

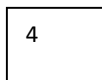
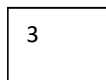
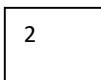
# Newport Local Development Plan 2011-2026

Annual Monitoring Report October 2020





**Front Cover Images**



1 Whitehead Works – Site H1(51)

2 Glan Llyn – Site H1(57)

3 International Convention Centre Wales

4 Proposed Transporter Bridge Visitor Centre

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## 1. EXECUTIVE SUMMARY

- 1.1. The Newport 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 fifth 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 2019 to 31 March 2020**, and will build on evidence obtained for the last four 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 dominates the news and brings many uncertainties. The impact on businesses and societal norms from the global pandemic is 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 revised LDP. House building has fallen this year, but still remains comparatively high compared to previous years and other authorities in Wales. It is anticipated that next year's figures will be significantly impacted by the Coronavirus but that there are a number of large sites ready to be delivered or completed. House prices in Newport continue to increase well above the Wales average, and in terms of the economic indicators, employment land delivery in Newport for 2019/20 also continues to rise.
- 1.6. The AMR records four contextual indicators which help to provide the broader environmental, social and economic picture of Newport. The key findings are summarised below:

#### Contextual Indicators

Positive outcome	1
Mixed outcome	0
Negative outcome	3

- The economic activity rate in Newport has continued to fall since 2017 but it remains above the Wales average and over the plan period there is a general positive trend.
  - Recorded crime rates in Newport have fallen for the second consecutive year.
  - Newport has the highest percentage of Lower Super Output Areas in the most deprived parts of Wales.
  - The percentage of Newport residents commuting out of Newport has unfortunately increased this year, but 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.
- 1.7. With the exception of the falling level of crime being reported, the above contextual indicators are suggesting a small decline in social and economic outcomes for the City. This is disappointing and surprising when economic evidence such as house prices and jobs creation is showing Newport is becoming more prosperous.



## Core and Local Indicators

- 1.8. 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	16
	Training required	6
	SPG required	0
	Further research	13
	Policy review	0
	Plan review	0

- 78% of housing developed on brownfield land in 2019/20.
- Only 4% below the Average Annual Housing Requirement figure.
- 5,978 new homes delivered in the Plan period so far (575 units short of the LDP target).
- 1,223 affordable homes delivered in the Plan period so far (78 units short of the LDP target).
- Almost 26ha of new employment land has been created in the Plan period so far, 10.53ha is on EM1 allocations.
- No greenfield land or protected woodland has been lost contrary to policy.
- Jobs growth has increased and is above the LDP target set for this period.
- House building completions have been recorded at the strategic site of Llanwern Village.
- No SINCs/SSSIs/Green Belt/Wedge land has been lost contrary to LDP policies.
- No Community Facilities have been lost contrary to policy.
- Unfortunately, footfall in the City Centre continues to fall.
- Number of indicators identified as 'blue' (training required) for a fifth year running – Mineral safeguarding & Alternative use of Employment Land.
- Further work needed with Welsh Government and NRW in order to be consistent on applications within floodplain areas.
- No Gypsy/Traveller transit site identified.

## Sustainability Appraisal Indicators

- 1.9. 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	44
	Mix of positive and negative effects predicted	29
	Significant negative effects predicted	2
	Baseline set - No data available for comparison	9

- No loss of public rights of way.
- No loss of high value agricultural land or protected woodland.
- No applications refused with outstanding noise issues.
- Unemployment rates are down which is positive, and gross weekly earnings are up.
- No new renewable energy schemes permitted only amendments to existing schemes.
- Number of pupils with a Welsh Medium Education is increasing.
- Number of applications on the Housing Waiting List has increased.
- Four Conservation Appraisals have been completed.
- Newport railway station usage is increasing.
- Two applications approved with outstanding objections from heritage advisors.
- Students staying in Newport after study is increasing.
- Carbon dioxide emissions have decreased.
- Energy generated from waste has fallen.
- Waste sent to landfill is down and the level of recycled municipal waste has exceeded targets.
- People feeling safe in Newport has fallen.
- City centre footfall is falling.
- Access to local facilities comparatively worsened.

