordable homes have been delivered since 2011.
- Data gaps exist where some sources of information have been discontinued during recent years. Effort has been used to find best fit data where appropriate, but there could be implications when comparing outcomes of particular indicators across different monitoring periods if this approach was to be taken throughout the process. This has been concluded as a result of the age of the plan and a review of the monitoring framework will be undertaken as a part of the Replacement Local Development Plan.
- The AMR reviews the implementation of policies by Development Management Officers and support is provided to ensure that all relevant policies are being identified and used correctly. The latest session took place in February 2024.
- Training for Planning Committee Members was identified in relation to flood risk. It is intended to organise a training session by Natural Resources Wales to coincide with the implementation of the new Technical Advice Note 15 Development, Flooding and Coastal Erosion.

It is encouraging that housing and employment delivery has increased following a slowing down of delivery as a result of the impacts of Covid-19 and Brexit. The Replacement LDP process enables us to identify new opportunities for development to ensure steady delivery of new home and jobs. It will also be an opportunity to review policies relating to issues such as City Centre regeneration, Gypsy/Traveller accommodation, Houses in Multiple Occupation and development in floodplains.

Overall, it is considered that the existing LDP continues to work well to achieve its aim of shaping the future growth of Newport up until 2026, by facilitating continued sustainable development in Newport. The Replacement LDP is progressing well with the consultation on the Preferred Strategy and the proposed Deposit Plan being presented to Cabinet and Council in September 2024. It is expected that the new LDP will be adopted prior to the end date of the current LDP.

Financial Summary (Capital and Revenue)

There are no financial implications associated with this report and the monitoring of the performance of the adopted Local Development Plan.

Risks

It is important to identify and manage any project or scheme's exposure to risk and have in place controls to deal with those risks.

Risk Title / Description	Risk Impact score of Risk if it occurs* (H/M/L)	Risk Probability of risk occurring (H/M/L)	Risk Mitigation Action(s) What is the Council doing or what has it done to avoid the risk or reduce its effect?	Risk Owner Officer(s) responsible for dealing with the risk?
Planning Committee disagree with the outcomes of the Annual Monitoring Report 2023.	M	L	The AMR is a review of performance of the adopted LDP using evidence and data. Constructive discussion on the findings of the AMR are welcomed but as the report outcomes are based on monitoring criteria approved as part of the adopted plan and uses evidence and data to support the findings, it is unlikely that there will be any significant areas of disagreement.	Planning and Development Manager / Planning Policy Manager

Links to Council Policies and Priorities

The Local Development Plan is one of the statutory plans the Council has to prepare, the current LDP determines Newport's land use policies to 2026. The LDP covers many topics that impact on other sections of the Council e.g. drainage, tourism, education etc. Liaison with those sections is an essential part of the planning process. The Replacement LDP will consider any new Council policy, strategy or priority and its impact on the policy framework for the Council. Whilst this isn't the role of the AMR, it does consider contextual indicators within Chapter 3 and, where appropriate, is able to identify links between monitoring indicators and various Council policies and strategies, including:

- City Centre Masterplan
- Flood Risk Management Plan
- Public Rights of Way Improvement Plan
- Destination Management Strategy
- Economic Growth Plan

Options Available and considered

This report is for noting and discussion only. No formal decision is required.

Preferred Option and Why

This report is for noting and discussion only. No formal decision is required.

Comments of Chief Financial Officer

As a position statement, the report is not asking members to approve any financial implications. Any implementation actions, measures and costs are expected to be afforded by the budgeted resourcing attributable to Local Development Plan in the first instance, and any additional resourcing necessity would be reported by exception for consideration.

Comments of Monitoring Officer

The Council as Local Planning Authority is required to submit an LDP Annual Monitoring Report to the Welsh Government. This report has been compiled in order to advise Planning Committee of the most recent submission and is for information only. No decision is required so there are no legal or procedural issues arising.

Comments of Head of People Policy and Transformation

This report provides Planning Committee with the 2023 Annual Monitoring Report for the Local Development Plan 2011-2026, which was submitted to Welsh Government.

There are clear links to the Council's Corporate Plan 2022-27 vision of 'an ambitious, fairer, greener Newport for everyone', and its four Well-being Objectives. The principles of the Well-being of Future Generations (Wales) Act 2015 and its five ways of working have been considered directly through the Replacement Local Development Plan and its Integrated Sustainability Appraisal.

A Fairness and Equalities Impact Assessment wasn't required, and there are no staffing or HR related issues arising directly from this report.

Scrutiny Committees

This report has not been subject to any scrutiny committees.

Fairness and Equality Impact Assessment:

- **Wellbeing of Future Generation (Wales) Act**
- **Equality Act 2010**
- **Socio-economic Duty**
- **Welsh Language (Wales) Measure 2011**

The council has a number of legislative responsibilities to assess the impact of any strategic decision, proposal or policy on people that may experience disadvantage or inequality.

An FEIA has not been completed as this proposal is to note the AMR 2023. The AMR monitors the implementation and effectiveness of the policies within the adopted LDP, it does not itself change or amend policies. Only a Local Development Plan review process can do this. The process for adopting the Local Development Plan fulfilled requirements and duties of the Equality Act 2010, the Welsh Language (Wales) Measure 2011, as well as of the Sustainability Appraisal and Strategic Environmental Assessment.

The Replacement Local Development Plan is subject to an Integrated Sustainability Appraisal which will fulfil requirements and duties for:

- Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA),
- Equalities Impact Assessment (EqIA),
- Health Impact Assessment (HIA),
- Welsh Language Impact Assessment (WLIA), and
- Well-being of Future Generations (WBFG).

Consultation

The Cabinet Member for Strategic Planning, Regulation and Housing approved the AMR 2023 for submission to the Welsh Government, in accordance with the regulations. The Cabinet Member has commented as follows:

I am pleased with the positive outcomes shown in the AMR with regards to growth, housing and employment opportunities. This continues to show that the LDP is delivering sustainable development as intended.

Background Papers

Annual Monitoring Report 2023

Dated: 20 February 2024

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Newport Local Development Plan 2011-2026

Annual Monitoring Report October 2023



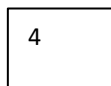
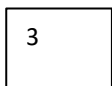
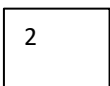
Front Cover Images



1 New Houses at Llanwern Village H1(3)

2 New Leisure Centre 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 eighth 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 2022 to 31 March 2023** and will build on evidence obtained for the last seven 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 bring 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 was impacted but there are a number of sites that are delivering so it is anticipated rates will be good.
- 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	3
	Mixed outcome	0
	Negative outcome	1

- Recorded crime rates in Newport have decreased this year.
- The economic activity rate in Newport has increased this year, while the UK and Wales rates have 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 decreased 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	18
	Training required	5
	SPG required	0
	Further research	10
	Policy review	0
	Plan review	0

- 91% of housing developed on brownfield land in 2022/23.
- 10% below the Average Annual Housing Requirement figure.
- 7,482 new homes delivered in the Plan period so far (798 units short of the LDP target).
- 1,523 affordable homes delivered in the Plan period so far (170 units short of the LDP target).
- 43ha of new employment land has been created in the Plan period so far, 24.87ha is on EM1 allocations and has been delivered, 13.4ha of employment land was granted permission this year.
- No greenfield land or protected woodland has been lost contrary to policy.
- Jobs growth has increased this year and is above the LDP target set for this period.
- No Sites of Importance for Nature Conservation (SINC)/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	47
	Mix of positive and negative effects predicted	19
	Significant negative effects predicted	2
	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.
- While gross weekly earnings and job creation being up overall is positive, unemployment rates have also risen.
- Newport railway station usage has increased in 2022/2023.
- Average energy consumption per household has decreased in 2022/23.
- Two applications approved with outstanding objections from heritage advisors.
- Students staying in Newport after study has increased.
- Out commuting rates have decreased.
- Waste reused, recycled, and composted has stayed the same and exceeds the target.
- Energy from waste is higher than this year's maximum target.
- Waste being sent to landfill has stayed the same.
- Footfall in the City Centre has increased but remains below pre-COVID-19 levels.

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 eighth 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 eighth year of LDP implementation means that a replacement plan is considered necessary. The process for the replacement plan is progressing 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 eighth 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 2022 to 31 March 2023**.

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. We're now in the recovery phase following the Coronavirus (COVID-19) global pandemic. The economic consequences of the pandemic continue to be apparent, 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. A key impact on the construction industry has been the availability and cost of materials.
- 3.4. The industry continued to build houses with delivery rates being impacted across Wales and the UK, however this year has seen an increase in completion figures in Newport. The retail sector has also been impacted by challenges leading to the loss of businesses in the City Centre. However, new types of development have changed the way that people use Newport City Centre and have the potential to support a transition to a vibrant retail and commercial centre with it be unlikely that retail will return as the most prominent use. 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

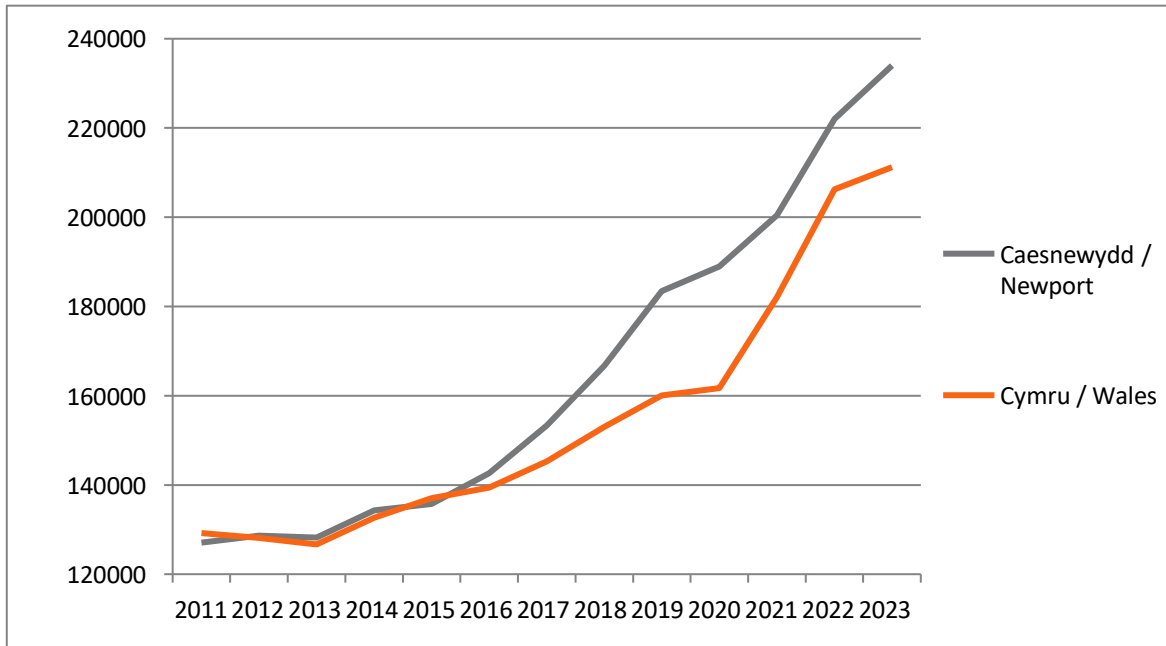
- 3.5. The National Census 2021 was undertaken on 21 March 2021. The answers to the Census will help government and organisations make decision on how to plan and fund public services including transport, education and healthcare. The Census provides critical data for LDP development, including the release of the population and household estimates. This data will be used as part of the replacement plan process to inform the plan strategy. For the period which this AMR details, the following Census results were published:
- Rebasing and reconciliation of mid-year population estimates following Census 2021, England and Wales
 - The employment-population ratio and changes in the UK labour market: 2008 to 2023
 - Population changes and economic inactivity trends, UK: 2019 to 2026
 - Population estimates for the UK, England, Wales, Scotland and Northern Ireland: mid-2021

Housing Market

- 3.6. Newport has an average house price of £234,827 (as of April 2023), compared to the Wales average of £212,834 as demonstrated in Figure 2 below. The graph (Figure 2) clearly shows a significant increase from last year, with Newport prices increasing by over 4%, compared to the Welsh average of 2%. Newport's

average house price increase is on a par to those delivered between 2018-19. 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.

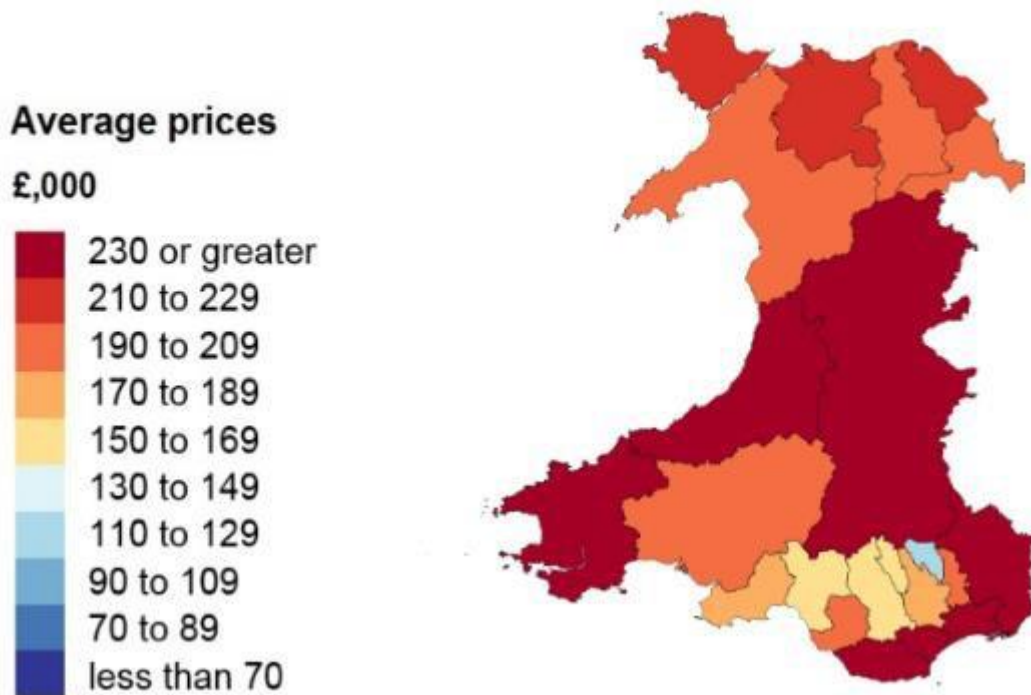
FIGURE 2: AVERAGE HOUSE PRICES IN NEWPORT AND WALES (April 2023)



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

FIGURE 3: AVERAGE HOUSE PRICE BY LOCAL AUTHORITY (April 2023)

Average price by local authority for Wales



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

3.7. Figure 3 shows how the Newport average house price compares to the other Local Authorities in Wales. Newport is identified as the dark red colour in the £230k or greater band. This is an increase for Newport from last year where the Authority was identified in the red colour £210k to £229k 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.

3.8. 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

3.9. 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 2022 AMR was published, there have been various consultations on national planning policies and guidance, including on an update to Planning Policy Wales, further amendments on emerging Technical Advice Note 15: Development, flooding and coastal erosion and proposed changes to Technical Advice Note 11: Noise to become Technical Advice Note 11: Air quality, noise and soundscape. Since 2020, a number of changes have been apparent and are detailed in the following sections.

National Planning Policy Amendments

Future Wales: The National Plan 2040

3.10. 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.

3.11. 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.

3.12. 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.

- 3.13. 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)

- 3.14. 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.

COVID-19 Recovery

- 3.15. 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

- 3.16. 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

- 3.17. 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.
- 3.18. 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

- 3.19. 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.
- 3.20. 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

3.21. 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

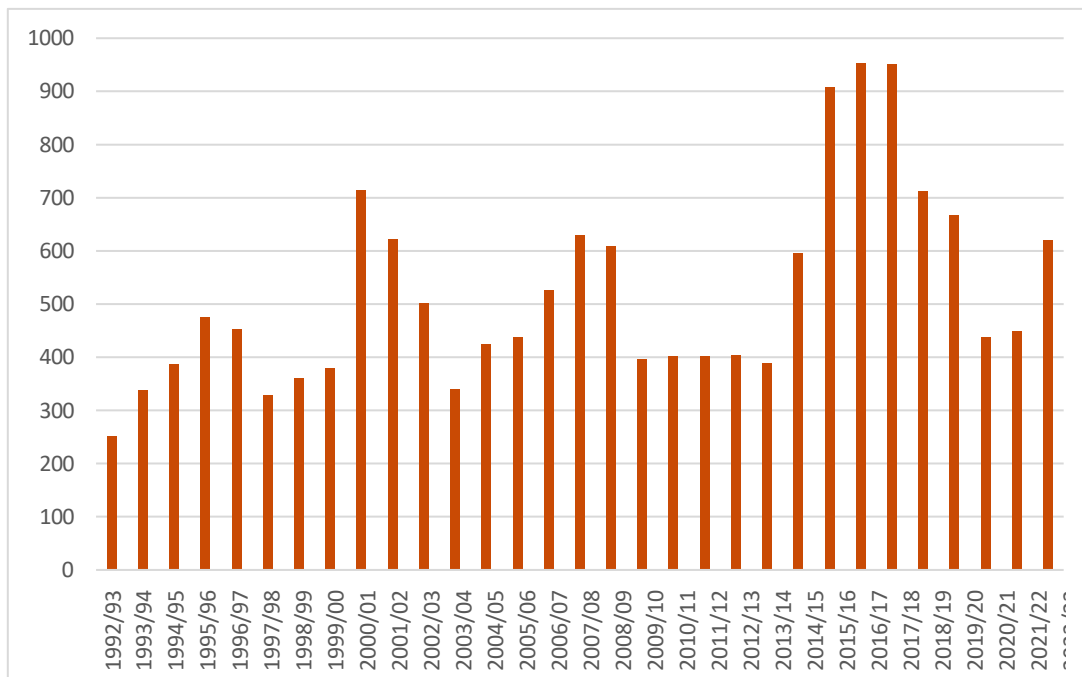
Housing Land Supply

3.22. 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.

3.23. In 2022/23, Newport built 619 new homes. This is lower than the peak years of 2015-2018 but rates have increased, showing positive signs following the impacts of the COVID-19 pandemic, Brexit and the War in Ukraine. There are enough live applications and developments expected to come online in the near future which should see good completion rates continued 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.

3.24. The Figure 4 shows the housing completion rates achieved in Newport since 1992.

FIGURE 4: PAST HOUSING COMPLETION RATES IN NEWPORT



Employment Land

- 3.25. During the 2022/23 year, permissions have been granted to bring forward new economic development on EM1 allocated employment sites. Permission has been granted for new development on EM1 (i) Duffryn, EM1 (iii) Celtic Springs, EM1 (v) Gwent Europark, and EM1 (vii) Celtic Business Park (now known as St. Modwen Park). These proposals relate to the development of a research and development facility (Figure 5); industrial buildings and offices; a new car showroom with a service centre (Figure 6), as well as ancillary works to support new development. Some of these permissions are already starting to show signs of construction by the end of the 2022/23 period, showing good signs for local economy and bringing forward much needed jobs for the area.