## **ASSESSMENT AND CONCLUSION**

- 1.10. The overall conclusion is that significant progress is being made in Newport, especially with regard to housing growth and employment land. The LDP Strategy, key aims and objectives are all still being fulfilled. However, the LDP will be six years old in January 2021. Welsh Government recommends a review should be performed every four years. Some of our major residential sites have now been built out or are coming to a conclusion. Consequently, there may be a need for new sites to come forward as part of an LDP review. It is considered that several LDP policies are in need of revision, particularly the retail policies for the City Centre. In addition, the Coronavirus pandemic has had a massive impact on the way people work, travel, use open green space etc. Planning should be considering how best to react to this fundamental event.
- 1.11. Following careful consideration of policies, indicators, likely population increases and current events, the recommendation is that a formal review of the LDP should commence.

FIGURE 1: AERIAL PHOTOGRAPH OF NEWPORT



## 2. INTRODUCTION

- 2.1. The Newport Local Development Plan (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 fifth 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 the LDP. This AMR will primarily focus on the period **1 April 2019 to 31 March 2020**.

### 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 summaries 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 also 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

##### Prospect of Global Recession

- 3.3. Following the UK General Election in December 2019, Boris Johnson's Conservative Party were returned to power with a significant majority on a promise to deliver Brexit. On 31 January 2020, the UK left the European Union and is now in a transition period where arrangements for trade and the UK's relationship with the EU are being planned out. However, this significant event now seems largely unnoticed as the nation and world deal with the Coronavirus global pandemic.
- 3.4. The first case of Coronavirus in the UK was confirmed on 31 January 2020. The country's first deaths were confirmed at the start of March 2020 with UK lockdown commencing on 23 March 2020. The lockdown has affected the lives of millions of people across the UK, and the economic consequences are predicted to be severe, with countries across the globe unavoidably suffering bleak recessions.
- 3.5. In terms of the construction industry, following a shorter lockdown, the volume house builders and some of the more local builders are now back at work. Therefore, they aim to bring an element of normality to this grave situation by continuing to build out houses and help deliver the LDP. However, completion numbers will inevitably be considerably lower for 2020/21.
- 3.6. In addition, the retail sector, with the exception of supermarkets, has suffered massively. Retail Analysts, Springboard, have announced a decline of over 80% in footfall across all UK retail centres. These figures are echoed in Newport, with footfall in April 2020, 77% lower than what it was in April 2019. There is huge uncertainty about whether many shops on the High Street can survive this crisis.
- 3.7. The role of planning is going to be vital in helping to rebuild Newport in the aftermath of this crisis. Following restrictions on movement, the crisis itself has brought many to question the amount of green space available, along with working from home practices and the way in which we travel. These are all matters that will need to be considered when preparing a new LDP as the world searches for what has been coined a 'new normal'. The preparation of a new LDP to aid Newport's recovery and boost the economy is something that needs to be seriously contemplated.

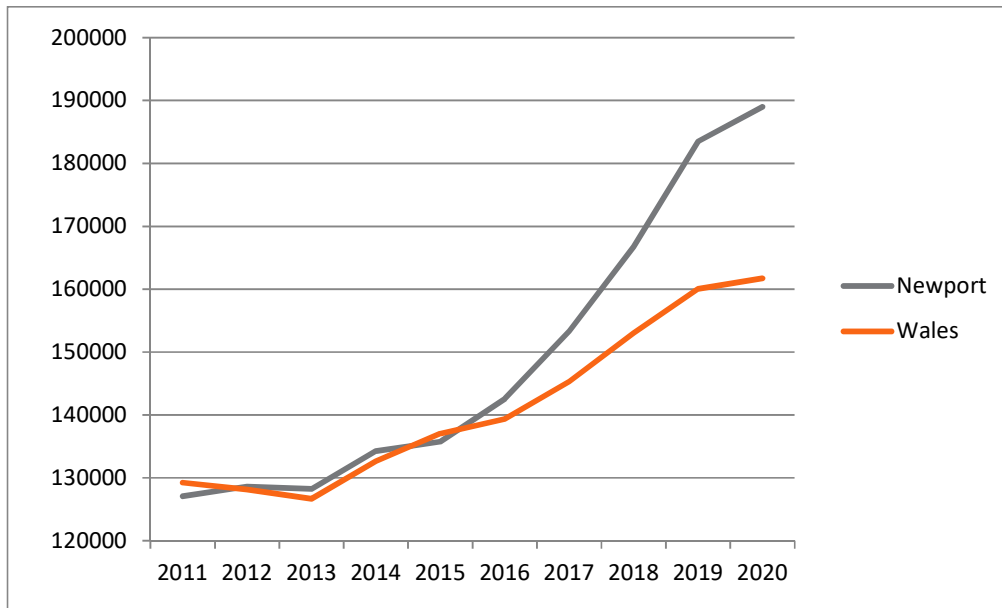
##### Housing Market

- 3.8. Figure 2 demonstrates that Newport has an average house price of £188,988 (as of January 2020), compared to the Wales average of £161,719. The graph clearly shows a more gradual increase from last year, with

Newport only increasing by just over 3%, and Wales increasing by just over 1%. Newport's average house price increase is the smallest since 2015, but nevertheless, it is still increasing at a faster rate than the Wales average and the gap between the two trajectories continues to widen.

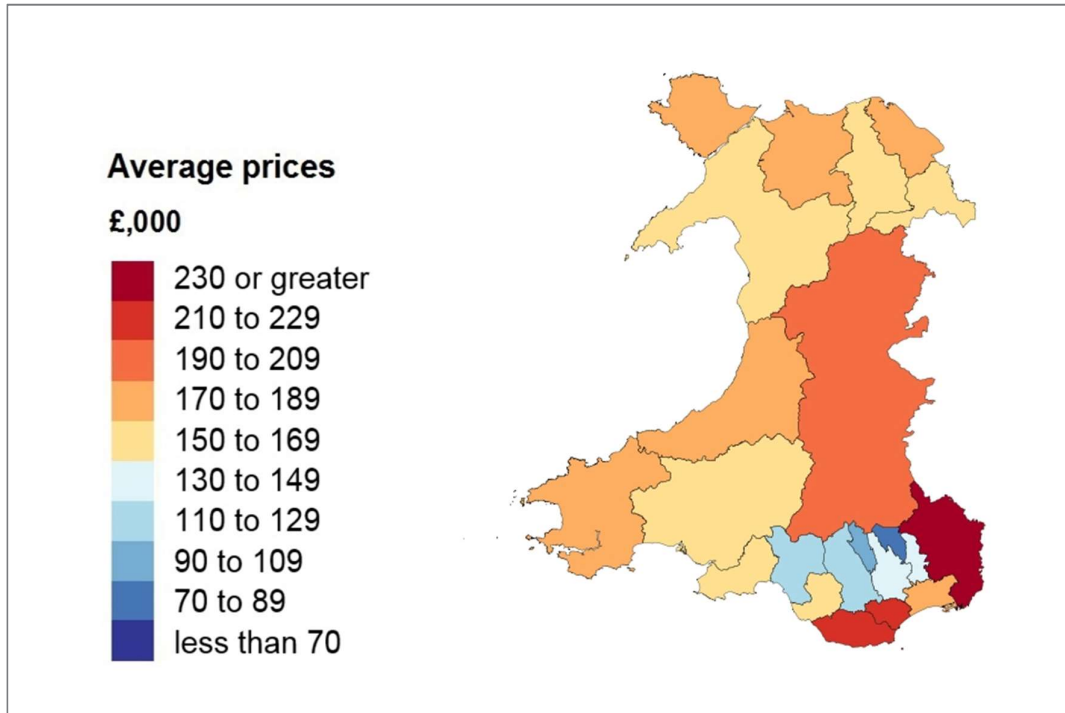
- 3.9. Following the significant increases in Newport's average houses prices over the last few years, it was probably inevitable that the level tailed off. The 10% increase seen between 2018 and 2019 (with the Severn Bridge tolls most likely a considerable factor) is not sustainable year on year. However, Newport still remains a desirable place to live and the house prices compared to the Wales average reflect this.