FIGURE 5: RESEARCH AND DEVELOPMENT FACILITY AT PLOT 1 AND 5, IMPERIAL WAY (EM1(i))



Residential Schemes

- 3.26. The 2022/23 build rates for new homes has increased following two years of lower rates. 2021/22 and 2022/23 have seen encouraging signs of major applications being submitted for residential development. These include reserved matters at both the Llanwern Village and Glan Llyn development sites, as well as the applications described below.

The Ferns Club

- 3.27. In March 2023, permission was granted for the construction of 12 affordable apartments and 8 affordable houses on a the site of the former Ferns Club, which had been closed since 2020. Brining forward essential affordable housing on a disused site.

Orb Drive

- 3.28. In December 2022, planning permission was granted for the development of 18 dwellings on land allocated for residential development by Policy H1(45), known as Lysaghts Park. The development falls within an area benefitting from existing outline and reserved matters permission and the new proposal followed a period where it seemed the build out of the site has stalled. With a new developer now on board, the new planning permission shows good signs for the completion of remaining phases of an LDP allocated residential site following a short period of uncertainty.

Newport Centre, Kingsway

- 3.29. During October 2022, outline permission was granted for the redevelopment of Newport Centre Leisure Centre to form 54,000sqm of flexible floorspace for educational, retail, food and drink, office, hotel, leisure, and financial and professional services. This is to be delivered over seven floors on land between Kingsway and Usk Way. The application followed the grant of permission for a state-of-the-art new leisure to replace the Newport Centre, which is no longer fit for purpose as a leisure centre. The redevelopment provides the opportunity for new uses of the site, positively contributing to the health of the City Centre.

FIGURE 6: PORSCHE CENTRE LAND ON THE NORTH SIDE OF LAKESIDE DRIVE



4. LDP MONITORING

4.1. This is the eighth 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 2022/23 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 228 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 228 planning applications was collected and stored in a purposely constructed spreadsheet with 91 column headings. The 91 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, Office for National Statistics	The number of reported crime incidents decreases.	The number of reported crime incidents increases for 2 or more consecutive years.																																		
OUTCOME: There have been 19,407 crimes reported in Newport between April 2021 and March 2022. A decrease of 1,147 from the previous year.																																					
			COLOUR LAST YEAR: GREEN																																		
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.																																					
It should be noted that the crime statistics for this AMR and moving forward will be based on those available on the Office of National Statistics website which is considered to be robust and accurate. The change in datasets is necessitated due to recent limitations introduced by the host of the former dataset.																																					
FIGURE 7: TOTAL REPORTED CRIME NUMBERS IN NEWPORT																																					
Total Reported Crimes in Newport																																					
No. of Crimes																																					
	<table border="1"> <thead> <tr> <th></th> <th>Apr 11- Mar 12</th> <th>Apr 12- Mar 13</th> <th>Apr 13- Mar 14</th> <th>Apr 14- Mar 15</th> <th>Apr 15- Mar 16</th> <th>Apr 16- Mar 17</th> <th>Apr 17- Mar 18</th> <th>Apr 18 - Mar 19</th> <th>Apr 19- Mar 20</th> <th>Apr 20- Mar 21</th> <th>Apr 21- Mar 22</th> <th>Apr 22- Mar 23</th> </tr> </thead> <tbody> <tr> <td>— Total Crimes</td> <td>29,913</td> <td>17,121</td> <td>16,782</td> <td>19,631</td> <td>21,381</td> <td>23,252</td> <td>23,789</td> <td>21,709</td> <td>20,317</td> <td>24,362</td> <td>20,554</td> <td>19,407</td> </tr> </tbody> </table>													Apr 11- Mar 12	Apr 12- Mar 13	Apr 13- Mar 14	Apr 14- Mar 15	Apr 15- Mar 16	Apr 16- Mar 17	Apr 17- Mar 18	Apr 18 - Mar 19	Apr 19- Mar 20	Apr 20- Mar 21	Apr 21- Mar 22	Apr 22- Mar 23	— Total Crimes	29,913	17,121	16,782	19,631	21,381	23,252	23,789	21,709	20,317	24,362	20,554
	Apr 11- Mar 12	Apr 12- Mar 13	Apr 13- Mar 14	Apr 14- Mar 15	Apr 15- Mar 16	Apr 16- Mar 17	Apr 17- Mar 18	Apr 18 - Mar 19	Apr 19- Mar 20	Apr 20- Mar 21	Apr 21- Mar 22	Apr 22- Mar 23																									
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Source: www.ukcrimestats.com and www.ons.gov.uk																																					

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 77.3. The economic activity rate in Newport has increased.

COLOUR LAST YEAR: ORANGE

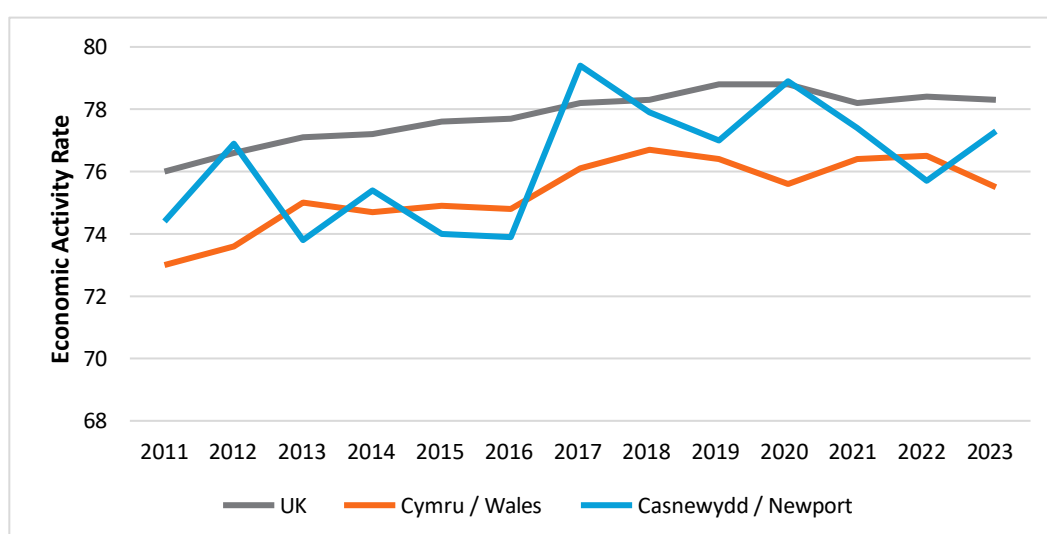
COMMENTARY AND ANALYSIS OF OUTCOME:

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.

Since last year’s AMR, figures have been made available for both the 2022 and 2023 periods (years ending 31 March). The 2022 figures dropped to an economic activity rate of 75.7, but then rose again in 2023 to 77.3. As the latest figures have increased on those calculated for the previous year, the indicator has been changed to green. It is noted that the overall economic activity rate for the UK and Wales has also dropped, but generally appears to be stabilising. It is also noted that the economic activity rate for Newport remains higher since the plan was adopted, which is positive.

Figure 10 plots the Newport economic activity rates against the Wales and UK rates since the start of the Plan period. 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. The Newport rates should only be viewed as an indication.

FIGURE 8: 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 29.5%. This is a decrease from the 39.0% recorded last year.

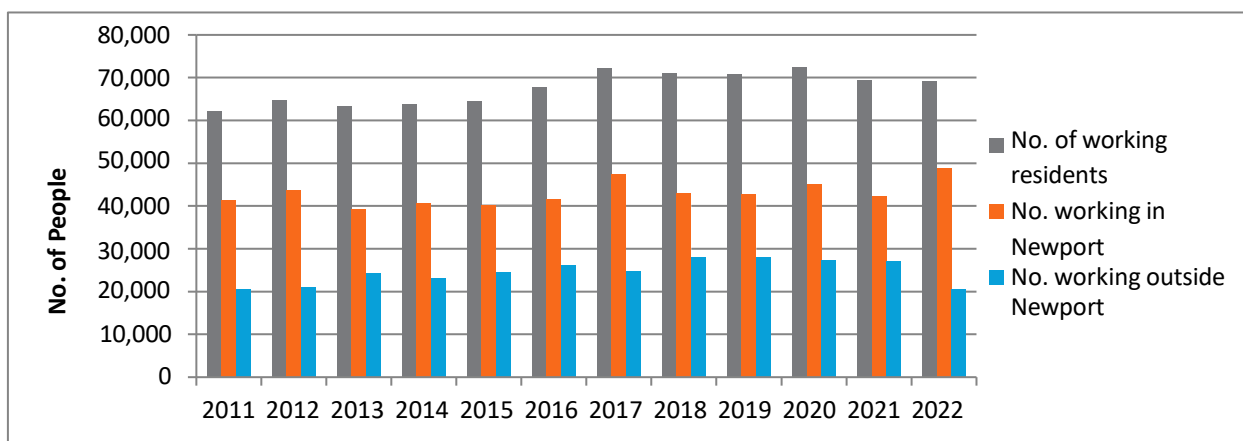
COLOUR LAST YEAR: ORANGE

COMMENTARY AND ANALYSIS OF OUTCOME:

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 decreased this year. It now stands at 29.5%, whereas it was previously 39.0% in 2021. As the percentage has decreased, the indicator has been identified as green. 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.

The percentage of people commuting out of Newport to Bristol has significantly decreased this year, while the number of working residents remaining in Newport has significantly increased. These represent the best figures observed for this indicator since the start of the Plan period. The total number of working residents in Newport remains predominantly the same as last year, with only a very minor decrease observed. Overall, this represents a positive shift in working-commuting statistics. It is hoped that these figures will continue to improve overtime. The below figures give more of a breakdown of this situation.

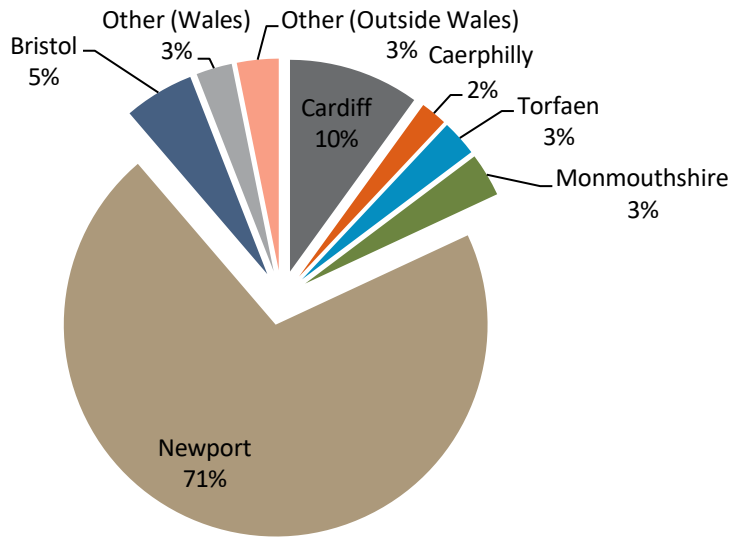
FIGURE 9: COMMUTING PATTERNS IN NEWPORT



Source: www.statswales.wales.gov.uk

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
% of Newport population working within Newport	66.8	67.6	61.8	63.6	62.1	61.4	65.7	60.6	60.5	62.3	61.0	70.6
% of Newport population working outside Newport	33.2	32.4	38.2	36.4	37.9	38.6	34.3	39.4	39.5	37.7	39.0	29.5

FIGURE 10: WHERE PEOPLE LIVING IN NEWPORT WORK (2022)



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 12 applications that were permitted that lead to the loss of greenfield land to development during the past year. Of these, two were allocated in the LDP and 10 were permitted in accordance with the relevant LDP policies. 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)	1 (or more) application permitted for development in any year

within the Plan or exceptions set out in TAN 16 (2009))

OUTCOME: No loss of Environmental Space contrary to relevant LDP policies.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

There were two applications permitted on land designated as Environmental Space during the past year. These result in the combined loss of 0.01332ha for storage, and food and drink development. Only one of the applications considered the potential impact of the loss of the Environmental Space in the Officer Report. Had Policy CE3 been discussed in the Officer Report for the other application, it is considered that the scheme would have satisfied the policy requirements and the outcome would have therefore been the same. It is therefore concluded that there has been no loss of Environmental Space contrary to relevant LDP policies.

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 four 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 61 applications permitted on land within flood risk zones C1 and C2 during the past year. Eight of the 61 permissions were located in flood risk zone C2, of which no permissions were considered highly vulnerable. A total of 54 permissions were located in flood risk zone C1 (one application was in both C1 and C2), 11 of which were considered highly vulnerable.

Of the 11 highly vulnerable developments permitted in flood risk zone C1, four of the applications were able to satisfy the tests of TAN15.

Four of the applications were explicit that not all the TAN15 test were met but were deemed acceptable on balance and subject to conditions. Of note, an appeal decision establishing the acceptability of flood refuge areas for Homes in Multiple Occupation was referenced as a material consideration in some of these decisions. Three officer reports concluded that vulnerability or risk was not increased having regard to the existing use and therefore concluded there was no need to assess compliance with the tests.

The outcome has been recorded as yellow despite schemes being granted which were not in accordance with the TAN15 tests, because consideration was given to the relevant policies overall.

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: Seven applications were located within mineral safeguarding areas. Out of these, four did not consider Policy M1 Safeguarding of Mineral Resource.				
				COLOUR LAST YEAR: BLUE
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>There were seven applications permitted within mineral safeguarding areas during the past year. Three of the seven permissions analysed the matter of mineral safeguarding within the officer report. Four applications did not mention mineral safeguarding in the report. Around half of the development permitted within Newport over the past year that has been located within mineral safeguarding areas has been reported with consideration of mineral safeguarding. It is therefore concluded that the relevant LDP policies are broadly being implemented as intended and for those few that should have considered the policy, 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: Seven Application were determined without full consideration of the Welsh National Marine Plan.				
				COLOUR LAST YEAR: BLUE
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>13 permissions over the past year are considered to have to assess the National Marine Plan due to their location within the adopted Coastal Zone of Newport LDP or the fact that a HRA was required as a result of potential impacts on the River Usk. Six of the applications considered the marine plan and either concluded that the proposal was in conformity with the plan or screened the need to consider the plan. Seven applications did not mention the marine plan. Therefore, it is considered that the National Marine Plan for Wales is not being considered consistently, but proposals that take into account the plan were found to be in conformity with the objectives of the Marine Plan.</p>				

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 estimated at 2.404MW.																															
				COLOUR LAST YEAR: GREEN																											
COMMENTARY AND ANALYSIS OF OUTCOME:																															
<p>Five planning applications were approved for renewable energy development during 2022/23. The largest one being for a solar array development on the Reevesland Industrial Estate. There were three applications for solar panels, an air source heat pump and a new 0.5MW wind turbine in the west of the authority.</p> <p>The number of the applications approved during this year has remained the same, however the capacity has decreased. All forms of renewable energy development combined contribute to renewable energy objectives, as such the outcome has been recorded as green.</p>																															
<table border="1"> <thead> <tr> <th>Year</th> <th>No. of Applications</th> <th>Total Energy Capacity (MW)</th> </tr> </thead> <tbody> <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> <tr> <td>2022/23</td> <td>5</td> <td>2.404</td> </tr> </tbody> </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	2022/23	5	2.404
Year	No. of Applications	Total Energy Capacity (MW)																													
2015/16	4	21.060																													
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2017/18	1	0.231																													
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2019/20	2	3.660																													
2020/21	2	0.004																													
2021/22	5	3.38																													
2022/23	5	2.404																													

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 permission 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).

Erection of A Class A1 Foodstore with Associated Access, Car Parking and Landscaping - The site is located within Flood Zone C1 (defended floodplain). NRW objected to the proposal on the grounds that the submitted Flood Consequences Assessment did not adequately justify the proposal in this location and that the consequences of a flood event were not manageable over the lifetime of the development causing substantial risk to life and property, accordingly, failing to satisfy all the tests in Technical Advice Note 15 (TAN15). Council officers similarly concluded that the proposal would not strictly comply with the tests in TAN15 and the policies in the Local Development Plan.

Officers subsequently recommended that the application be refused for this reason along with other reasons relating to retail need, retail impact, active travel/sustainability, loss of traditional employment land and archaeological resource. The Council’s Planning Committee considered the Officer recommendations and decided that the development proposal should be approved subject to conditions. Regard was given to an extant permission which carried significant material weight, the desirability of re-use of the land, suitability of the land for a supermarket rather than other uses and the management of flood risk in making this decision.

Given the circumstances by which the proposal was granted approval, the outcome has been identified as blue to reflect the potential need for “training required”. Notwithstanding the reasons for the Planning Committee reaching their decision, the Council should not go against an NRW objection lightly. It would therefore be beneficial for committee members to participate in additional training, potentially delivered by NRW, to emphasise the significance which flood risks and their potential consequences should be attributed when determining planning matters. The revised TAN 15 is yet to be finalised and come into effect, the Council is eagerly awaiting the publication of the revised TAN 15 and training for councillors by NRW may form part of implementing the national guidance.

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 13.4ha of employment land on EM1 sites this year.

Since the start of the Plan period, over 43ha of new employment land has been created. Out of this 43ha, 24.87ha is on EM1 allocations and has been delivered. In terms of EM1 allocations, this equates to 2.07ha a year (2011-2023), which exceeds 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, one each at EM1 (i) Duffryn, EM1 (iii) Celtic Springs, EM1 (v) Gwent Europark, and EM1 (vii) Celtic Business Park (now known as St. Modwen Park).

With the positive delivery of EM1 land compared to the predicted annual rate in the Employment Land Review and LDP, and the good progress made with employment land delivery overall, the 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 2022 (18.92ha with the inclusion of EM2 Newport Docks). On average, this equated to 1.243ha a year (2011-2022) which was below the 1.4ha predicted by the Employment Land Review and LDP (or with the inclusion of Newport Docks, the average was 1.72ha a year).

A total of 11.2ha of EM1 allocation land and 5.19ha of EM2 employment land was delivered this year. This means the total completion figures for development permitted on EM1 employment land is now 24.87ha over the Plan period. On average, this equates to 2.07ha a year (2011-2023) (or with the inclusion of Newport Docks, the average would be 4.08ha a year). This is well above the yearly development of land on EM1 allocations requirement and as such the indicator will remain Green. Four new planning permissions have been granted for development on land within the EM1 allocations over the last year, one each at EM1 (i) Duffryn, EM1 (iii) Celtic Springs, EM1 (v) Gwent Europark, and EM1 (vii) Celtic Business Park (now known as St. Modwen Park). Permission has been granted for a further development for new B-Class uses at Newport Docks.