**FIGURE 2: AVERAGE HOUSE PRICES IN NEWPORT AND WALES (JANUARY 2020)**



Source: UK House Price Index, Land Registry

FIGURE 3: AVERAGE HOUSE PRICE BY LOCAL AUTHORITY (JANUARY 2020)



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

3.10. Figure 3 shows how the Newport average house price compares to the other local authorities in Wales. Newport is identified as the peach colour in the £170k to £189k band. The band has not changed from last year. Monmouthshire still has the highest house prices in Wales, followed by the Vale of Glamorgan and Cardiff. Powys house prices have now increased to the next band above Newport and are the only authority within the £190k to £209k band. However, the average house price in Newport is £188,988, so it is right at the top of its band. Newport is within the same band as Anglesey, Ceredigion, Pembrokeshire, Conwy and Flintshire, but it is worth noting that the average house price in Newport is approximately £10k more than these authorities. 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. House prices are still strong in Newport and the percentage increases are still amongst the highest in Wales (Neath Port Talbot was the highest, followed by Conwy, Denbighshire, Flintshire and then Newport has experienced the fifth highest increases in Wales).

### LEGISLATION AND NATIONAL POLICY

3.11. 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 2019 AMR was published, there have been various consultations on national planning policies and planning, the adoption of the National Marine Plan, publications of projected population and household projections, clarification on PPW matters as well as the removal of Technical Advice Note 1 and the established Joint Housing Availability Study process.



## National Planning Policy Amendments

### National Development Framework

- 3.12. The Welsh Government has continued its work on the production of a National Development Framework (NDF) which will be the highest tier of development plan in Wales. The NDF will set out the 20-year spatial framework for land use in Wales, providing a context for the provision of new infrastructure/growth. It will concentrate on development and land use issues of national significance which the planning system is able to influence and deliver. The draft NDF was put out for public consultation from 7 August until 15 November 2019 and work is being undertaken to consider the responses made. The NDF is anticipated to be published in September 2020.
- 3.13. The draft NDF identified Newport as a Centre of National Growth and includes Policy 28, specifically for Newport. The Policy notes that Welsh Government supports Newport as the focus for regional growth and investment and wants to see the City play an increased strategic role in the region. It goes on to state that Strategic and Local Development Plans across the region should recognise Newport as a focus for strategic housing and economic growth; essential services and facilities; transport and digital infrastructure; and consider how they can support and benefit from Newport's increased strategic regional role. 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 and the wider region.
- 3.14. The inclusion of Policy 28 is a major boost for Newport and serious consideration to what this actually means for the City is underway. The inclusion of the Policy on the adoption of the NDF would undoubtedly be a strong reason to review the LDP.

### Welsh National Marine Plan

- 3.15. The Welsh National Marine Plan (WNMP) was adopted on 12 November 2019. It is the first Marine Plan for Welsh seas. It covers the inshore and offshore marine plan areas for which Welsh Ministers are the marine planning authority. The WNMP sets out the Welsh Ministers' policies for the sustainable development of Wales' seas. The Plan will help manage increasing demands for the use of our marine environment, encourage and support the economic development of marine sectors at appropriate locations and incorporate environmental protection and social considerations into marine decision-making. The next version of the LDP will need to fully consider the adopted WNMP.

### Based Population and Household Projections (2018)

- 3.16. The 2018-based local authority population projections were published on 27 February 2020, republished on 11 June 2020 revising an error discovered in the February data release. The projections provide an indication of the possible size and age structure of the population in the future for local authorities in Wales for the period 2018 to 2043. Newport has the highest projected increase in population of 5.1% over these years. Similarly, the 2018-based local authority household projections were published on 27 February 2020. The projections provide an indication of the future number of households and their composition in Wales. Again Newport has the largest increase in households by 6.9%. These projections will form the basis of analysis for a revised LDP for Newport.