The Council has continued to contribute towards the overall supply of employment land in Newport by granting planning permission for 13.4ha of additional employment land this year (19ha when including EM2 permissions). A minor reduction of 0.75ha of existing employment land has been granted permission for non-employment uses. Combined, this equates to a net employment land increase of 18.25ha in Newport for the year, in terms of granted planning applications only.

The main application permitted for additional employment land this year related to the EM1 (i) Duffryn employment land. The largest application had a site area of 8.6ha for the construction of a large three storey manufacturing, research and development facility within the Imperial Park business estate.

In terms of employment land lost, six planning permissions contributed to the 0.75ha of employment land lost to non-employment uses. Four of the applications involved the change of use to D1 use classes (education and health services) and for community uses, one application for the conversion into a residential dwelling unit, and the other changing to an A1 use class foodstore. Notwithstanding the loss of employment land, the figure has reduced from that recorded in the AMR last year, and as such is generally considered a positive on balance overall.

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. It is therefore confirmed that the indicator should remain Green.

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 (i) Duffryn	Construction of three storey manufacturing and research and development facility and administration office	8.6	Permission granted. Under construction.
EM1 (ii) East of Queensway Meadows	Creation of secure 24-hour lorry park, canopy structure and office units	3.14	Completed 2020/21
EM1 (ii) East of Queensway Meadows	Two warehouse units at Nash Mead	0.79	Completed 2022/23
EM1 (v) Gwent Europark	Extension of time and change of use to allow B1 and B2 (from B8).	15.00	Permission granted. Under construction.
EM1 (v) Gwent Europark	Erection of a B8 distribution facility and associated offices.	4.3	Completed 2022/23
EM1 (v) Gwent Europark	Warehouse for an industrial unit (B2/B8)	4.8	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 (Unit 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 (units 2 and 3) of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site.	2.5	Completed 2022/23
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	Complete 2022/23
EM1 (vii) Celtic Business Park	Phase 6 (Units 8, 9 and 10, previously referred to as Units 11, 12 and 14) of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site	6.56	Permission granted. Under construction.
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	New processing bay with ancillary infrastructure associated with the CAF Train Factory at the Celtic Business Park at the northern section of the Glan Llyn regeneration site.	0.04	Permission granted. Not implemented.

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 (Island Steel)	0.2	Completed 2019/20
EM2 Newport Docks	Completion of 1 steel storage shed and biomass heater	0.08	Completed 2016/17
EM2 Newport Docks	Development of bulk drying and pelleting facility with onsite energy centre	1.25	Permission granted. Not implemented.
EM2 Newport Docks	Construction of plasterboard manufacturing facility	4.52	Completed 2022/23
EM2 Newport Docks	Use of land as distribution hub together with erection of semi-permanent transfer structure and associated office	0.67	Retrospective application
EM2 Newport Docks	Construction of additional stores unit and open fronted wash down area together with portacabin offices and other associated development	5.6	Permission granted.

FIGURE 12: NEWPORT DOCKS (EM2)



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 under 12 years.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

A total of 12.98ha of EM1 allocated land was delivered this year. Four new planning permissions have been granted for development on EM1 land over the last year, one each at EM1 (i) Duffryn, EM1 (iii) Celtic Springs, EM1 (v) Gwent Europark, and EM1 (vii) Celtic Business Park (now known as St. Modwen Park).

There remains just under 123ha of EM1 employment land which has not been developed or been granted planning permission for development. This equates to just under 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:

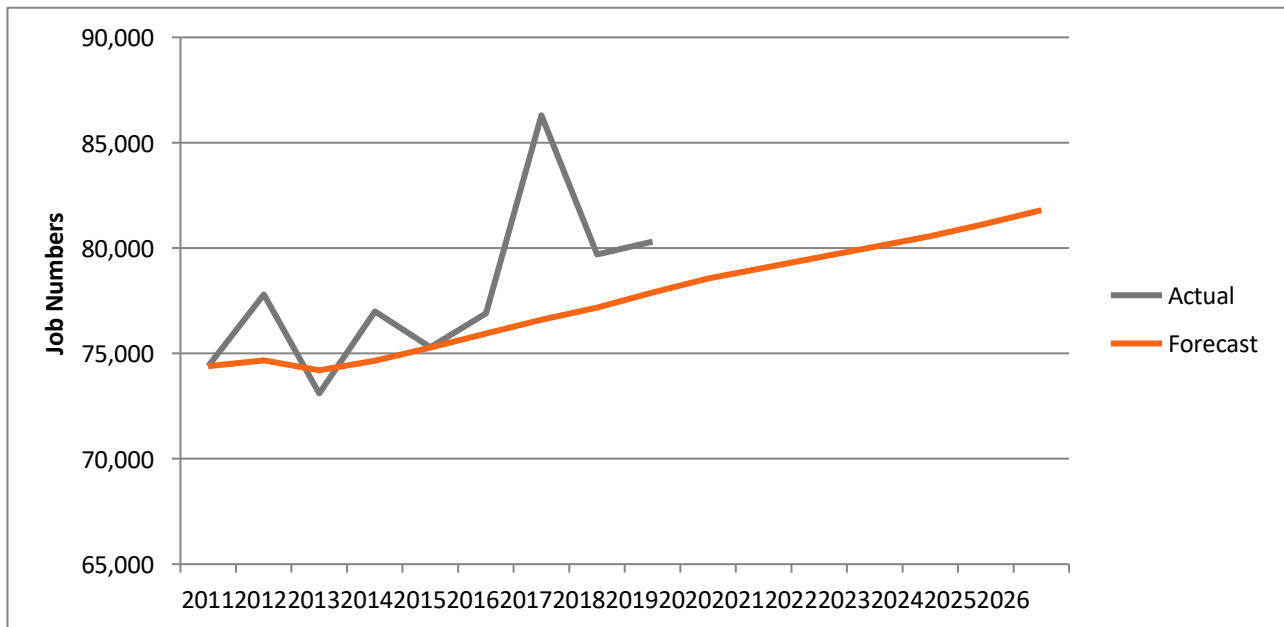
Statistics for 2020 onwards are yet to be published by StatsWales. As such, the information from last year's AMR remains applicable.

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 13: 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: Six 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 a positive outcome for this year is recorded overall.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

There have been six planning applications which have been approved which have led to a loss of employment land totalling approximately 0.75ha. Policy EM3 was appropriately considered as part of each planning application, with officers reaching a reasoned and balanced conclusion.

3ha of EM1 land was lost to non-employment uses. This relates to one application for car showroom and service centre on employment land EM1 (iii) Celtic Springs. While the proposed use was deemed a Unique Use (formerly

Sui Generis), and not B1 use as intended by EM1, it was not considered contrary to the policy having regard to the nature of the specific proposed use and subsequent job creation.

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 remain 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: While no information was gathered in 2022, survey records illustrate that since 2021 the vacancy rates have increased by 5.5%.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

Survey records for the 22/23 year were not available for last years AMR, but the data is now available and a vacancy rate for the previous monitoring period is not included in the table below. These show an increase on 2021 rates, however the vacancy rates for 2023 indicate that vacancy rates have slightly decreased by .5% for the latest year. The indicator remains green as rates have decreased following a year where there was an increase.

The Newport Shop Front Design SPG was adopted in in 2021 and relates to high quality shopfront design and signage for both historic and contemporary shopfronts and a City Centre Masterplan was published in 2018 which aims to push regeneration initiatives in the city centre. The Council has undertaken research to inform replacement LDP policies and a City Centre Placemaking Plan is emerging.

Year	Percentage of empty units within the City Centre Shopping Area
2015	22%
2016	25%
2017	24%
2018	27%
2019	24%
2020	Not Available
2021	21%
2022	24.6%
2023	24.1%

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: No applications for non-retail uses have been approved in the primary or secondary frontage without meeting the requirements of the relevant LDP Policies.				
			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.				
One application was approved during 2022/23 for a partial non-A1 retail use at ground floor in the secondary frontage. This was for a mixed A1/B1/C3 service areas (bin/bike store) at the ground floor, however there was no change to the A1 “shop area” and the scheme was supported in principle as it recognised on balance, that the reuse of vacant units to bring residential units in the city will help to boost footfall and create a more vibrant city centre.				

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: One application for a use best located in a defined centre was approved – the relevant retail policies were considered in the determination, but other material considerations were judged to outweigh them.				
			COLOUR LAST YEAR: GREEN	
COMMENTARY AND ANALYSIS OF OUTCOME:				
Five 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 the change from A3 to a mixed A1/A3 use in the District Centres and policy SP19 was considered within the officer report and it was found to be acceptable given the lawful use of the site and permitted change allowable.

The second application was for a mixed A1/A2/A3/C3 the change from an A3, while not specifically referencing policy SP19 the potential impact of the proposed A1 use on defined centres was acknowledged and consideration of policy R9 concluded that it would not prejudice the viability of the centres retailing role.

The third application was for a mixed D1/A3 use the application submitted an assessment of need and the officer considered this to satisfy the requirements of Policy SP19.

The fourth application was recommended for refusal by Planning Officers but overturned by the Planning Committee, who considered other material considerations outweigh the failings against the relevant retail policies. The application was for a large scale retail scheme outside of a defined centre, it involved demolition of the existing large industrial style building and surrounding hardstanding and construction of an Aldi supermarket on the site. The application was determined by Planning Committee. Input was sought from Retail Consultants and the Officers report made reference to the need to satisfy Policies SP19 and R10. The report concluded that national and local retail policy were not met and the application was recommended for refusal. These issues were debated at Planning Committee with the Committee determining that benefits of the scheme, outweighed the failings against the policy and approved the application. An extant permission for the site for an almost identical development also weighed heavily in the balance, forming a strong fallback position for the proposal.

The fifth application was for redevelopment of the leisure centre to a mixed A1/A2/ A3/ B1/C1/ D1/D2 use. In the report it was acknowledged the site was partly located in the city centre shopping area. However, given the proximity of the site to the city centre shopping area, it was considered inappropriate to consider the use as an out-of-centre retail use. As such it was concluded that a *“retail use of the site would enhance the retailing offer of the city centre shopping area and as such it would benefit from the support contained within policy R1”*.

The outcome has been recorded as yellow despite schemes being granted which were not in accordance with assessment of need or the sequential test, because consideration was given to the relevant policies.

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: 91% 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 completion have been on brownfield land.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

The monitoring target of 80% of housing delivered on brownfield land has been achieved (91%) this year, the completion of a number of units on the Glan Llyn sites (a strategic brownfield site allocation) is considered to be a factor in this.

FIGURE 14: REDEVELOPMENT ON BROWNFIELD LAND IN THE CITY CENTRE



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.

COLOUR LAST YEAR: N/A

COMMENTARY AND ANALYSIS OF OUTCOME:

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 LPAs who have an adopted LDP, 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)).

Total completions 2022-23	619
Difference from AAR Number	-71
% Difference from AAR	-10%

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	The total number of dwellings delivered falls below the cumulative number identified for 2

			<p>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.</p> <p>2011 – 358 2012 – 717 (+359) 2013 – 1,290 (+573) 2014 – 1,955 (+665) 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)</p>	consecutive years.
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The delivery rate is 14% below the LDP estimated trajectory and 10% below the Average Annual Requirement. Due to Coronavirus, delivery rates were lower for the past 2 years but have increased for 2022-23. It is predicted that delivery rates will remain positive in 2024 with delivery rates getting close to 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)	619	-60	7482	-1205	-14%
2023	9307 (+620)					
2024	9881 (+574)					
2025	10,350 (+469)					

A total of 7,482 new homes have been provided in Newport up to 31 March 2023. Compared against the estimated LDP trajectory, Newport is falling short by 1,205 homes, equivalent to 14% shortfall. The overall trend is broadly comparable, however the peak in housing delivery lasted three years, whereas the LDP trajectory predicated a five-year high between 2015-2019. In effect, delivery rates fell two years earlier than estimated. With the impact of Coronavirus outbreak, 2020-2022 saw a drop in delivery causing the figures to fall behind, however this year has seen an increase closer to the previous trajectory rate with only 60 homes less being delivered than trajectory estimated. Given the development activity on Whiteheads, Llanwern Village and Glan Llyn, it is predicting that 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.

Average Annual Rate

The AAR for Newport is 690 units per annum and while it is acknowledged the total completions for the 2020-22 periods were below the level of the AAR, the Government Lockdowns are considered to have been a significant factor in the low completion rates. 2022/23 has shown positive signs with rates increasing, however these still fall below the AAR. It is noted that further reserved matters applications for Llanwern Village are awaiting determination. Phases at Glan Llyn are currently actively being built out, with further phases pending pre-app advice. It is therefore predicted that the delivery rate will continue 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)	619	-71	7482	-798	-10%
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. The AAR rate was then significantly exceeded for four years from 2015 to 2018, completions were then only 4% short in 2019 and impacts of the Covid-19 outbreak over the years 2020-2022 saw a shortfall in completion rates. This year's increase has resulted in a shortfall which has consistency stayed at 10%. While the AAR states that Newport should have delivered 8,280 houses, 7,482 have been delivered. Given the impacts of the Covid years, to be only 798 units short is still considered a strong achievement.

Summary

As noted above, healthier rates are predicted for 2023 and beyond. Newport is still in a strong position in terms of housing completions, and is likely to hit the 10,350 target by the end of the Plan period.

The Development Plans Manual (DPM) (ed3) requires LPAs with an adopted LDP prior to the publication of the DPM (Edition 3) 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*	2023-24	2024-25	2025-26	2026-27**	2027-28**
Major and Adopted LDP Site	433	196	588	675	605	332
Small Site Supply (Average)		51	51	51	51	51
Total		680	639	726	656	383

* 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 15: NEWPORT HOUSING DELIVERY RATES

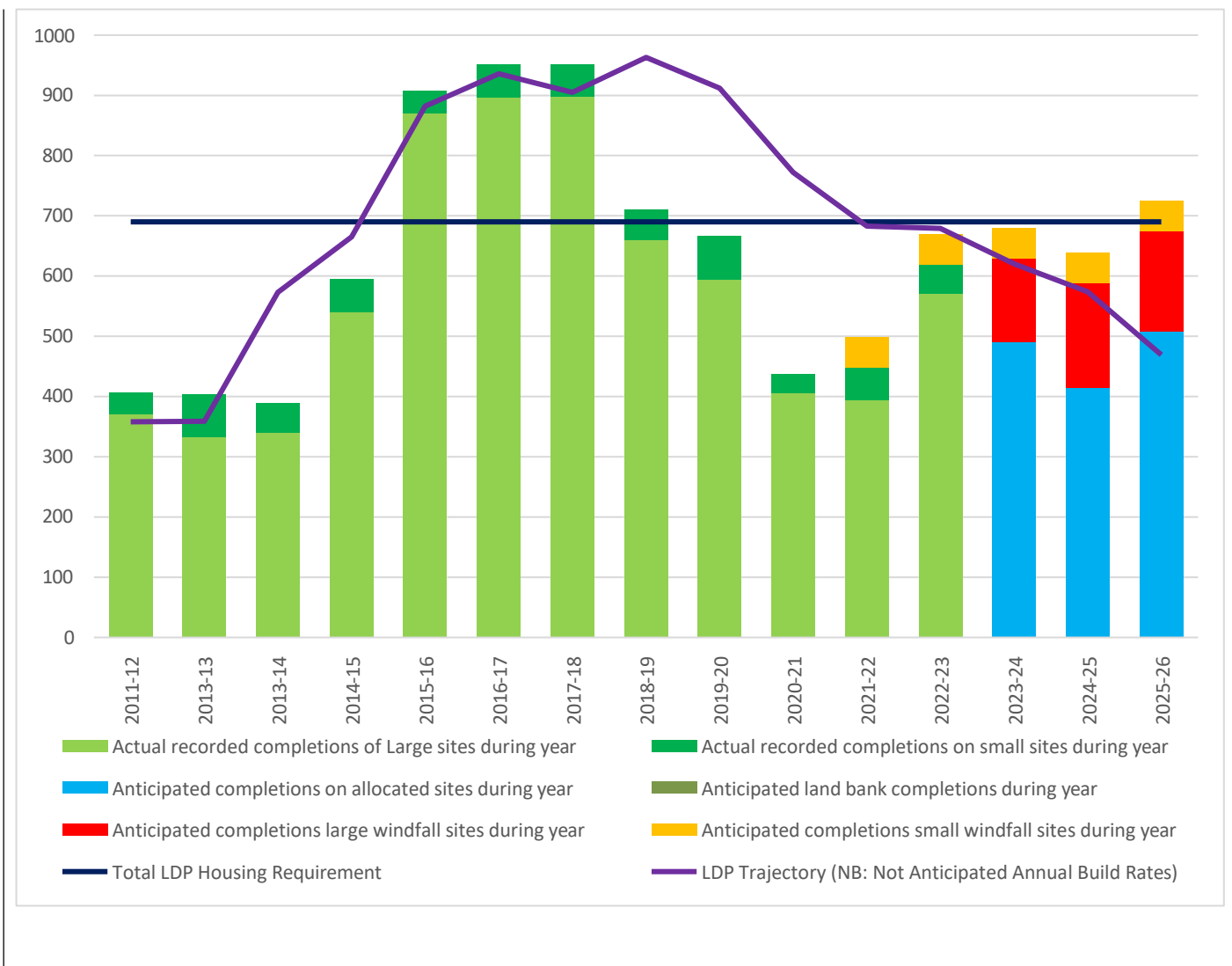


TABLE 23: OB4 MT4, ANNUAL COMPLETION RATES AT LLANWERN VILLAGE

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)	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

			2020 – 600 (+120) 2021 – 720 (+120) 2022 – 840 (+120) 2023 – 960 (+120) 2024 – 1,080 (+120) 2025 – 1,100 (+20)	delivery indicator OB4 MT3.
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OUTCOME: Housing allocation H1 (3) – Llanwern Village has not delivered the anticipated units but progress is now being made with Redrow building on site with the delivery rate below forecast rates. The 52 units recorded in 2022-23 is disappointing however with three more phases progressing through planning stages it is expected completion rates will increase.

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 have now completed 196 units, phase one is complete and work is well underway with two reserved matters applications approved and a further two awaiting determination.

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)	52	196	-644
2023	960 (+120)			
2024	1,080 (+120)			
2025	1,100 (+20)			

Whilst the site’s delivery has fallen 4 years behind schedule, the impact of Coronavirus outbreak saw a drop, causing the figures to fall further behind. Progress is now being made, it is estimating it will contribute approximately 208 units over the next 5 years (see table below for details).