### Housing Delivery

- 3.17. 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, as set out in the adopted LDP, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs). This also means the revocation of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) in its entirety as a consequence of the policy change to PPW. The ability to deliver requirements must be demonstrated through a housing trajectory. The trajectory should be prepared as part of the development plan process and form part of the plan. There is however an intermediate process for those who have yet to revise their LDPs, which Newport will have to follow.

### TAN 11 - Noise

- 3.18. TAN 11 is to be updated to include air quality as well as soundscape and noise. The new TAN will support the place-making focus of PPW by specifically addressing air quality, soundscape and noise. An informal call for evidence to support the preparation of the new TAN is currently underway. This revised TAN will support the implementation of current planning policy in PPW relating to air quality, soundscape and noise. It is not a call for evidence to reopen the published policy position in PPW, which will remain as drafted. A revised LDP will have to ensure these issues are considered as part of the plan and refer to the new TAN once published.

### TAN 15 – Development, Flooding and Coastal Erosion

- 3.19. Consultation has been undertaken on an updated TAN 15 which includes the revocation of TAN 14: Coastal Planning. The aims of the consultation were to replace the current development advice maps with a new Wales flood map; which places greater emphasis on development plans and the role of the Strategic Flood Consequence Assessment; integrate guidance on coastal erosion from TAN 14 and to provide guidance for regeneration initiatives affecting communities in flood risk areas. The responses to the consultation are being considered by Welsh Government. Flood risk is a significant consideration in Newport as much of the city is within flood zones. Therefore, the publication of the new TAN and how it may impact on future allocations is of keen interest to Newport when it comes to reviewing its LDP.

### Clarification of Planning Policy Wales

- 3.20. Since the publication of PPW (December 2018), there have been some points of clarification made from Welsh Government that will impact on the form of the next revised LDP. These include:
- *October 2019 – Securing Biodiversity Enhancements.* Planning authorities are reminded that they should be proactive and embed appropriate policies into local development plans to protect against biodiversity loss and secure enhancement.
  - *April 2019 – Suicide prevention measures in building design and planning.* The planning system is advised to play its part in helping to create better places which reduce opportunities for people to wilfully harm themselves or others. This issues should be carefully considered during the development proposals stages.
  - *July 2019 – Increasing supply of affordable homes through planning.* Following the findings of the Independent Review of Affordable Housing Supply, it has been clarified that when reviewing LDPs, local planning authorities must make provision for affordable housing led housing sites. Such sites

will include at least 50% affordable housing. In the first instance affordable housing led housing sites should make use of public land. Where public land is not available, privately owned land may be identified.

#### Local Development Plan Manual, Edition 3

- 3.21. The Development Plans Manual, Edition 3, was published on 26 March 2020. The Manual is a reference document for practitioners who are responsible for, or contribute to, the preparation and implementation of development plans. It contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable and contribute to place-making, as defined in national policy set out in PPW. The Manual incorporates lessons learned to date, best practice in resolving issues and how to 'de-risk' plans through the preparation of a robust and focussed evidence base. The Manual clarifies the expectations of Welsh Government with regard to the plan making process. This will be one of the key reference documents for the progression of a revised LDP.

#### Developments of National Significance

- 3.22. The threshold for Developments of National Significance applications was altered on 1 April 2019. The DNS thresholds from this date relates to all energy generation projects of between 10MW and 350MW. The LDP will continue to set out the local policy framework that DNS applications should comply with. Since June 2019, 17 guidance documents relating to DNS applications have been published by the Welsh Government which will need to be considered during the revision of the LDP.