Phase	U/C*	2023-24	2024-25	2025-26	2026-27**	2027-28**
1145 B – 112 Units	0	8	0	0	0	0
1145 C – 38 Units	18	13	0	0	0	0
1145 D – 32 Units	32	0	0	0	0	0
1145 E - 45 Units		0	37	8	0	0
1145 F – 12 Units		0	0	12	0	0
1145 G – 75 Units		0	0	30	45	0
Remaining phases – 1015 units		0	0	0	5	50
Total		71	37	50	50	50

* Under Construction as of April 2022

** Post LDP Plan Period

FIGURE 16: 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	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) 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)	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: The overall delivery rate is below the forecast rate. The 190 units recorded last year exceeded the annual target, while the completion of 171 units this year has fallen slightly below the annual build rate. With four active sites, completion rates are expected to remain good.

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)	+171	1196	-511
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 eight consecutive years. Whilst delivery is not as fast as originally anticipated, the site exceeded the annual target last year, and this year was just 14 below the annual build target of 185. Glan Llyn continues to contribute to Newport's housing supply year on year and is estimated to contribute a further 862 units over the next 5 years. There are five planning applications that are on site, covering three developers. Pre-application advice has been sought for future phases, so it anticipated that further applications will be forthcoming. The removal of the Severn 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*	2023-24	2024-25	2025-26	2026-27**	2027-28**
Glan Llyn (Bellway) - 2C	10	1				
Glan Llyn (St Modwen) - 3A	37	36				
Glan Llyn (St Modwen) - 3B & D	32	28	42			
Glan Llyn (Lovell) - 3C & 4A	18	30	60	60	60	60
Glan Llyn (St Modwen) - 2D	0		20	60	60	38
Glan Llyn (Bellway) - 4H	0		20	60	60	60
Glan Llyn (Remainder) Former Llanwern Steelworks	0		0	0	0	10
Total		192	142	180	180	168

* 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 17: NEW HOUSES AT GLAN LLYN H1(47)



FIGURE 18: GLAN LLYN DELIVERY RATES

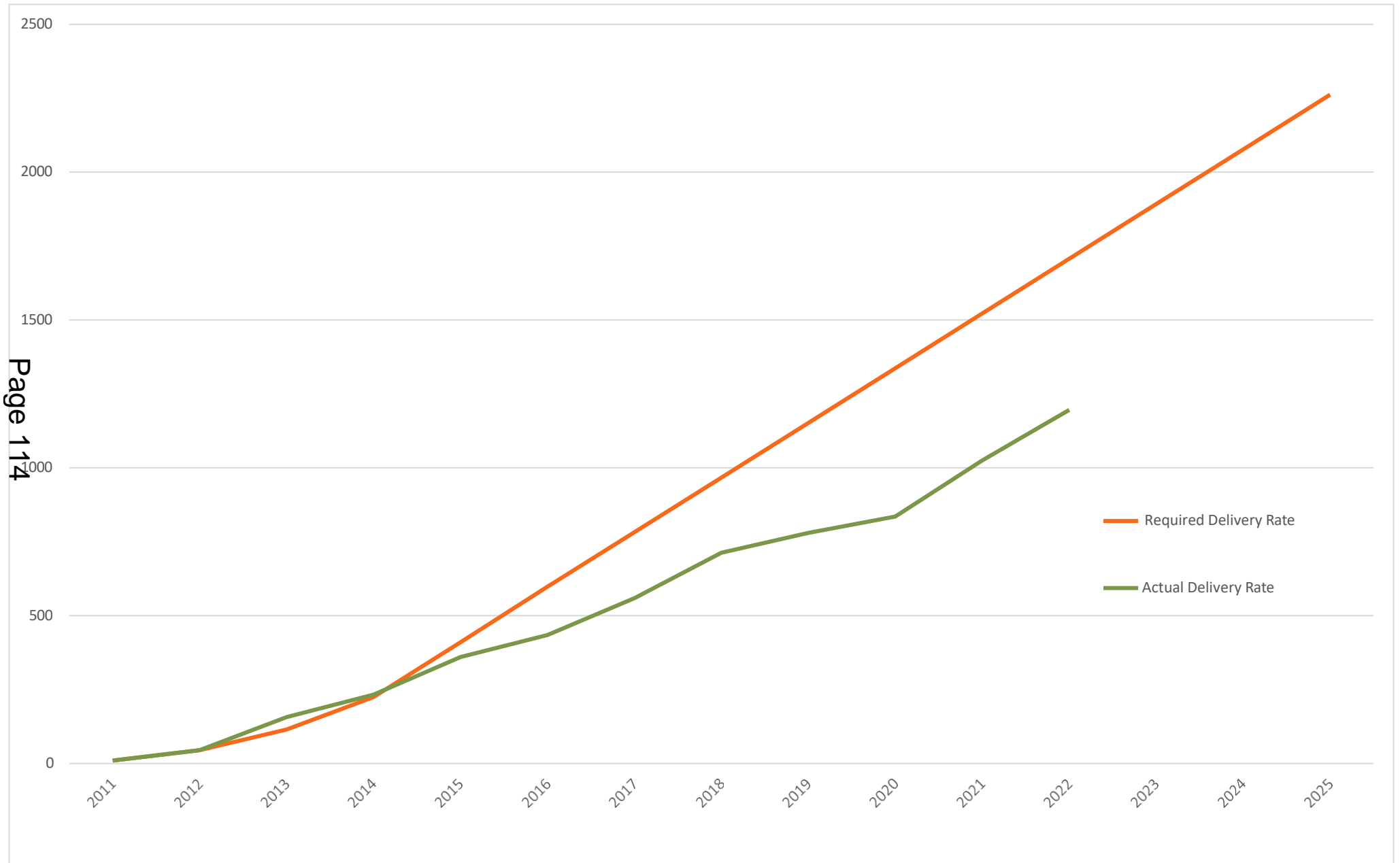


TABLE 25: OB4 MT6, NET ADDITIONAL AFFORDABLE DWELLINGS BUILT

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: 1,550 affordable units have been completed in the 12-year period of the LDP. This is only 170 units short of the target figure.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

The provision of affordable housing is as follows:

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
2022/23	120	5	125
Total	1523	27	1550

*small site allowance of 1 unit has been made for years 2011 – 16 as they were not previously monitored.

The Council's records of housing completions show 1,550 affordable housing units have been completed during the 12-year period of 2011 to 2023. This results in a shortfall of 170 units when compared against the target of 1,720 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 tenures being provided and their impact on the Common Housing Register.

FIGURE 19: AFFORDABLE HOUSING DELIVERY RATE

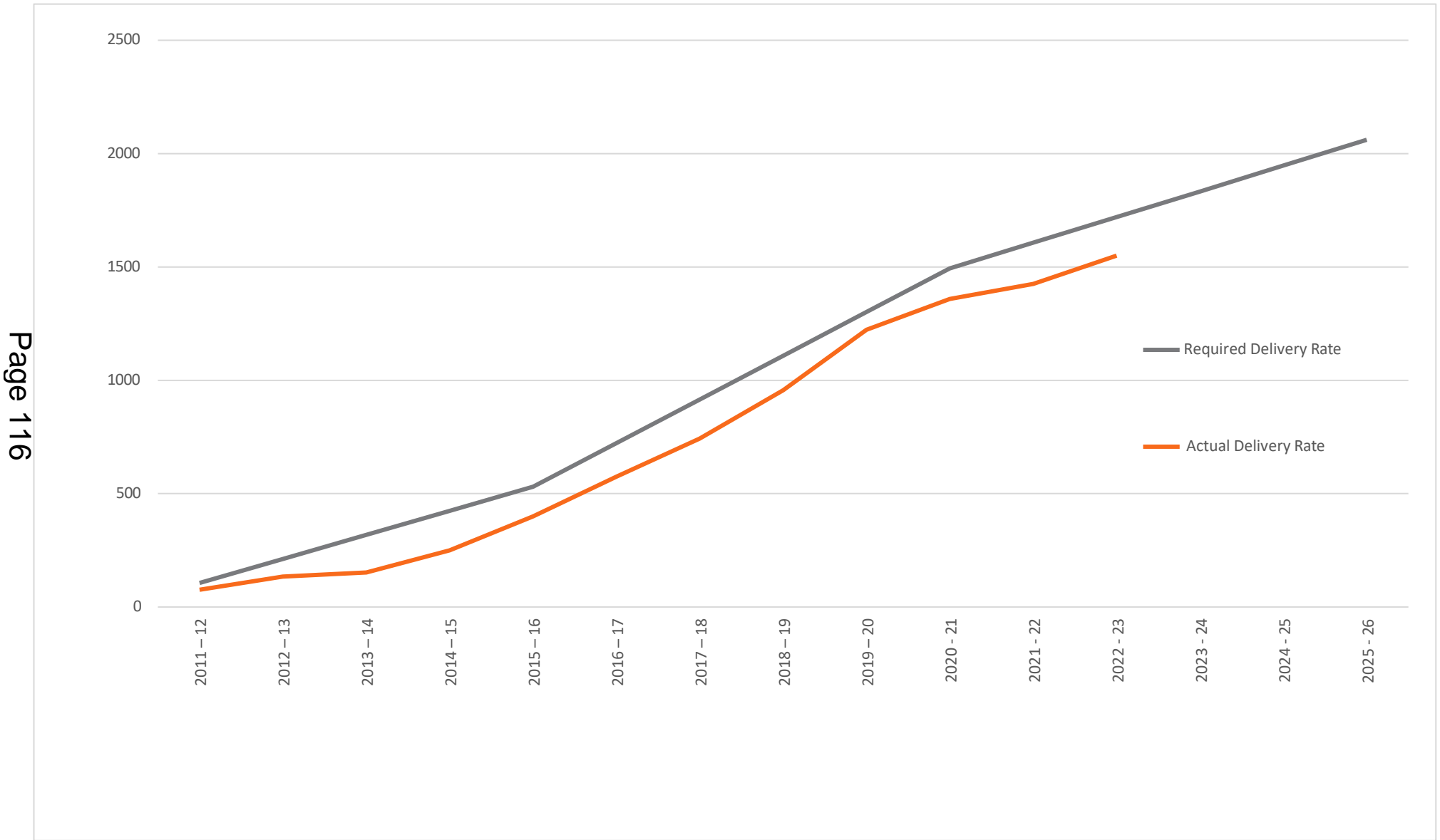


TABLE 26: OB4 MT7, RESIDUAL VALUES ACROSS HOUSING SUBMARKET AREAS

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H4 SP10	<p>LOCAL</p> <p>Changes in residual values across housing submarket areas of:</p> <ul style="list-style-type: none"> • Caerleon & Rural Newport • Rogerstone & West Newport • East Newport • Malpas & Bettws 	<p>HM Land Registry House Price Index.</p> <p>RICS Building Cost Information Service (BCIS) Tender Prices.</p> <p>Development Appraisal Toolkit</p>	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: The estimated residual values of new properties in the Newport submarket areas have increased by more than the 5% target; however, evidence on actual levels and amounts of affordable housing secured suggests that there is no need for a policy review at this stage. It will be thoroughly reviewed during the formal LDP review.

COLOUR LAST YEAR: YELLOW

COMMENTARY AND ANALYSIS OF OUTCOME:

Sub Market	BASELINE - APRIL 2015 (Av Semi-Detached Property)			INCREASE FROM BASELINE		UPDATE - 2023			% Change
	Prices	Estimated Cost	Residual	% Change Prices	% Change Costs	Updated Prices	Updated Costs	Updated Residual	
Caerleon	£189,011	£78,000	£111,011	54.69	35.34	£292,387	£105,562	£186,825	68.29
Rural Newport	£187,000	£78,000	£109,000	57.61	35.34	£294,727	£105,562	£189,165	73.55
Rogerstone	£176,261	£78,000	£98,261	51.02	35.34	£266,195	£105,562	£160,633	63.48
Newport West	£158,383	£78,000	£80,383	56.23	35.34	£247,436	£105,562	£141,874	76.50
Newport East	£142,181	£78,000	£64,181	63.38	35.34	£232,299	£105,562	£126,737	97.47
Malpas & Bettws	£129,950	£78,000	£51,950	49.14	35.34	£193,813	£105,562	£88,251	69.88

Source: Average house prices changes (%) – Zoopla for various postcodes within each submarket area
% change in building costs – BCIS Index (2Q 2023)

This indicator seeks to explore the relationship between average houses prices within each submarket area and building costs. The inter-relationship between the two impacts on viability levels and in turn the level of affordable housing that can potentially be achieved. If the residual value (the difference between the cost of building the property and the end sale price) has increased by more than 5%, it could suggest that schemes are more viable and could potentially deliver more affordable housing, or vice versa if there has been a reduction in residual value.

The above table indicates that there has been 35.34% increase in build costs based on the BCIS index when compared against the base date. Houses prices have also increased across all sub-market areas ranging from 49.14%-63.35% since the April 2015 base date. The Newport East sub-market area continues to experience the largest house price increase of 63.38%, which is likely to be down to the hundreds of new homes being built at Glan Llyn and Llanwern Village, thus dragging up the average property costs for the area. The abolition of the Severn Bridge Tolls has also inevitably resulted in higher house prices more in this particular area of Newport than anywhere else. All sub-market areas have experienced an increase in residual value, ranging from 63.48% to 97.47%. All exceed the indicator trigger point of an increase of 5% when compared against the April 2015 base date figures. Whilst the 5% trigger has been reached, and might suggest schemes are more viable and could therefore potentially deliver a higher rate of affordable housing, the Council’s records would suggest this is not the case in reality. See Objective 16B for further

information. The percentage of affordable housing will be thoroughly reviewed as part of the LDP review which commenced on the 24 May 2021.

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 79% of housing completions on sites of 10+ units during 2022-23.

COLOUR LAST YEAR: GREEN

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 site completions	Large 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%
2022 - 23	571		449	79%	122	21%
Running Total	5832		4957	85%	875	15%

H1 allocations accounted for only 79% of housing completions on sites of 10+ units during 2022-23. The running total shows that 85% of all completions since 2014/15 have been on H1 sites, outlining a good proportion and mix of delivery on LDP housing sites and windfalls.

FIGURE 20: NEW HOUSES AT FORMER QUEENS HILL SCHOOL H1(62)



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: Two developments were permitted with 10 or more dwellings have a density just less than 30 dwellings per hectare. Policy H3 was discussed in relation to both applications, but unfortunately not within the context of the policy in one application. However, had Policy H3 been discussed it is considered that the schemes would have satisfied the policy requirements and the outcome would have therefore been the same.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

Eleven proposals were granted planning permission during 2022-23 involving residential development including 10 or more dwellings. Two of these proposals approved a residential scheme with a density of less than 30 dwellings per hectare:

- A reserved matters application at the Llanwern Village development site has a density of approximate 15 dph, excluding major roads & Public open spaces this increases to 23dph. The Officers Report acknowledges policy H3 and notes that *“In terms of the approved design code this part of the site takes in three different character areas; Residential Core, Green Boulevard and Woodland Green Edge. All of these areas are in effect to be two storeys, outward facing, have appropriate private amenity space and are thoroughly suburban in character. This layout achieves that ambition being ‘loose’ and retaining significant mature planting particularly on the site’s eastern boundary with the retained agricultural land. In effect the proposed footway on the eastern boundary provides a buffer between the development and the retained hedgerow and mature trees”* as such it was considered reasonable to allow a lower density scheme.
- A reserved matters application at the Queens Hill Education Centre site has a density of approximately 27 dph, excluding the SUDS features this increases to 48dph. The Reserved Matters notes this is an amendment to the previous approval and would result in 1 less unit to allow for the increase the size of the approved attenuation pond and an additional attenuation pond. Policy H3 was not referred to within the Officers Report, but the site context, design, scale and form were key considerations in the determination of the applications. The impact on Shire Hall, a Listed Building, was also a key factor in this particular application.

Policy H3 – Housing Mix and Density, does not preclude developments of less than 30 dwellings, but where that is the case requires justification. Sufficient evidence relevant to the requirements of Policy H3 was discussed in relation to both applications, but unfortunately not within the context of the policy in one application. However, had Policy H3 been discussed it is considered that the schemes would have likely satisfied the policy requirements and the outcome would have therefore been the same.

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 C3 residential land use were permitted outside the settlement or village boundaries during the monitoring period 2022-23. This was for conversion of an existing coach house to tourist accommodation the relevant LDP policies and national guidance were considered.				

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 (3 pitches) in spring 2019. The site is now known as Ellen Ridge. These 3 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.				
<p>FIGURE 21: PITCHES AND AMENITY BLOCK AT ELLEN RIDGE</p> 				

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: GREEN
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>The Gypsy Traveller Accommodation Assessment (GTAA) 2015-2020 identifies a need of 27 pitches by 2026. The LDP makes provision for up to 43 pitches by 2026 at the Hartridge Farm Road Site, therefore, the LDP ensures 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 been identified. Progress is being made on a regional Strategic Development Plan for the South East Wales region, which may include a Gypsy/Traveller transit site(s).				
				COLOUR LAST YEAR: YELLOW
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>The Council has not identified a Transit site within Newport. Some initial joint working has been done in South East Wales to progress a search as a regional, cross boundary issue. Further working is required to understand the need for a site. A Strategic Development Plan is in the process of being created and a regional transit site, if required within the region, is likely to fall into the scope of that 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. 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 one from the January 2013 survey. The transit site has not 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 2023. Between January 2013 and January 2023, the number of unauthorised sites has increased by one.

	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
Jul-21	5	8
Jan-22	5	6
Jul-22	6	9
Jan-23	6	5

Source: Gypsy and Traveller Caravan Count January 2023

The transit site has not yet been provided with the local need for this being uncertain following the Council’s latest GTAA and consequently the indicator has been identified as yellow and further evidence is required to understand if a permanent transit site is needed in Newport.

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: Two applications were approved with an outstanding objection from statutory Heritage Advisors.

COLOUR LAST YEAR: BLUE

COMMENTARY AND ANALYSIS OF OUTCOME:

There were no applications permitted which adversely affected Scheduled Ancient Monuments, nor Registered Historic Park and Gardens. There were two applications permitted which had an outstanding objection from a statutory heritage advisor, and one from the Victorian Society (though they didn't comment again on the revision that sought to address their concerns). The applications were considered to have a detrimental impact on the respective listed buildings and Conservation Areas. The Officer Reports 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.

FIGURE 22: RESTORATION WORK TO GRADE II LISTED BUILDING



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: One application was approved within a SSSI without meeting the policy requirements.				
COLOUR LAST YEAR: GREEN				
COMMENTARY AND ANALYSIS OF OUTCOME:				
<p>There were two applications permitted within a SINC designation during the past year which led to the loss of 3.63ha; which were both in compliance with the policy requirement of the LDP.</p> <p>There were three applications permitted within a SSSI designation during the past year which led to a loss of 22.14ha; of which one application resulted in 0.01ha loss did not comply with the policy requirements of the LDP.</p> <p>Overall, one application was permitted that results in a very minor loss of SSSI or SINC without meeting the policy requirements of the LDP. It is therefore concluded that there is a need to understand the matters balanced by the case officer and further training may be required to ensure policies are being implemented effectively.</p>				

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 were no applications permitted that lead to the loss of protected woodland or trees during the past year. 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: Two applications were permitted within the Green Belt designation and one within Green Wedge during the past year. All of which were permitted in accordance with LDP policies.

COLOUR LAST YEAR: GREEN

COMMENTARY AND ANALYSIS OF OUTCOME:

There were three applications permitted within the Green Belt and Green Wedge during the past year. The two permissions located within the Green Belt were permitted in accordance with the LDP policy. The permission located in the Green Wedge did not mention the designation within the officer report.

The applications were for an extension to a building and change of use to tourist accommodation. Although the officer did not mention it was in a Green Wedge in their report, it would have accorded with the policy (SP7). It is therefore concluded that the policy objective has been complied and this indicator will continue to be monitored.

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 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 23: NEW RINGLAND HEALTH CENTRE



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: GREEN

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 highways 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 24: 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:

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.

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:

- 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. Collections of residual waste are moving from two weeks to three weeks during 2023.
- 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. Newport City Council | Annual Monitoring Report 2021-22 67
- 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\[1\]Recycling-Centre.aspx](http://www.newport.gov.uk/en/Waste-Recycling/Household-Waste-Recycling-Centre/Household-Waste[1]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%		2022/23 = 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		2022/23 = 2	
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		2022/23 = 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		2022/23 = 16	
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		2022/23 = 1	

COMMENTARY AND ANALYSIS OF OUTCOME:

- A All developments involving new residential dwellings approved during 2022/23 are located within 3km of identified Accessible Natural Greenspace.
- B Two applications were approved with an outstanding objection due to the loss of a Public Right of Way. The first was for construction of 5 flats. While the PROW Officer raised objection, the report noted that an extant permission established that the residential development at the site would not result in a permanent adverse impact on the PROW and its amenity. The current scheme under consideration does not encroach on the PROW any differently to those previously considered acceptable and there were no reasonable grounds on which to refuse planning permission.

The second application was for a 67m wind turbine. The PROW Officer notes that the proposed wind turbine is closer than 43m from the official line of the PROW, and that, RenewableUK Planning Guidance suggests this should be a significantly greater distance for small turbines.

[NB The guidance supplied notes “The guidance is specifically targeted at small wind turbine systems, which are defined as turbines with a swept path of up to 200 m2 Systems with a swept area greater than 200 m2 fall outside the control of the MCS product accreditation, and as such are not covered by this guidance”.]

The Officer’s Report considered the wind turbine would not harm the use of the Public Right of Way as it does not call for the re-routing or obstruction of existing paths. It is noted that the submission included a potential alternative route for the PROW, however this is not required in order to make the scheme acceptable in planning terms. The wind turbine is of significant height thereby resulting in a ground clearance of approximately 29m from base to the lower tip. Therefore, the proposal is considered to have no impact on the Public Rights of Way in accordance with Policy T7.

- C Please see commentary and analysis of OB1 MT2 earlier in the AMR.
- D Out of the total 17 major applications permitted during the past year, 16 had a landscaping scheme and one did not. The application without a landscaping scheme (22/0814) was for an outline proposal and therefore a landscaping details would not be expected. All the other major developments permitted within Newport over the past year have had a landscape strategy agreed, where necessary, as part of their permission. It is therefore concluded that positive effects are predicted.
- E 11 applications were approved within or affecting an SLA, of which one application did not specifically mention the SLA designation in the Officer’s Report. This application was for a variation of a previous approval, through a separate permission, where the impact on the SLA was considered. Of the proposals which acknowledged the SLA, only one application was refused for having a negative impact on the character of the area, however this was overturned at appeal as the Inspector concluded “unacceptable visual impact on the character and appearance of the countryside or 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	No net loss of protected	NCC Green Team &	2015/16 = 0ha 2016/17 = 0ha 2017/18 = 0.1ha		2022/23 = 0ha	

	development per annum (ha)	woodland and trees	Development Management	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		2022/23 = 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		2022/23 = 0.01ha	
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		2022/23 = 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		2022/23 = 0	
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 SINC or LNR during the past year. However, there was one application in a SSSI which resulted in a 0.01ha loss that did not comply with the policy requirement of the LDP.						
D	Data was not available for this Monitoring Indicator in 2022/23.						
E	There were no applications permitted that led to the creation of an area enhanced for biodiversity value using section 106 agreements during the past year and trends show that Section 106 Agreements are not being used for this purpose. Infrastructure can only be secured where it meets CIL Reg 122 in that they are necessary and reasonable relative to that development. There is need to consider whether this indicator is now obsolete, however a mix of positive and negative effects are predicted for the 2022/23 period.						

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 policies by way of a departure application from the plan	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		2022/23 = 0ha	
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 = 41dph		2022/23 = 71dph	
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		2022/23 = 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		2022/23 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis for OB1 MT1 earlier in the AMR.						
B	Please see commentary and analysis for OB4 MT9 earlier in the AMR.						
C	No applications were approved with an outstanding objection from Environmental Health on water pollution.						

D	<p>Two planning applications were approved involving land with Best and Most Versatile Agricultural Land of grades 1, 2 and/or 3a, both failed to mention agricultural land value in the Officer's Report.</p> <p>Both applications were for a change of use. The first change to an extension of the residential garden and the second creating an access to a residential property (permission for residential use has previously been granted). Neither of these are considered as resulting in a loss of land classified as grades 1, 2 & 3a.</p>
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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		2022/23 = 11	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	<p>Welsh Government has changed the designation process and there is no longer a requirement for a detailed assessment to be carried out before an AQMA is declared/revoked.</p> <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 have been no changes 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 following - 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>						

Sustainable Travel SPG was 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. 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 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 for Energy and Climate Change (DECC) indicates that the CO ² emissions in Newport have fallen to 5.7 tonnes in 2020. The UK Government statistics have been modified and hence the information in the 'previous data' column has been amended accordingly. The target of 3% decrease 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 2005-2020.						

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 (o/i). 2016/17 – 1 refused, 0 with o/i 2017/18 – 5 refused, 0 with o/i 2018/19 – 3 refused, 0 with o/i 2019/20 – 4 refused, 0 with o/i 2020/21 = 6 refused, 0 with o/i 2021/22 =11 refused, 0 with o/i		2022/23 = 8 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 2021/22 =64	No target	2022/23 = 49	No target
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	There were 8 applications refused during the past year which have at least one reason for refusal concerning noise. No permissions had any outstanding noise related issues.						
B	There were 49 applications permitted during the 2022-23 financial year which had noise mitigation agreed as part of their planning permission. This was a decrease from the 64 applications conditioned during the 2021-22 year, although it should be noted that this measure has high variability from year-to-year. Both this result and the result from target SA Obj 6A give a high level of confidence that developments where noise impacts are apparent 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	No planning consents issued where there	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0		2022/23 = 0	

	supplier concerning adequate levels of water quality and quantity and waste water provision	is an objection concerning provision of water quality and quantity and waste water from water supplier		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		2022/23 = 0	
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	No applications have been approved with a S106 securing improvements to sewerage, water supply or waste water. This is not something the Council usually look to secure. Infrastructure can only be secured where it meets CIL Reg 122 in that they are necessary and reasonable, however a mix of positive and negative effects are predicted.						

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] 2017/18 = 911 completions [153 NCC-BC ; 758 NHBC] 2018/19 = 520 completions [143 NCC-BC; 377 NHBC]		2022/23 = No Data	

				2019/20 = 370 completions 2020/21 = 165 Completions [68 NCC-BC; 97 NHBC] 2021/22 = NCC-BC 51 NHBC - (No Data)			
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 = 1328 products		2022/23 = 1,375 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)		2022/23 = No Data	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Data was not available for this Monitoring Indicator in 2022/23.						

B	Dwr Cymru have launched their water efficiency Product Portal where Welsh Water customers can order and enjoy lots of free water saving products, including shower heads, taps, widgets for the toilet and rainwater butts. For 2022/23 1,375 households in Newport registered for water efficiency products provided by Dwr Cymru/Welsh Water. This is a slight increase on the previous year's figure of 1,328 households (2021/22). The overall trend is of households making good use of the service of which there is a saturation point. It is therefore concluded that positive significant effects are predicted.
C	Data was not available for this Monitoring Indicator in 2022/23.

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		2022/23 = 4	
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 insufficient information. 2021/22 = 33 SUDs applications – 11 approved; 22 refused or had		2022/23 = 30 Full SUDS applications were made, of which 17 were approved and 13 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		2022/23 = 46	
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%		2022/23 = 100%	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Please see commentary and analysis from OB1 MT3 earlier in the AMR.						
B	57% (17 applications) of all 30 applications made to the Sustainable Drainage Approval Body (SAB) within Newport were approved in 2022/23. The other 43% (13 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 approved has increased. There remains a moderate approval rate, which is 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 46 new properties permitted within flood risk zones C1 and C2 during the past year. More information on the justification behind the permissions can be read at OB1 MT3. This is a decrease of 251 units from last year's figures. It is therefore concluded that this is an overall improvement on last year's figures, indicating positive effects.						
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) 3,526 (2020)		2021 = 3,267 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 2021/22 = No Data		2022/23 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	The average annual electricity consumption in Newport has decreased per household below the 2019 and 2020 figures. Average per household electricity consumption has therefore decreased by 472 kWh since the start of the plan period. The indicator is therefore changed to green.						
B	Arbed am Byth have been appointed by the Welsh Government to arrange the installation of energy efficiency measures, including central heating or insulation in homes across Wales as part of the Welsh Government Warm Homes - Arbed scheme. The Arbed scheme ended in 2016 and therefore data is no longer collected for this scheme.						
C	No such schemes have been agreed through planning obligations. This is not something the Council usually look to secure. Infrastructure can only be secured where it meets CIL Reg 122 in that they are necessary and reasonable, however a mix of positive and negative effects are predicted for the 2022/23 period.						

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 @ 3.38MW		2022/23 = 5 schemes @ 2.404MW	
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		2022/23 = 0	

B	% municipal waste reused, recycled and composted	58 % in 2015/16. 64% in 2019/20. 70% in 2024/25.	Streetscene Waste Section	2014/15 = 52.03% 2015/16 = 57.14% 2016/17 = 61.4% 2017/18 = 59.8% 2018/19 = 58.96% 2019/20 = 66.37% 2020/21 = 67.22% 2021/22 = 67.12%		2022/23 = 67.12%	
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%		2022/23 = 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%		2022/23 = 1.6%	

COMMENTARY AND ANALYSIS OF OUTCOME:

- A There have been no improvements to waste management infrastructure secured through planning obligations. However, 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 remains the same as last year, but still exceeds the target by 3.12% and while the percentage of energy from waste is again higher than this year’s maximum target. This is because the percentage of waste being sent to landfill increased by 0.25% since 2020/21.
- C The percentage of energy from waste has remained the same as last year and has not yet met the target of 36%. See analysis of SA 12B above.
- D The percentage of waste sent to landfill has remains the same as last year. See analysis of SA 12B 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		2022/23 = 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		2022/23 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	No planning applications were permitted 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 2022/23.						

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		2022/23 = 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		2022/23 = 0	

				2021/22 = 0		
COMMENTARY AND ANALYSIS OF OUTCOME:						
A	Please see commentary and analysis for OB7 MT1 earlier in the AMR.					
B	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 = 0ha		2022/23 = 0	
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		2022/23 = 5	
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	Provision of 2,061 affordable units over the Plan	LDP AMR	2015/16 = 400 between 2011-2016 2016/17 = 575 between 2011-2017		2022/23 = 1,550 between 2011-2023	

	dwellings built in the plan area	period. Provision of 10,350 units over the Plan period.		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%		2022/23 = 16.1%	
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		2022/23 = No Data	
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%		2022/23 = No Data	
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 & 2021/22 = 100% in terms of residential sites. Provision exceeds demand. 0% in terms of transit site.		2022/23 = No Data	

COMMENTARY AND ANALYSIS OF OUTCOME:

A Please see analysis for OB4 MT6 earlier in the AMR.

B There were 31 applications were approved that resulted in a net gain of residential units (<10 & >10) and were therefore subject to the requirements of Policy H4 of the LDP. Overall, 83.9% (26 applications) made a contribution to affordable housing, via 100% affordable schemes, onsite contribution or commuted sums, and 16.1% (5 applications) did not make a contribution towards affordable housing. Further analysis of all 31 applications shows:

	Number of applications	%
100% affordable scheme	5	16.1%
Unviable – (includes on-site and contributions)	5	16.1%
On-site affordable housing contribution agreed	3	9.7

Commuted sum agreed	18	58.1%
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	2022/ 23
Did make a contribution towards affordable housing provision	32%	34%	77%	69%	81 %	76 %	77.5%	83.9
Did not make a contribution towards affordable housing provision	68%	66%	23%	31%	19 %	24 %	22.5%	16.1%

The percentage of residential permissions contributing to affordable housing has increased by 6.4% compared to last year and the contribution to affordable housing during 2022/23 remains significantly higher than those that did not.

C Data was not available for this Monitoring Indicator in 2022/23.

D Data was not available for this Monitoring Indicator in 2022/23.

E Data was not available for this Monitoring Indicator in 2022/23.

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 Newport Citizens Panel Survey	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 <u>2021</u> No update <u>2022</u> Day = 83.84 Night = 59.09		2023 Day = 86.34 Night = 59.51	

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		2022/23 = 0	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	From 2022 to 2023, the percentage of people feeling safe in both the day and the night has increased. The indicator will therefore be changed to green.						
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		2022/23 = 2	
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)		2022/23 = 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		2022/23 = 0	
D	Loss of ancient woodland	0	LDP AMR	2015/16 = 0ha 2016/17 = 0ha 2017/18 = 0.1ha 2018/19 = 0ha		2022/23 = 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		2022/23 = 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 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 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 landscape of outstanding historic interest. 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		2022/23 = 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%		2022/23 = 4.8%	
COMMENTARY AND ANALYSIS OF OUTCOME:							

A	Data was not available for this Monitoring Indicator in 2022/23.
B	4.8% of all pupils from Newport in 2022/23 had a primary or secondary Welsh medium education. This is slightly higher than the previous year's figure of 4.7%. 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 = 78.4% 2021 = 77.4% 2022 = 75.7%		2023 = 77.3%	
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 2022 = 6.4		2023 = 5.6	
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		2022 = £603.70	

				2019 = £517.70 2020 = £539.10 2021 = £540.60			
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	The economic activity rate in Newport is recorded at 77.3% which is an increase of 1.6% from last year. This means that 77.3% of the Newport population between the ages of 16-64 (excluding students) are economically active. Please note that figures concerning employment rates can change overtime once more accurate data is collected. 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. Following a n increase in unemployment rates in 2021 and 2022, likely attributed to the effects of the COVID-19 pandemic, it has now reduced to 5.6. As noted above, data concerning employment rates is susceptible to change over time as more accurate information becomes available. As such, the historic data in the table above will be updated as necessary.						
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 2019.						
D	The Stats Wales figures suggest that the average gross weekly earnings in Newport have been increasing since 2015. The trend remains positive. Historic data in the table above will be updated as necessary as previously stated.						

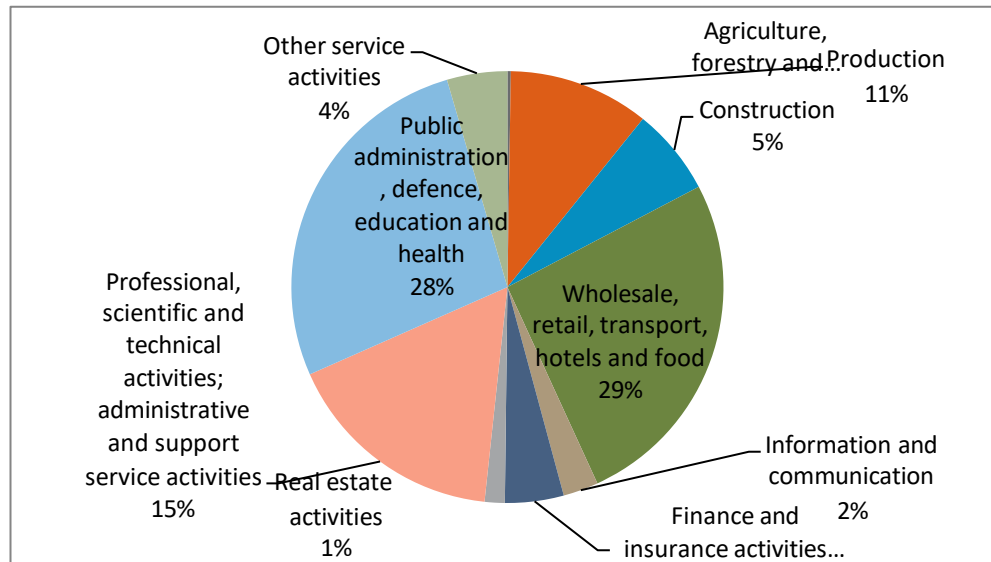
SA OBJECTIVE 21 – IMPROVEMENT IN DIVERSE AND VIABLE BUSINESS GROWTH AND INCREASE IN ECONOMIC GROWTH

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		2022/23 = 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		2022/23 = 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 minimal 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 27: 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 = 107,738 2021 = 2.64m		2022 = 4.58m	
B	Number of jobs created in the tourism sector	A net increase of 250 full-time jobs	Tourism – STEAM Summary	2011 = 2,914 2012 = 2,784 2013 = 3,053 2014 = 3,118 2015 = 3,124		2022 = 3,498	

		within the Plan period.		2016 = 4,102 2017 = 4,109 2018 = 4,016 2019 = 4,172 2020 = -1,813 2021 = 2,174			
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 2021 = £219.88m		2022 = £396.36	
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		2023 = No Data	
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		2023 = No Data	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	Total number of day visitors have increased based on latest available data. This follows a period of decrease following 2019, which is understandable due to the impact of COVID-19 and the subsequent national lockdowns. However, across both 2021 and 2022 there was a gradual increase back towards the 2019 levels. The indicator will therefore be changed to green.						
B	A total of 2,174 jobs in 2021 and 3,498 jobs in 2022 were created in the tourism sector. This is an increase which has made up for the loss of 1,813 jobs in 2020, as a result of COVID-19 and the national lockdown measures implemented. The indicator will therefore be changed to green.						
C	The economic impact of tourism in Newport has reduced considerably from 2019 as a result of the COVID-19 pandemic. However, across both 2021 and 2022 there was a gradual increase back towards the 2019 levels. The indicator will therefore be changed to green.						
D	Data was not available for this Monitoring Indicator in 2022/23.						
E	Data was not available for this Monitoring Indicator in 2022/23.						