### **REGIONAL, LOCAL POLICY AND GUIDANCE**

#### **Regional Context**

#### Regional Technical Statement, 2<sup>nd</sup> Revision

- 3.23. A Regional Technical Statement (RTS) is required to be produced at five-yearly intervals for both the North Wales and South Wales Regional Aggregate Working Parties. This is a requirement of Minerals Technical Advice Note 1 (MTAN 1). The RTS provides recommendations which guide the future levels of provision for construction aggregates required from each Local Planning Authority in Wales. The original Statements were published in 2008 and were first reviewed in 2014. Consultation drafts of the Second Review documents were made available for inspection from 30 September until 25 November 2019. Consultation responses are being considered and the final version of the RTS for Council endorsement is anticipated in Summer 2020. The RTS will form a key part of the evidence base for a revised LDP

#### South East Area Statement

- 3.24. 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.
- 3.25. The revised Local Development Plan is required to have regard to and be consistent with this Area Statement in order to meet a test of soundness.

#### M4 Relief Road Decision

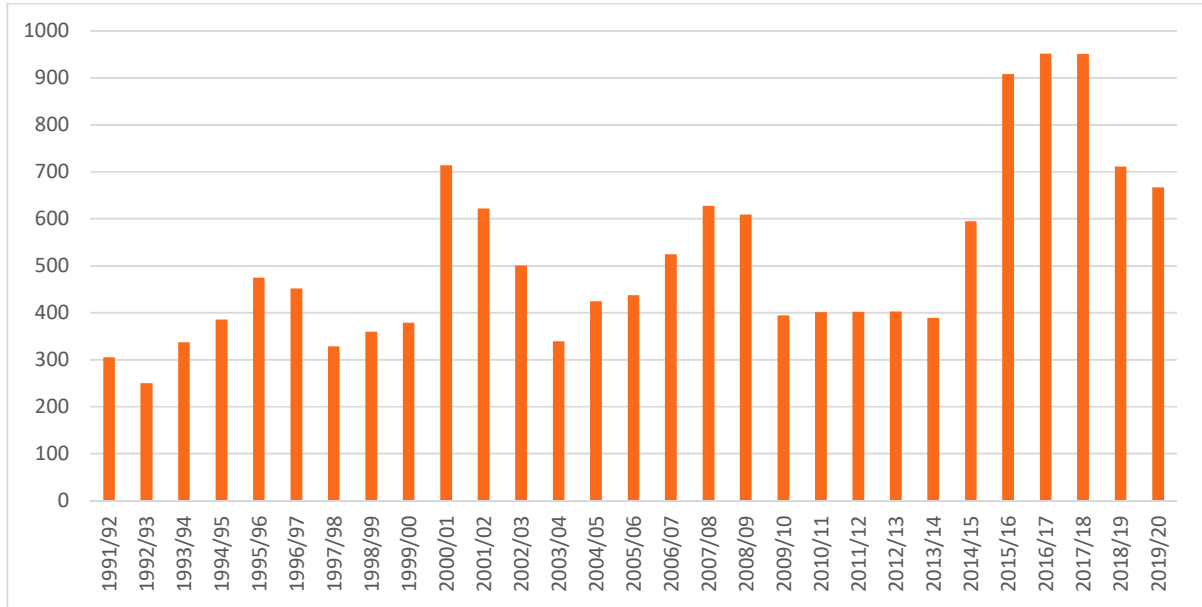
- 3.26. On the 4<sup>th</sup> June 2019, First Minister Mark Drakeford announced that the Welsh Government would not build the £1.6bn relief road around Newport. Ministers decided that the scheme would not go ahead because of its expense and the impact it would have had on the Gwent Levels. A commission of experts are now considering innovative ways to solve the issues.

#### **Local Context**

#### Joint Housing Land Availability Study 2020

- 3.27. Newport has maintained a five-year housing land supply since the adoption of the LDP, however the conventional JHLAS process has now been scrapped as part of the abolition of TAN 1 (see 3.17). 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.
- 3.28. In 2019/20, Newport built 667 new homes. It is acknowledged that this is a continuation of a downward trend following completions in excess of 900 for three years between 2015 and 2018. We are predicting a further fall in 2020/21 primarily as a result of the coronavirus pandemic, but we believe that there are enough live applications and developments expected to come online in the near future which should see much improved completions in 2021/2022. Even though the five year predications are not strictly part of the measuring process anymore, the Council still believes there is merit in estimating future build rates, not just for planning purposes, but it 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 the planning agents and developers to try and estimate future completions in Newport.
- 3.29. The graph below shows the housing completion rates in Newport going back to 1991.