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%		2022/23 = 4.8%	
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%		2022/23 = No Data	
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		2022/23 = 613	
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 = 7 signed totalling £1,509,242		2022/23 = 2 signed totalling £29,741	

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

COMMENTARY AND ANALYSIS OF OUTCOME:	
A	Please see commentary and analysis for SA OB 19B earlier in the AMR.
B	Data was not available for this Monitoring Indicator in 2022/23.
C	The number of individuals who have graduated from the University of South Wales who have stayed in Newport following their studies in 2022 totals 613 individuals. This is a decrease of 59 students from the previous count.
D	There has been two S106 signed in 2022/23 totalling £29,741. The number of S106 agreements signed and the total value has fallen since last year, but this is dependent on the type of applications received in a year.

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 = 37.7% 2021 = 39.0%		2022= 29.5%	
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	29.5% of the population that live within Newport travel outside of the administrative boundary for work. This is a decrease of 9.5% from the previous year. This is the lowest figures since the start of the Plan period. The commuter pattern statistics are adjusted over time as more data is collected. This is in mind, 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 20/21 = 543.356 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 20/21 = 14,924 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 20/21 = 16,454		2021/22 = Newport 1.754m Rogerstone 55,242 Pye Corner 73,110	
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		2022/23 = 0	
C	Number of business travel plans agreed	Increase	Regional Travel Plan Coordinator	2015/16 = baseline of 13 2016/17 = 14	No update	2016/17 – 14	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	2014/15 = 40%	40% - 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	2014/15 = 71%	71% - 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 = 2 agreements signed totalling £145,400		2022/23 = 1 agreement signed totalling £50,000	

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. The latest statistics show a significant increase in station usage, slowly returning towards pre-COVID levels with the return of more ordinary conditions. While the figures have not yet returned to pre-COVID levels they still represent a positive increase and therefore the indicator should be changed to green. It is hoped that this positive trajectory will continue.

Station	2020/21	2021/22	Difference	
Newport	543,356	1,753,550	+1,210,194	+223%
Rogerstone	14,924	55,242	+40,318	+270%
Pye Corner	16,454	73,110	+56,656	+344%

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 One S106 agreement has been signed this year which makes financial contributions towards sustainable transport initiatives. This is an increase in the number and value from the last reported period of 2020/21. Data for 2021/22 wasn't available at the time of publication of last year's AMR, these figures have now been updated for this AMR. As both the 2021/22 and 2022/23 figures are both increased values on the previously reported 2020/21 data, the indicator will be updated to be green.

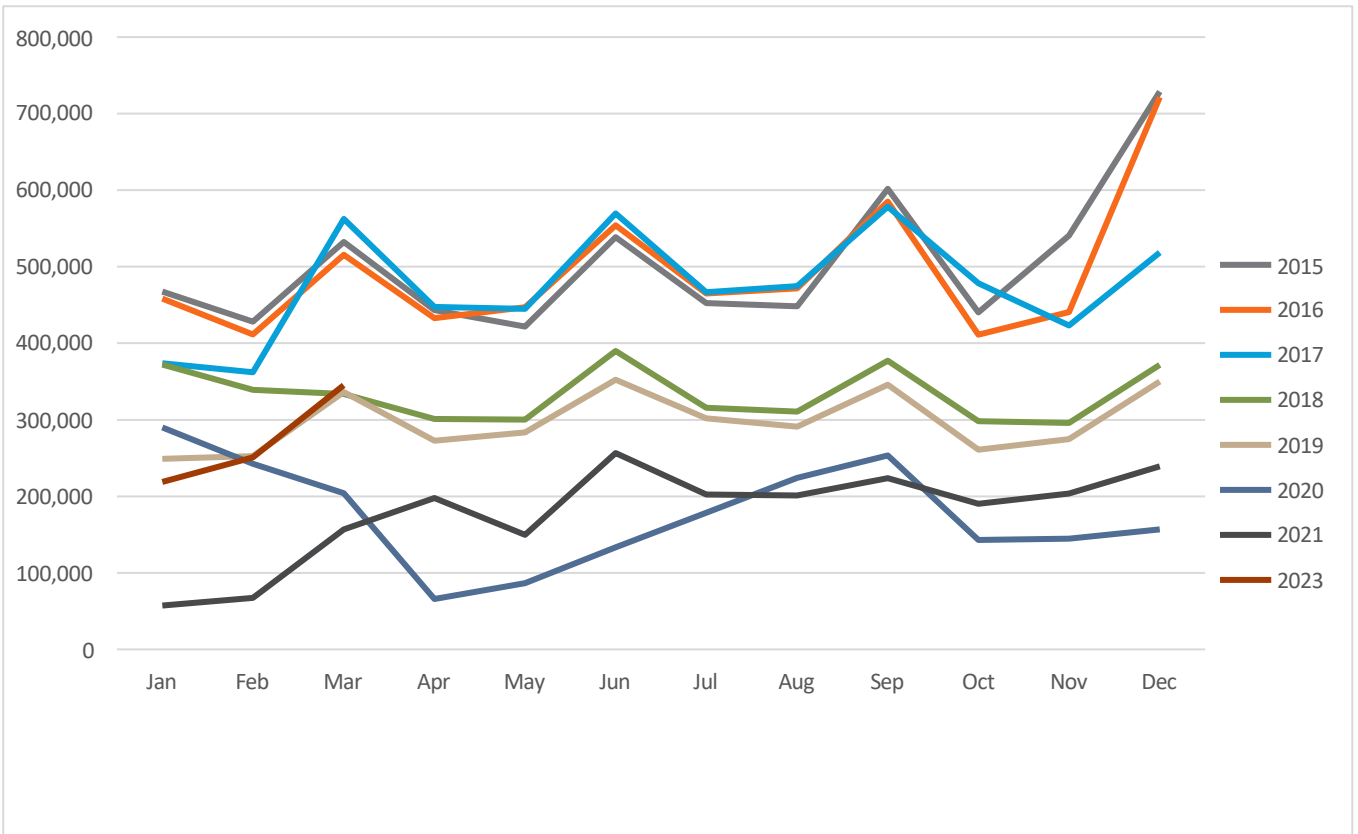
SA OBJECTIVE 26 – IMPROVEMENT IN THE VITALITY AND VIABILITY OF THE DISTRICT CENTRE AND CITY CENTRE

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	2015 6,043,453 2016 5,914,165 2017 5,699,975 2018 4,004,952 2019 3,570,290 2020 2,123,188 2021 2,145,602		2022 = 2,771,250 NB: Llanarth Street Only	
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%)		2023: No Data	

				2021: 533 units within the City Centre, 228 recorded as independent (43%) 2022: No Data			
C	Mix of uses in the City Centre		Regeneration Section	2016 & 2017 2022 = No Data		2023: 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		2022: 150 Units 26.5%	
E	Residents' satisfaction with living in Newport	Improve	Newport Citizen Panel			See Below	
COMMENTARY AND ANALYSIS OF OUTCOME:							
A	<p>This year's figures are for Llanarth Street only.</p> <p>Footfall figures for 2022 are up by 625,648 on the 2021 figures, which while an increase on the past two years, is not as high as the pre-pandemic figures. 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. Further analysis of the Llanarth Street records is considered necessary together with data on vacancy rates to help establish an appropriate policy response if required.</p> <p>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)"</p>						

FIGURE 28: COMMERCIAL STREET FOOTFALL



B Data was not available for this Monitoring Indicator in 2022/23.

C Data was not available for this Monitoring Indicator in 2022/23.

D Survey records for 2023 indicate that vacancy rates for have increased by 5.5%. An additional 42 units are recorded as under development (not included in total), although it is not clear if there is an end user lined up for these units. A stock of recently refurbished retail units within the city centre is, however, considered a positive addition to the retail centre.

The performance of the city centre generally is considered to warrant further research. The Newport Shop Front Design SPG was adopted in in 2021 and relates to high quality shopfront design and signage for both historic and contemporary shopfronts and a City Centre Masterplan was published in 2018 which aims to push regeneration initiatives in the city centre and Retail Consultants have been appointed to prepare recommendations on the appropriate policy response to retail applications in the city centre, particularly within vacant units.

Although a decrease in vacant units has been recorded last year, and this is considered to be a positive sign for the City Centre, further research is considered necessary as City Centre regeneration is a policy issue for Newport.

E Newport City Council undertakes research via a Citizen Panel to gauge satisfaction and views on issues relevant to Newport, the Council and its residents. The following data outlines the panel’s views when asked to what extent do you agree with the following statement:

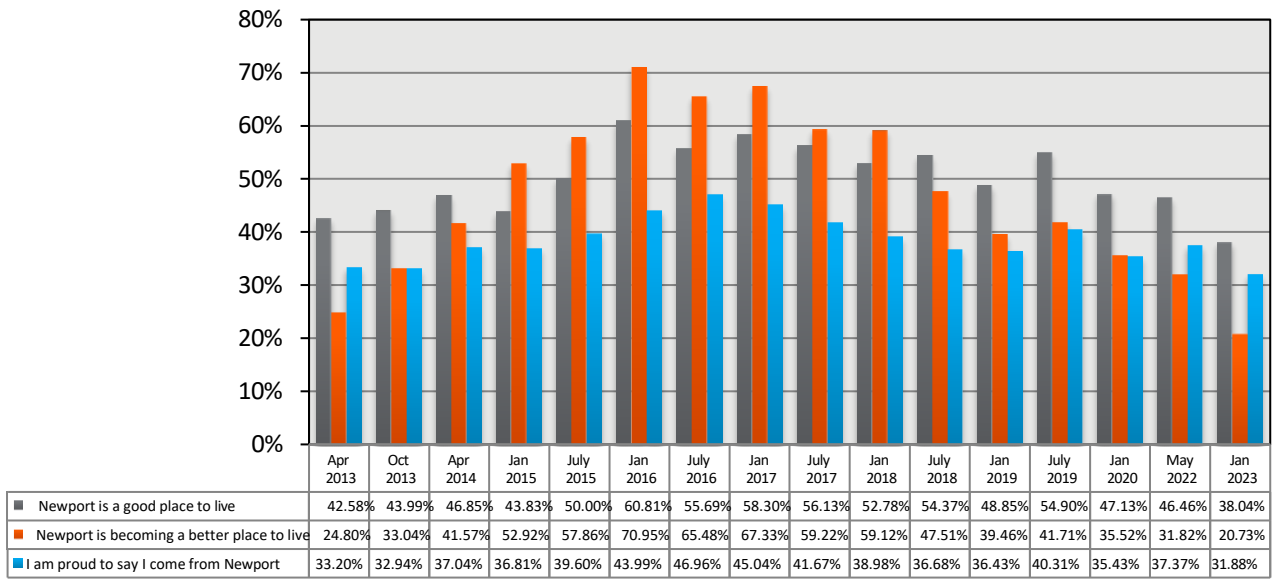
- Newport is a good place to live.
- Newport is becoming a better place to live.
- I am proud to say I come from Newport.



FIGURE 29: RESIDENTS SASTIFACTION WITH LIVING IN NEWPORT

To what extent do you agree with the following statements?

Involve Newport Citizens Panel



Review of data from the base date of April 2013 indicates that less of Newport’s residents think that Newport is a good place to live, that it is becoming a better place to live, or they are proud to say they come from Newport when compared against the April 2013 base date. The last 12 months have seen a trend of decline in the residents’ satisfaction with living in Newport, from the peak experienced in 2016, there has been a decrease in the last 6 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 eighth 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. House building has increased this year, following a dip, suggesting the start of recovery in this sector following Covid-19 lockdowns and potential impacts 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 91% 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 2.404MW of renewable energy schemes. The average annual electricity consumption in Newport has decreased per household below the 2019 and 2020 figures. Average per household electricity consumption has therefore decreased by 472 kWh from start of the plan period. Other positive environmental indicators include:
- SA Obj 3D – No loss of high value agricultural land
 - SA Obj 12B&D –Percentage of waste reused, recycled or composted exceeding targets
 - SA Obj 5A - Reduction in emissions of greenhouse gases

Nationally

- 6.5. On a national scale, Newport completed 619 new homes in 2022/23. 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 was severe across the UK, but with developers back onsite delivery rates are much more positive this year. Overall, since the start of the Plan period, housing completions remain reasonably healthy. A downward trend was 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. 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 13.4ha of employment land this year, created around 43ha 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.

Locally

- 6.8. On the local scale, 125 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 1,533, which is a shortfall of 170 units over the 12 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
 - 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 MT2 – No loss of protected woodland or trees contrary to policy
 - OB6 MT3 – No loss of Green Belt or Green Wedge contrary to policy
 - 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. It has been found that data availability and reliability is decreasing with each monitoring period to enable thorough assessment of this, however in the majority of cases, positive outcomes have been recorded. Therefore, targets are predominately 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 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

2023 AMR	Total	Summary of Indicator	Ref	2022 AMR
Positive outcome	3	The number of reported crime incidents by type as a total	CON 2	Green
		Economic activity rates of Newport Residents	CON 3	Orange
		Number of Newport residents out-commuting to work in locations outside of the City boundaries	CON 4	Orange
Negative outcome	1	Most deprived areas of Newport compared to Wales as a whole	CON 1	Red

Positive Outcome

6.14. Crime figures for Newport have dropped from those recorded last year. Nonetheless, 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. The 2022/23 monitoring period has identified crime data published by the Office of National Statistics as a more reliable and accessible source of data, which will be used going forward. The change in the source of data may result in difficulties when comparing 2022/23 figures to previous years.

6.15. The economic activity rate in Newport has increased and remains 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 decreased this year from 39% to 29.5%. This is more positive than the previous years of the plan period. 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 Low 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

AMR 2023	Total	Summary of Indicators	Ref	2022 AMR
Positive Outcome	18	Greenfield land lost	OB1 MT1	
		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	
		Non-retail uses in primary and secondary frontages	OB3 MT6	
		Housing completions on brownfield land	OB4 MT1	
		Housing completions on H1 LDP housing sites	OB4 MT8	
		Development permitted outside the settlement boundary	OB4 MT10	
		Accommodation provision for Gypsy/Travellers	OB4 MT12	
		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	
Environmental space lost contrary to policy	OB1 MT2			
Training Required	5	Development within a mineral safeguarding area	OB1 MT4	
		Consideration of the Welsh National Marine Plan	OB1 MT5	
		Permissions granted contrary to NRW advice	OB2 MT2	
		Development density	OB4 MT9	
		Permissions affecting sites of historical value	OB5 MT1	
SPG Required	0			
Further Research	10	Development permitted in C1 and C2 floodplains	OB1 MT3	
		Permissions affecting SSSI or SINC	OB6 MT1	
		Retail development outside of the City Centre	OB3 MT7	
		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 18 indicators have been recorded as green (positive) this year. This is a decrease of three from the 2022 AMR. One indicator has improved from yellow to green. Four green indicators from 2022 have moved to blue and yellow this year. The improved indicator is:

- OB3 MT6 - Non-retail uses in primary and secondary frontages

Training Required

6.19. Five indicators this year have been recorded as blue (training required). This is more than last year, however three of these have remained blue from the previous year, one was previously green and one was yellow.

6.20. OB1 MT4 (Developments within a Mineral Safeguarding Area) has been recorded as blue for the last seven years. Seven applications were permitted within mineral safeguarding areas, and four of the seven 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 two applications permitted that had an outstanding objection from a statutory heritage advisor (i.e. Conservation Officer). This is an improvement on the previous year, however 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. OB1 MT5 (Consideration of the Welsh National Marine Plan) is relatively a new indicator, being the 4th year in the AMR. It is noted that seven 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.

6.23. Finally, the need for training was identified for two further indicators. These are:

- OB2 MT2 - Permissions granted contrary to NRW advice
- OB4 MT9 - Development density

6.24. OB2 MT2 (Permissions granted contrary to NRW advice) has been recorded blue following three years of being recorded as yellow and requiring further research. One application as approved against the advice of NRW, however, this was approved at committee against the recommendation of the officer, which accorded with the advice from NRW. As such, a positive can be drawn from the year and a need for Committee Members to undertake further training, potentially led by NRW has been identified. This is important in light of the emerging changes to technical guidance.

6.25. OB4 MT9 (Development density) has been recorded blue following two consecutive years as green. Two applications were permitted which fell below the target of 30 dwellings per hectare. Of these, one did not consider the policy in full. It is highly likely that the outcome would have been the same in the case that the policy was considered in full, however the need for further training is identified.

6.26. There were 10 indicators recorded as yellow (needing further research) this year, compared to 11 indicators recorded last year. The 10 indicators identified as requiring further research are:

- OB1 MT3 - Development permitted in C1 and C2 floodplains,
- OB3 MT7 - Retail development outside of the City Centre,
- 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,
- OB6 MT1 - Permissions affecting SSSI or SINC
- OB4 MT14 - Number of Gypsy/Traveller unauthorised sites.

Flood Risk

6.27. 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

6.28. The COVID-19 pandemic had a significant impact in escalating trends being experienced by the retail sector. A survey of the City Centre was undertaken this year and shows an increase in vacancies compared to the last year of data collection, which was 2021. Given the number of retail uses approved outside of the City Centre there is a need to rethink the retail policies and the vision for the City Centre. Further investigation into the material considerations taken into account when assessing applications is needed to understand how these have influenced the weight given to retail policies. The replacement Plan process will address the need to change retail policies and in the meantime, flexibility will be advised based on the Building Better Places, Planning Policy Wales and Future Wales policy directions.

Housing

6.29. 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 2023, 7,482 units have been completed. This is a shortfall of 798 units over a 12 year period, or 10% compared to the Average Annual Requirement (AAR). Despite a drop in delivery rates, as a result of market influences including Covid-19, Brexit and the war in Ukraine, delivery rates increased in the latest monitoring period showing positive signs for housing delivery in Newport.

6.30. 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 2022/23 is 619 units which is 71 units under the average annual requirement (see OB4 MT3 for full details).

- 6.31. Work undertaken on the 2023 Housing Delivery rates for Newport (Appendix 2) expects a completion rate of at least 680 for 2023/24, against the average annual completion rate of 690. Positive rates of delivery are anticipated for the remainder of the plan period, with the introduction of the replacement plan, new sites and a new trajectory to come forward towards the end of the plan period.
- 6.32. 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 196 units which is encouraging. Llanwern Village is expected to perform well with 150 units anticipated to be delivered over the next three years. To date, Glan Llyn has been more successful than Llanwern Village in terms of delivery. Glan Llyn recorded its highest number of completions in 2021/22 (190), hitting a delivery of 171 for the 2022/23 year. There are now six separate sites being built out by three developers. It is estimated that Glan Llyn will contribute a further 504 units over the next three years.
- 6.33. OB4 MT6 records the number of affordable houses built since the start of the Plan period. This figure stands at 1,550. This is a shortfall against of 170 units. For 2022/23, 125 affordable units were completed in Newport which is a reflection of the increase in delivery of all housing types during the last year.
- 6.34. With respect to the affordable housing contributions, OB4 MT7 examines the difference between the actual costs to build a house and the sales value. OB4 MT7 indicates that there has been 35.34% increase in build costs based on the BCIS index when compared against the base date. On the basis of the indicator, this could suggest that schemes are more viable. However, this has not been found to be the case as 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

- 6.35. 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. An update to the Gypsy Traveller Accommodation Assessment will provide an up to date understanding of need and inform the replacement LDP.
- 6.36. 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. Further, the latest GTAA

for covering 2021-2026 indicates that there is not a need for this site in Newport at this present time.