**FIGURE 4: PAST HOUSING COMPLETION RATES IN NEWPORT**



**Planning Applications of Significance**

**Newport Transporter Bridge – Restoration and creation of new visitor centre**

3.30. The iconic Newport Transporter Bridge is one of only six operational transporter bridges left worldwide. Following a successful bid to National Lottery Heritage Fund, permission has been granted in March 2020 for the repair and restoration of the bridge and the construction of new visitor centre facilities. The proposed repairs and restoration work will extend the operational life of the Bridge by 25 – 30 years. In addition, the new Visitor Centre, with much improved facilities, will create the opportunity to provide interpretative and educational experiences.

**FIGURE 5: PROPOSED NEW TRANSPORTER BRIDGE VISITOR CENTRE**



### **Crindau – Aldi Supermarket**

- 3.31. Permission was granted in February 2020 for the erection of an Aldi supermarket (1,315m<sup>2</sup> of retail floor space) on a former transport yard. The permission has granted a new supermarket in an out of centre location which will provide a larger store offering more choice to the catchment area. The proposal was not considered to affect the vibrancy and viability of the city centre and the wider regeneration benefits of the scheme outweighed the fact that this will be an out of centre retail development.

### **Tiny Rebel – New distribution warehouse, offices and ancillary accommodation.**

- 3.32. Permission was granted in November 2019 for the construction of a distribution warehouse with offices and ancillary accommodation for the Tiny Rebel Brewery at Wern Industrial Estate. The great success of the Brewery Site has meant that this proposal is required to relieve some immediate pressures on the existing brewery facilities and accommodate the growth aspiration of Tiny Rebel.

**FIGURE 6: PROPOSED TINY REBEL WAREHOUSE**



### **Ringland Centre – Estate Regeneration**

- 3.33. Outline Planning permission was granted in October 2019 for the redevelopment and regeneration of Ringland Centre. Ringland Centre is a typical inward facing 1960s shopping centre with maisonettes above. The permission allows up to 165 new dwellings and 1,500m<sup>2</sup> of commercial space and open space. The project is a priority investment area for Newport City Homes, who have used a process of consultation with the community to improve Ringland. A masterplan has been agreed for the wider regeneration of Ringland and this application is a key part of that work. This scheme will enable Newport City Homes to develop a modern and commercially viable shopping area where local and national businesses can thrive, as well as providing more high quality modern tenure neutral homes.

**FIGURE 7: RINGLAND REGENERATION PROPOSALS**



### **Former Whitehead Works – Housing led brownfield development**

- 3.34. The former Whiteheads Works site is a housing allocation of the Local Development Plan. Permission was approved for the Reserved Matters for 471 dwellings, leaving details to be provided for the remaining residential, school, leisure and retail elements of the scheme. This permission has agreed details of access, appearance, landscape, layout, and siting of 471 units in accordance with the approved phasing strategy. This is a positive step forward in the delivery of the site which has already been remediated in readiness for the development. This permission is considered to offer a good quality development from an urban design perspective and will see the successful delivery of a key housing site for the LDP.

### **Former TJs Nightclub – Conversion to hotel**

- 3.35. Nos. 14-18 Clarence Place are Grade II Listed Buildings, part of a row of good examples of twentieth century commercial development. As well as its architectural value, the site has an iconic cultural value as a live music venue that has hosted bands such as Oasis, Iron Maiden, Green Day and The Manic Street Preachers. Since its closure as a live music venue the building has been neglected and attracted antisocial behaviour. In June 2019, permission was granted for the redevelopment of the site to a 58-bed hotel and ground floor commercial units. This investment into the property will take a Listed Building off the 'At Risk Register', secure a long term viable use for the building and provide much needed improvements to the local environment.