6.37. 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 five. Therefore, this indicator is identified as yellow as well.

TABLE 69: SUSTAINABILITY APPRAISAL INDICATORS

AMR 2023	Total	Summary of Indicator	Ref	2022 AMR
Significant positive effects are predicted	47	Applications within 3km of Accessible Natural Greenspace	SA1 A	1
		Permissions granted with the loss of a Public Right of Way	SA1 B	1
		Environmental space lost in total	SA1 C	1
		Major applications with landscape strategies	SA1 D	1
		Developments affecting a SLA	SA1 E	2
		Protected woodland lost to development	SA2 A	1
		Developments negatively affecting a SINC	SA2 B	1
		Greenfield land lost to development	SA3 A	1
		Average density of developments	SA3 B	1
		Water quality objection from Environmental Health	SA3 C	1
		Loss of agricultural land	SA3 D	1
		Carbon dioxide emissions	SA5 A	1
		Applications refused on noise issues	SA6 A	1
		Permissions granted contrary to water supplier advice	SA7 A	1
		Households ordering water efficiency products	SA8 B	1
		Installation of water efficient fixtures	SA8 C	1
		Properties approved in flood risk areas	SA9 C	2
		Actions implemented in Shoreline Managements Plan 2	SA9 D	1
		Annual electricity consumption per household	SA10 A	2
		Renewable energy developments permitted	SA11 A	1
		Improvements to waste infrastructure through S106	SA12 A	4
		Municipal waste reused, recycled and composted	SA12 B	1
		Waste sent to landfill	SA12 D	1
		Applications where DAS is not submitted	SA13 A	1
		Community facilities lost contrary to policy	SA14 A	1
		Permissions with objection from Environmental Health	SA14 B	1
		Residential applications not contributing to affordable housing	SA16 B	1
		People feeling safe in Newport	SA17 A	2
		Permissions with objection from Police	SA17 B	1
		Applications approved despite negative ASIDOHL comments	SA18 C	1
		Loss of ancient woodland	SA18 D	1
		Scheduled Ancient Monuments affected by development	SA18 E	1
		Pupils in Welsh medium education	SA19 B	1
Economically active population	SA20 A	2		
Unemployment rate	SA20 B	2		
Job creation	SA20 C	1		
Gross weekly earnings	SA20 D	1		
Employment land lost to other uses	SA21 B	1		
Net employment land developed	SA21 C	1		
Visitors to attractions in Newport	SA22 A	2		
Jobs created in tourism sector	SA22 B	2		
Economic impact of tourism	SA22 C	2		
Increase in Welsh medium education	SA23 A	1		

		People travelling outside of Newport for work	SA24 A	2
		Newport railway station usage	SA25 A	2
		Permissions with an outstanding objection from Highways	SA25 B	1
		Environmental space lost contrary to policy	SA15 A	1
		Value of transport related S106 agreements	SA25 F	4
Mix of positive and negative predicted	19	Important wildlife habitat lost to other uses	SA2 C	1
		Land enhanced through use of S106 agreement	SA2 E	4
		Air Quality Management Areas	SA4 A	2
		Improvements to sewerage/water through S106	SA7 B	4
		Development permitted in flood zones C1 and C2	SA9 A	2
		Permissions with SuDS schemes	SA9 B	2
		Improvements to energy/telecommunication through S106	SA10 C	4
		Energy from waste	SA12 C	2
		% of major schemes where DCfW have been consulted	SA13 B	2
		Loss of community facilities in total	SA15 B	1
		Affordable housing delivery	SA16 A	2
		Permissions which affect historical assets	SA18 A	2
		Conservation appraisal undertaken during Plan period	SA18 B	2
		Mix of employment by sector	SA21 A	2
		Students staying in Newport following study	SA23 C	2
		S106 agreements providing education facilities	SA23 D	4
		City Centre Footfall	SA26 A	3
		Vacant commercial units in the City Centre	SA26 D	4
		Significant negative effects are predicted	2	Level of access to local facilities
Residents' satisfaction living in Newport	SA26 E			2
Baseline set / No data available / No target set	16	New developments with ecological management schemes	SA2 D	4
		Applications permitted with noise mitigation measures	SA6 B	4
		Developments meeting water efficiency standards	SA8 A	1
		Owners signing up to NCCs energy performance programme	SA10 B	4
		Applications on housing waiting list	SA16 C	3
		Affordable housing meeting Welsh Quality Standards	SA16 D	1
		Gypsy/Traveller sites as percentage of need	SA16 E	2
		Community services within Newport	SA19 A	4
		Visitors to the Wetlands Reserve	SA22 D	1
		Visitors to the Fourteen Locks Visitor Centre	SA22 E	1
		Working population with no qualifications	SA23 B	1
		Business travel plans agreed	SA25 C	4
		Pupils travelling more than a mile to primary school	SA25 D	4
		Pupils travelling more than a mile to secondary school	SA25 E	4
		Independent retailer representation	SA26 B	4
		Mix of uses in the City Centre	SA26 C	4

6.38. The above table summarises the outcomes of all sustainability appraisal indicators. The majority recorded positive effects. A total of 47 indicators have been recorded as green, which is an increase of five from the 2022 AMR. A total of 19 indicators have been recorded as orange this year, which is a decrease of four from last year. Two sustainability indicators have now been recorded as red, one less 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

6.39. The majority of indicators that were recorded green last year have remained, 34 indicators have remained green and three have moved from green into orange. Conversely, 11 indicators have moved from orange into green which is a positive step. Two have moved from No data available to green. This demonstrates that overall improvements have been maintained. The improved sustainability indicators are:

- Developments affecting a SLA,
- Properties approved in flood risk areas,
- Annual electricity consumption per household,
- People feeling safe in Newport,
- Economically active population,
- Unemployment rate,
- Visitors to attractions in Newport,
- Jobs created in tourism sector,
- Economic impact of tourism,
- People travelling outside of Newport for work,
- Newport railway station usage.

6.40. 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

6.41. There have been 19 sustainability indicators which are recorded as orange and therefore have a mix of positive and negative effects. There are two indicators which were green last year and are now orange. These are:

- Important wildlife habitat lost to other uses
- Loss of community facilities in total

6.42. Some of the indicators have already been addressed within the Local Indicators section above, such as loss of wildlife and environmental space, flood risks and affordable housing delivery.

6.43. The loss of community space has been identified as orange this year. Five applications were permitted which resulted in the loss of a community facility. None of these were lost contrary to policy, but they were lost nonetheless.

6.44. A number of indicators have been identified as orange this year where the data was not available in the previous year. These relate to Section 106 Agreements and City Centre vacancies. Each of these indicators has returned to orange, suggesting issues previously identified remain apparent.

- 6.45. Two indicators have been recorded as red. One of these is consistent with last year, SA Obj 24B (Level of access to local facilities). One new indicator is identified as red, SA Obj 26E (Residents' satisfaction living in Newport).
- 6.46. 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.
- 6.47. Newport City Council undertakes research via a Citizen Panel to gauge satisfaction and views on issues relevant to Newport, the Council and its residents. The last 12 months have seen a trend of decline in the residents' satisfaction with living in Newport, from the peak experienced in 2016, there has been a decrease in the last 7 years.

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?

- 6.48. 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.
- 6.49. 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.
- 6.50. 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.
- 6.51. 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.
- 6.52. 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. The replacement LDP will update policies and a City Centre Placemaking Plan will also support the health of the City Centre.

- 6.53. 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?

- 6.54. 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

- 6.55. This is the eighth 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 eighth 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.
- 6.56. Housing delivery rates have been more positive following the impacts of COVID-19, which has been felt across the country. This has had a positive influence on affordable housing delivery also. It is anticipated that positive delivery rates will continue through the remaining years of the plan period, with the replacement LDP providing the opportunity to bolster supply in the short term.
- 6.57. 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 was clear but there are positive signs of employment land take up with level of jobs has been maintained over the anticipated LDP rate.
- 6.58. 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.

6.59. 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.**
 - **Development density.**
 - **Development flood risk and NRW advice.**
- 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.**
 - **Retail development outside of the City Centre.**
 - **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 2023/24 AMR.**

6.60. 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 eight 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	196	17.82%	<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 approved for 400 dwellings so far, 2 RM applications awaiting determination. Redrow are building out all phases.
H1(4) Pirelli	250 (Now 221)	221	100%	Site complete.
H1(5) Glebelands	153 (Now 215)	155	72%	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), Building work has commenced onsite.
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 122)	0	0%	21/0983 – residential dev for 122 units comprising in 5 blocks – approved 1/12/21
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 (H55).
H1(21) Former Floors 2 Go	10	0	0%	No planning permission in place.
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%	Pre apps submitted in 2022 and 2023 for residential.
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. EIA Screening Opinion submitted (23/0100)
H1(34) Bankside Coverack Road	38 (Now 73)	73	100%	Site complete.
H1(36) Farmwood Close	108	0	0%	98/0379 Certificate of Lawfulness for a material commencement (335/69) for 59 dwellings (28 semi and 3 detached houses). Granted on appeal Pre application advice sought 2022
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	42%	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	44	44%	Remaining 100 units of a wider residential scheme. Developers onsite and under construction.
H1(47) Glan Llyn	4000	1196	30%	4 developers on site at present – St Modwen, Lovell, Bellway Homes and Persimmon.
H1(51) Whitehead Works	498	92	17%	Developers on site at present
H1(52) Old Town Dock Remainder – East Dock Road	288 (Now 238)	45	19%	[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 (H19).
H1(56) Opposite Belmont Lodge	122	0	0%	No planning permission in place.
H1(57) Treberth Crescent	58 (now 45)	45	100%	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%	Application 22/1033 for 35 flats pending decision.
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 Building work has commenced onsite.
H1 (63) Telford Depot	60	0	0%	NCC owned site. No progress.
H1 (64) Uskside Paint Mills	53	0	0%	Pre application advice sought 2021 Development now complete on adjacent site (H1, 34)

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	An application for the construction of three storey manufacturing and research and development facility and administration office has been approved. Early signs of construction are apparent.
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. This permission was implemented in 2020-2021</p> <p>An application for two warehouse units at Nash Mead has been approved (0.79ha). It is understood that this was implemented in 2022/23 and falls within the boundary of the Lorry Park.</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, but permission has been granted for Porsche centre, satellite showroom, satellite service centre (Unique Use) on around 3ha of the site. This permission is currently under construction, but results in a loss of B Class employment land.
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	4.3	28.6%	An outline planning permission for B8 distribution centres is in place for this allocation. There have been two Reserved Matters approvals to date for B2/B8 uses. One of these has been implemented.
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	14.08	39.6%	A total of seven B Class units have been completed. Phase 1 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 and isn't counted in the number of units completed above. Further permission has been granted for 3 additional units, which are under construction.
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. Construction on the new Pillgwenlly Primary School has commenced.
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	Early design discussions have commenced with St. Modwen concerning the second primary school
CF13 iv) Llanwern Village	Primary School	The residential development has now commenced. Council Officers are working with Redrow's appointed design team on the new school.

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 2023 Housing Land Availability Schedule and Site Proformas was circulated amongst the Study Group on the 23 May 2023, inviting comment on the documents. Responses were received from 2 members of the Study Group in relation to 9 sites.

A2.4. The Council responded to all comments and amended the timing and phasing of 4 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 23 June 2023. Responses were received from 5 members of the Study Group in relation to 15 sites, 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

2018-2019	2019-2020	2020-2021	2021 – 2022	2022-2023	Total	Average
51	72	31	54	48	256	51

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 01.04.2023 Sites with Planning Permission, S106 or Adopted LDP

App no	LDP	HLA Ref	Address	Ward	Units Built in 2022/23	Total Units Capacity	Units Remaining	U/C	Categorisation			Post Plan Period				
									2024	2025	2026	2027	2028	2029	2030-2036	Post 2037
PRIVATE SECTOR - Planning Permission																
05/0287	H23	603	Traston Lane	Lliswerry	0	21	21	0		21						
13/1279																
&18/0293	H5	916	Glebelands	St Julians	45	215	60	60								
98/0379	H36	1019	Farmwood Close*	Always	0	59	59	0					20	20	19	
18/1142	H51	1141 A	Whitehead Works	Pillgwenlly	0	19	19	19								
18/1039	H51	1141 B	Whitehead Works	Pillgwenlly	92	471	379	63	30	110	110	66				
21/0464	H51	1141 C	Whitehead Works	Pillgwenlly	0	39	39	0				39				
16/0864	H3	1145	Llanwern Village - Remainder	Llanwern	0	700	700	0				5	50	50	295	300
19/0023	H3	1145 B	Llanwern Village	Llanwern	45	112	8	0	8							
20/0801	H3	1145 C	Llanwern Village -	Llanwern	7	38	31	18	13							
20/0986	H3	1145 D	Llanwern Village -	Llanwern	0	32	32	32								
21/0610	H3	1145 E	Llanwern Village -	Llanwern	0	45	45	0		37	8					
22/0690	H3	1145 F	Llanwern Village -	Llanwern	0	12	12	0			12					
21/0293	H3	1145 G	Llanwern Village -	Llanwern	0	75	75	0			30	45				
05/1644	H40	1271 A	Westmark - Old Town Dock	Pillgwenlly	0	154	90	0							90	
16/0789	H15	1271 D	Victoria Wharf (Edward Ware)	Pillgwenlly	0	122	122	0		24	61	37				
20/1225	H52	1271 E	Land SW East Dock Road,	Pillgwenlly	0	149	149	0	5	20	60	60	4			
14/0177		1291	53 Crescent Road	Beechwood	0	21	21	0							21	
17/0038	H43	1308	Portskewett Street - Liberty Grove	Lliswerry	0	92	92	0							92	
07/0386	H56	1375	Opposite Belmont Lodge	Caerleon	0	122	122	0							122	
06/0267	H10	1394	Pencoed Castle	Langstone	0	12	12	0			5		4		3	
17/1081		1574	1 Llanthewy Road	Allt-Yr-Yn	8	12	0	0								
			Glan Llyn (Remainder) Former Llanwern													
06/0471	H47	1599	Steelworks	Llanwern	0	1765	1765	0					10	100	1130	525
18/1168	H47	1599 - G	Glan Llyn (Bellway) - 2C	Llanwern	38	152	11	10	1							
18/1254	H47	1599 - H	Glan Llyn (St Modwen) - 3A	Llanwern	33	204	73	37	36							
19/1074	H47	1599 - I	Glan Llyn (St Modwen) - 3B & 3D	Llanwern	63	203	102	32	28	42						
19/1267	H47	1599 - J	Glan Llyn (Lovell) - 3C & 4A	Llanwern	37	500	463	18	30	60	60	60	60	60	115	
20/0617	H47	1599 - K	Glan Llyn (Persimmon) - 2D	Llanwern	0	178	178	0		20	60	60	38			
22/0224	H47	1599 - L	Glan Llyn (Bellway?) - 4H	Llanwern	0	212	212	0		20	60	60	60	12		
11/0381		1647	Shire Hall Pentonville	Allt-Yr-Yn	1	18	0	0								
14/0386	H62	1678	School	Allt-Yr-Yn	0	76	76	10	10	35	21					
12/0793		1739	40 Stow Hill	Stow Hill	0	37	37	0		7	18	12				
18/0973		1848	Robert Price Transport Yard, Corporation Rd	Lliswerry	0	62	62	0			30	32				
18/0802		1854	Crown Buildings 11	Victoria	0	56	56	0							56	
19/0095		1861	Chepstow Road	Pillgwenlly	0	12	12	0		12						
18/1117		1868	75 - 76 Lower Dock Street	Baneswell Community Centre	0	19	19	0		19						
21/1040		1872	Ye Olde Oak Stave Ruskin Avenue	Rogerstone	21	21	0	0								
18/1198		1896	104 And 105, Lower Dock Street,	Pillgwenlly	0	15	15	0		15						
19/1228		1899	133 To 135, Commercial Street	Stow Hill	0	22	22	0		22						
20/0737		1923	Newport Provisions Market	Stow Hill	0	42	42	0							42	
18/1217		1924	11 To 16, Upper Dock Street	Stow Hill	18	18	0	0								
19/1212		1926	Caerleon Campus	Caerleon	22	219	194	8	17	45	45	45	34			
22/0312		1940	West And South Of Mandrake House, Jubilee Park	Rogerstone	5	40	35	28	7							
21/0887		1948	11-13 Skinner Street	Stow Hill	0	12	12	12								
20/1138		1949	Telford St	Liswerry	0	54	54	0		5	25	24				
21/1088		1971	Victoria Inn, 2 Nash Rd	Liswerry	0	18	18	18								
22/0526		1972	Car Park Hill Street	Pillgwenlly	12	12	0	0								
22/0756		1988	Fern Club, 57 Liswerry Road	Liswerry	0	20	20	0		5	15					

Housing Association with Planning Permission														
09/0850	H45	1345	Lysaghts Parc	Lliswerry	44	176	18	12		6				
10/0519	H57	1501	Treberth Crescent 4-10 Stow Hill (Central Chambers)	Ringland Stow Hill	45	45	0	0						
20/0976		1785	Land & buildings north east of 71 Forge Close	Caerleon	0	16	16	0						16
16/0786		1805	16 Charles Street	Stow Hill	0	16	1	0						1
19/1207		1850A	Ringland Centre, Retail & Resi	Ringland	0	38	38	0		38				
19/1272		1850B	Ringland Centre, Resi Land adjacent to 57a	Ringland	0	94	94	0		35	35	24		
18/1233		1852	Lower Dock Street	Stow Hill	17	17	0	0						
18/1211		1857	1 Mountbattern Close Land Encompassing Long Meadow Court	Ringland	0	12	12	12						
19/0768		1873	Tredegar Court, Marion Street,	Liswerry Pillgwenlly	0	5	5	0		5				
19/0843		1874			8	8	0	0						
20/0983	H8 + extra area	1902	Seven Stiles, Aberthaw Rd 14 To 20 Stow Hill,	Always	0	39	39	8	11	20				
20/1210		1936	Newport	Stow Hill	0	36	36	36						

Granted Subject S106

Adopted LDP Site

	H53	949	Bideford Road	Gaer	0	35	35								35		
07/0031	H16	1421	Penmaen Wharf	Pillgwenlly	0	160	160								160		
15/0803	H32	1456	Former Sainsburys Site Roman Lodge Hotel,	Shaftesbury	0	140	140				100				40		
08/1445	H31	1461	Ponthir Road	Caerleon	0	10	10				10				10		
11/0383	H21	1486	Former Floors 2 Go Land at Hartridge High School	Victoria	0	10	10								10		
07/1590	H19	1554	24 Crawford Road	Ringland	0	65	65								65		
12/1087	H59	1635	Jigsaw Site	St Julians	0	10	10				10				10		
	H55	1690	Former Postal Exchange	Llanwern	0	200	200								200		
	H61	1691	Telford Depot	Allt-yr-yn	0	70	70								70		
	H63	1692	Uskside Paint	Liswerry	0	60	60								60		
	H64	1693	Mills/Coverack Road	Victoria	0	53	53				25	28					
			TOTALS		571			433	196	588	675	605	332	242	1662	525	1380

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

PRIVATE SECTOR WITH PLANNING PERMISSION

SITE NAME		Glebelands					
SITE REF		HLA: 916 LDP: H1(5)					
U/C	2024	2025	2026	2027	2028	2029	2030
60	-	-	-	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
Pobl Group	Herbert Road Phase 3 – 85 units of mixed tenure anticipated in 23/24
NCC	Noted. No change to figures.

SITE NAME		Farmwood Close					
SITE REF		HLA: 1019 LDP: H1(36)					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	-	-	-	20	20	19
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
LRM	Has there been any progress since last years study?
NCC	Pre app submitted Sep 2021 and a follow up Pre app submitted July 2022 (this year study). As Pre-apps are confidential figures have remains as approved CoL 335/69, but it is anticipated that site will deliver. No change to figures.

SITE NAME		Whitehead works Phase 1					
SITE REF		HLA: 1141B LDP: H1(51)					
U/C	2024	2025	2026	2027	2028	2029	2030
63	30	110	110	66	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
Melin Homes	Melin has taken handover of 17 x homes here for shared ownership sale and another 3 handing over next month.
NCC	Noted. No change to figures.

SITE NAME		Llanwern Village – Remainder					
SITE REF		HLA: 1145 LDP: H1(3)					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	-	-	5	50	50	50
2031	2032	2033	2034	2035	2036	2037+	UoD
50	50	50	50	50	40	-	300

Organisation	Comments
NCC	Figures inaccurate, amended to reflect remaining dwelling no.s (700) Figures changed.

Updated Figures 19/6/2023					
U/C	2024	2025	2026	2027	2028
-	-	-	-	5	50
2029	2030	2031	2032-36	2037+	UoD
50	50	50	195	-	300

SITE NAME		Land at Portskewett Street/Liberty Grove					
SITE REF		HLA:1308 LDP: H1(43)					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	-	-	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	46	46	-	-

Organisation	Comments
LRM	We would question whether this should be UoD given that it is not forecast until 2035 / 2036?
NCC	No RM submitted yet, moved to UoD. Figures changed.

Updated Figures 19/6/2023					
U/C	2024	2025	2026	2027	2028
-	-	-	-	-	-
2029	2030	2031	2032-36	2037+	UoD
-	-	-	-	-	92

SITE NAME		Pencoed Castle					
SITE REF		HLA: 1394 LDP: H1(10)					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	-	-	-	-	-	12
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
LRM	Given the delays to date, known constraints and the programming of 2030, we would question whether it should be by UoD?
NCC	<p>New owner has submitted an LBC application for demolition of walls (22/0074). A pre-app was submitted March 2022. Both of these show intention of continuing work. The current Legal agreement requires:</p> <ul style="list-style-type: none"> Restoration of the Castle, upgrade of the existing access road and provision of services and drainage. Prior to Phase 1 of the housing (5 units) Barn Restoration / Barn construction prior to Phase 2 of the housing (4 units) Restoration of the Dovecote & curtilage listed structures, restoration of the historic garden Prior to Phase 3 of the housing (3 units). <p>The figures have been adjusted to reflect the phases and allow for LBC work between. Figures changed.</p>

Updated Figures 19/6/2023					
U/C	2024	2025	2026	2027	2028
-	-	-	5	-	4
2029	2030	2031	2032-36	2037+	UoD
-	3	-	-	-	-

SITE NAME		Glan Llyn – Remainder					
SITE REF		HLA:1599 LPD:H47					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	-	-	-	-	50	170
2031	2032	2033	2034	2035	2036	2037+	UoD
170	170	170	170	170	170	525	-

Organisation	Comments
LRM	It is noted that Glan Llyn is forecast to deliver 230 in 2030 and 225 in 2031, we are of the view that this should be tweaked so that the total per annum is 170 which would be in line with the higher levels of completions achieved during any one year.;
Savills on behalf of St. Modwen Developments Limited (SMDL)	<p>We have reviewed the housing delivery projections set out within the available information and are in broad agreement with the delivery figures and distribution set out in the Residential Land Availability Schedule and Site Proformas for those phases where Reserved Matters approval has already been secured – 942 units across Phases 2C, 3A, 3B/3D, 3C/4A, 2D and 4H.</p> <p>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 the site will continue to make significant contributions towards housing delivery up to 2036 and beyond. SMDL has further visibility on likely developer activity across other remaining phases, including by housebuilders not currently present on the site, thus providing different house types to suit different market and buyer needs. For example, SMDL anticipates progress to be made in respect of house builders securing Reserved Matters approval for Phases 4C (St. Modwen Homes), 4D (national housebuilder), 4B/5D (St. Modwen Homes) and 5E1 (national housebuilder) over the next couple of years which will contribute to sustaining and additional delivery rates towards the mid/latter years of the period to 2036.</p> <p>To this end, SMDL is supportive of the projections identified in the Residential Land Availability Schedule (as at 01/04/2022) which broadly identifies an average annual delivery rate of 168 units</p>

	<p>over the period 2024-2036 (2,182 / 13 years). Delivery rates across Glan Llyn have been improving, as anticipated, as the scheme matures, further phases become under option from a variety of house builders, secure Reserved Matters approval and ultimately become delivered on site. Glan Llyn has seen its highest delivery rates in recent years, save for inevitable set-backs as a result of economic conditions and the Covid-19 pandemic. The last two reporting periods have seen the largest annual completions with 2021/22 at 190 units and 2022/23 at 171 units, increasing both the five year rolling average and mean average since development began at the site.</p> <p>SMDL is 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, 5E2 and 5G) are also expected to secure Reserved Matters approval which will translate to sustained or further delivery on site. However, SMDL anticipates some delivery on these later phases will continue post 2037, estimated as 525 units being delivered after this period.</p> <p>On a minor point, we would note Phase 2D is being progressed by Persimmon, not St. Modwen Homes as referenced in the Site Proforma and Residential Land Availability Schedule.</p>
NCC	<p>Given Savills Comments "SMDL is supportive of the projections identified ... an average annual delivery rate of 168 units over the period 2024-2036" the figures between 2029-2036 have been adjusted to reflect this.</p> <p>Figures changed.</p>
LRM (2nd Comments)	<p>should the period 2032 to 2036 be 680 based on 170 dwellings per annum rather than 850? As Savills are suggesting an annual delivery of 168 over the period to 2036?</p>
NCC	<p>The last column is for years are 2032-2036 inclusive i.e.</p> <p>2032 - 170 2033 - 170 2034 - 170 2035 - 170 2036 - 170</p> <p>No change to figures</p>

Updated Figures 19/6/2023					
U/C	2024	2025	2026	2027	2028
	-	-	-	-	10
2029	2030	2031	2032-36	2037+	UoD
100	110	170	850	525	-

SITE REF		1599K LPD:H1(47)					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	20	60	60	38	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
Savills on behalf of SMDL	On a minor point, we would note Phase 2D is being progressed by Persimmon, not St. Modwen Homes as referenced in the Site Proforma and Residential Land Availability Schedule.
NCC	Corrected. No change to figures

SITE NAME	Baneswell Community Centre
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SITE REF			HLA: 1868				
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	19	-	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
LRM	Is there a developer for the site?
NCC	Application for NMA in 2022 was BCM Property Ltd. No change to figures.

SITE NAME			104 And 105, Lower Dock Street,				
SITE REF			HLA: 1896				
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	15	-	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
LRM	Is there a developer for the site?
NCC	No further details. No change to figures.

SITE NAME			133 To 135, Commercial Street				
SITE REF			HLA: 1899				
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	22	-	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
LRM	Is there a developer for the site?
NCC	No further details. No change to figures.

SITE NAME			Fern Club, 57 Liswerry Road				
SITE REF			HLA: 1988				
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	5	15	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
Melin Homes	Melin has acquired the site and Your Space are in the process of demolishing the existing buildings ready to commence construction in due course.
NCC	Noted No change to figures.

PUBLIC/HOUSING ASSOCIATION WITH PLANNING PERMISSION

SITE NAME		Land and buildings north east of 71 Forge Close					
SITE REF		1805					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	-	16	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
LRM	Is there any sign of RM being submitted? Did Melin progress the site?
NCC	No RM submitted yet, moved to UoD Figures changed.
Melin Homes	I will check but no further progress as far as I am aware.
NCC	Noted

Updated Figures 19/6/2023					
U/C	2024	2025	2026	2027	2028
-	-	-	-	-	-
2029	2030	2031	2032-36	2037+	UoD
-	-	-	-	-	16

SITE NAME		Severn Stiles – Lliswerry Road					
SITE REF		HLA: 1415/1902 LDP: H1(8) + adjacent site					
U/C	2024	2025	2026	2027	2028	2029	2030
8	2	20	9	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
Pobl Group	39 units anticipated in 24/25 currently under construction.
NCC	Noted, figures amended Figures changed.

Updated Figures 19/6/2023					
U/C	2024	2025	2026	2027	2028
8	11	20	-	-	-
2029	2030	2031	2032-36	2037+	UoD
-	-	-	-	-	-

ADOPTED LDP SITES

SITE NAME		Roman Lodge Hotel					
SITE REF		HLA: 1461 LDP H1(31)					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	-	-	-	-	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	10

Organisation	Comments
NCC	Pre apps submitted in 2022 and 2023. Figures changed.

Updated Figures					
U/C	2024	2025	2026	2027	2028
-	-	-	10	-	-
2029	2030	2031	2032-36	2037+	UoD
-	-	-	-	-	-

SITE NAME		Uskside Paint Mills/Coverack Road					
SITE REF		HLA: 1693 LDP: H1(64)					
U/C	2024	2025	2026	2027	2028	2029	2030
-	-	-	-	25	28	-	-
2031	2032	2033	2034	2035	2036	2037+	UoD
-	-	-	-	-	-	-	-

Organisation	Comments
LRM	it is noted that pre-application advice was sought in 2021, has there been any further progress?
NCC	No future applications, however, it is noted 1472 was using the site as storage/working space, this was completed this year. No change to figures.
LRM (2 nd Comments)	has the landowner given any update on their intentions for the site? Are they intending to bring it to the market in the short term? It may be that if there is no intention then it is reconsidered in next years monitoring?
NCC	No application submitted, however it is noted the adjacent site has only just been completed. this will be reassessed next year. No change to figures.

OTHER COMMENTS

Organisation	Comments
Pobl Group	Completed units <ul style="list-style-type: none"> 9 social rented units were completed in 22/23 at Bath Street / Trostrey Street. Developer is Adra.

	<ul style="list-style-type: none"> • 5 rented units completed at Richmond House, Chepstow Road completed in 22/23. Planning received and awaiting start on site • Trostrey Street Phase 2 – 9 social rented units anticipated in 24/25 • 42 Treberth Crescent – 1 unit for social rent anticipated in 24/25 • Orchard house and Belin Centre, Norman Street, Caerleon – 7 units anticipated to be delivered in 25/26 at Orchard and 3 delivered in 24/25 at Belin centre.
NCC	Noted, however this relate to minor (under 10 unit) sites.

Organisation	Comments
Mark Harris (HBF)	I don't have any comments to make although in view of the current market conditions and particular mortgage instability I suspect the number delivered on sites will start to slow down, however no one knows if this will be a short term blip or a longer term cooling of the market. This doesn't mean the demand is still not there it's just not as many people will be in a position to purchase a new home, at least we do have Help to Buy for another two years in Wales so I suspect that will lessen the impact of the current market conditions.
NCC	Noted.

Organisation	Comments
Pobl Group	<ul style="list-style-type: none"> • Just so you know we have recently taken handover of the following. <ul style="list-style-type: none"> ○ 11 Caerau Crescent (7 homes) following refurbishment for supported living. ○ Our new build scheme at Hubert Road (9 x homes) handed over in May. ○ The redevelopment of Tredegar Court handed over in August 2022 and 47 new homes were completed.
NCC	Noted, however these either relate to minor (under 10 unit) sites or have already been reflected in this years completions.

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Report

Appeal Decisions

Part 1

Date: 6th March 2024

Item No: Insert item number here

Subject **Appeal Decisions**

Purpose To record the outcome of recent planning appeals

Author **Head of Regeneration and Economic Development**

Wards Bishton and Langstone, Ringland

Summary In consultation with the Chair or Deputy Chair of Planning Committee, the Head of Regeneration and Economic Development has delegated powers to determine planning applications previously determined by Planning Committee. The following planning appeal decisions are reported to help inform future decisions.

Proposal **To accept the appeal decisions as a basis for informing future decisions.**

Action by Planning and Development Manager

Timetable Not applicable

This report was prepared without consultation because it is a record of recent planning appeals to help inform future decisions.

Background

The reports contained in this schedule provide information on recent appeal decisions.

The purpose of the attached reports is to inform future decision-making. This will help ensure that future decisions benefit the City and its communities by allowing good quality development in the right locations and resisting inappropriate or poor quality development in the wrong locations.

The applicant has a statutory right of appeal against the refusal of permission in most cases. There is no Third Party right of appeal against a decision.

Work is carried out by existing staff and there are no staffing issues. It is sometimes necessary to employ a Barrister to act on the Council's behalf in defending decisions at planning appeals. This cost is met by existing budgets. Where an application is refused against Officer advice, during this interim arrangement, the Head of Regeneration and Economic Development, along with the Chair/Deputy Chair of Planning Committee will be required to assist in defending their decision at appeal.

Where applicable as planning considerations, specific issues relating to sustainability and environmental issues, equalities impact and crime prevention impact of each proposed development are addressed in the relevant report in the attached schedule.

Financial Summary

The cost of defending decisions at appeal is met by existing budgets. Costs can be awarded against the Council at an appeal if the Council has acted unreasonably and/or cannot defend its decisions. Similarly, costs can be awarded in the Council's favour if an appellant has acted unreasonably and/or cannot substantiate their grounds of appeal.

Risks

The key risk relating to appeal decisions relates to awards of costs against the Council.

An appeal can be lodged by the applicant if planning permission is refused, or if planning permission is granted but conditions are imposed, or against the Council's decision to take formal enforcement action. Costs can be awarded against the Council if decisions cannot be defended as reasonable, or if it behaves unreasonably during the appeal process, for example by not submitting required documents within required timescales. Conversely, costs can be awarded in the Council's favour if the appellant cannot defend their argument or behaves unreasonably.

An appeal can also be lodged by the applicant if the application is not determined within the statutory time period. However, with major developments, which often require a Section 106 agreement, it is unlikely that the application will be determined within the statutory time period. Appeals against non-determination are rare due to the further delay in receiving an appeal decision: it is generally quicker for applicants to wait for the Planning Authority to determine the application. Costs could only be awarded against the Council if it is found to have acted unreasonably. Determination of an application would only be delayed for good reason, such as resolving an objection or negotiating improvements or Section 106 contributions, and so the risk of a costs award is low.

Mitigation measures to reduce risk are detailed in the table below. The probability of these risks occurring is considered to be low due to the mitigation measures, however the costs associated with a public inquiry can be very significant. These are infrequent, so the impact is considered to be medium.

Risk	Impact of Risk if it occurs* (H/M/L)	Probability of risk occurring (H/M/L)	What is the Council doing or what has it done to avoid the risk or reduce its effect	Who is responsible for dealing with the risk?
Decisions challenged at appeal and costs awarded against the Council.	M	L	<p>Ensure reasons for refusal can be defended at appeal;</p> <p>Ensure planning conditions imposed meet the tests set out in Circular 016/2014.</p> <p>Provide guidance to Head of RIH/Chair/Deputy of Planning Committee regarding relevant material planning considerations, conditions and reasons for refusal.</p> <p>Ensure appeal timetables are adhered to.</p>	<p>Head of RED with Chair/Deputy of Planning Committee</p> <p>Head of RED with Chair/Deputy of Planning Committee</p> <p>Planning and Development Manager and Senior Legal Officer</p> <p>Planning Officers</p>
Appeal lodged against non-determination, with costs awarded against the Council	M	L	Avoid delaying the determination of applications unreasonably.	Planning and Development Manager

* Taking account of proposed mitigation measures

Links to Council Policies and Priorities

Not applicable. This report is a record of decisions made by the Planning Inspectorate and/or Welsh Ministers.

Options Available

To accept the appeal decisions as a basis for informing future decisions.

Preferred Option and Why

To accept the appeal decisions as a basis for informing future decisions.

Comments of Chief Financial Officer

In the normal course of events, there should be no specific financial implications arising from the determination of planning applications.

There is always a risk of a planning decision being challenged at appeal. The costs of defending decisions and any award of costs must be met by existing budgets.

Comments of Monitoring Officer

There are no legal implications other than those referred to in the report or detailed above.

Staffing Implications: Comments of Head of People, Policy and Transformation

Development Management work is undertaken by an in-house team and therefore there are no staffing implications arising from this report. Officer recommendations have been based on adopted planning policy which aligns with the Single Integrated Plan and the Council's Corporate Plan objectives.

Local issues

Not applicable. This report is a record of decisions made by the Planning Inspectorate and/or Welsh Ministers.

Equalities Impact Assessment and the Equalities Act 2010

The Equality Act 2010 contains a Public Sector Equality Duty which came into force on 06 April 2011. The Act identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The new single duty aims to integrate consideration of equality and good relations into the regular business of public authorities. Compliance with the duty is a legal obligation and is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who share a protected characteristic and those who do not. The Act is not overly prescriptive about the approach a public authority should take to ensure due regard, although it does set out that due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

An Equality Impact Assessment for delivery of the Development Management service has been completed and can be viewed on the Council's website.

Children and Families (Wales) Measure

Not applicable. This report is a record of decisions made by the Planning Inspectorate and/or Welsh Ministers.

Consultation

Not applicable. This report is a record of decisions made by the Planning Inspectorate and/or Welsh Ministers.

Background Papers

Not applicable

Dated: 6th March 2024

Planning Appeal

Reference	23/0264
Address	Land to the rear of 12 Spartan Close Langstone
Development	Construction of detached two storey four bedroom dwelling with new vehicle access, off street parking and an on site turning facility
Appellant	Mr Ullah
Officer Decision	Refused
Committee Decision	N/A
Appeal Decision	Appeal dismissed

Planning Appeal

Reference	23/0718
Address	27 The Coldra, Ringland
Development	Retention of raised access deck from rear sliding doors to garden
Appellant	A Sheppard
Officer Decision	Refused
Committee Decision	N/A
Appeal Decision	Appeal allowed

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