### **Supplementary Planning Guidance (SPG)**

- 3.36. Five new SPGs were adopted in 2019/20, and four were readopted after being updated.
- 3.37. In terms of the new SPGs, four Conservation Area Appraisals were completed and formally adopted as SPG. The Conservation Areas are:
- Clytha
  - The Shrubbery

- Caerleon
- Stow Park

3.38. Work is nearing completion to remove certain permitted development rights for these areas by designating Article 4 (2) Directions (with the exception of Clytha).

3.39. A new SPG offering guidance on waste storage and collection was also adopted. This document will ensure that new development makes appropriate physical space for waste containers within new homes, but also outside for collection purposes as well.

3.40. Updates to the following SPGs have occurred:

- Planning Obligations
- House Extensions and Domestic Outbuildings
- New Dwellings
- Flat Conversions

3.41. A draft Sustainable Travel SPG has been through consultation and is awaiting final sign off. Work is also underway on a 'Shop Front Design' SPG, which will be particularly useful in trying to improve the physical environment within the city centre.



## 4. LDP MONITORING

- 4.1. This is the fifth 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 2019/20 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 161 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 161 planning applications was collected and stored in a purposely constructed spreadsheet with 90 column headings. The 90 column headings were based on the information necessary to complete the indicators throughout the AMR. The AMR has four sets of indicators; Contextual, Core, Local and the Sustainability Appraisal indicators. The commentary and analysis of these indicators is set out in this section and section 5.

### CONTEXTUAL INDICATORS

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

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

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

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

CONTEXTUAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
Number of Lower Super Output Areas (LSOA) in the 10% most deprived LSOAs in Wales.	Welsh Index of Multiple Deprivation	The number of Newport LSOAs in the 10% most deprived LSOAs in Wales decreases.	The number of Newport LSOAs in the 10% most deprived LSOAs in Wales increases.
<b>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.</b>			

**COLOUR LAST YEAR: GREEN**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

A Lower Super Output Area (LSOA) is a geographic area which is primarily referred to when collecting statistics. There are 1,909 LSOAs in Wales. The LSOAs ranked between 1 and 190 are the 10% most deprived LSOAs in Wales. The below table identifies the Newport LSOAs in the 10% most deprived LSOAs in Wales from the 2011 WIMD, 2014 WIMD and the most recent 2019 WIMD.

LSOAs 2011 WIMD	Wales Rank	LSOAs 2014 WIMD	Wales Rank	LSOAs 2019 WIMD	Wales Rank
1. Pillgwenlly 3	20	1. Pillgwenlly 4	11	1. Pillgwenlly 4	10
2. Pillgwenlly 4	27	2. Pillgwenlly 1	15	2. Pillgwenlly 1	21
3. Pillgwenlly 1	28	3. Alway 2	38	3. Tredegar Park 2	39
4. Tredegar Park 2	40	4. Tredegar Park 2	41	4. Bettws 1	47
5. Alway 2	65	5. Alway 4	69	5. Ringland 5	69
6. Alway 4	74	6. Ringland 5	75	6. Alway 2	72
7. Ringland 5	100	7. Bettws 1	76	7. Bettws 3	77
8. Bettws 1	126	8. Pillgwenlly 3	97	8. Malpas 2	79
9. Lliswerry 5	127	9. Malpas 2	112	9. Pillgwenlly 3	88
10. Bettws 3	139	10. Bettws 3	121	10. Ringland 4	102
11. Malpas 2	142	11. Ringland 4	127	11. Alway 4	111
12. Ringland 4	158	<b>12. Stow Hill 3</b>	<b>161</b>	<b>12. Victoria 4</b>	<b>112</b>
13. Ringland 6	159	<b>13. Bettws 5</b>	<b>164</b>	<b>13. Shaftesbury 1</b>	<b>119</b>
14. Lliswerry 2	177	14. Lliswerry 2	187	<b>14. Lliswerry 5</b>	<b>134</b>
15. Victoria 4	179			15. Stow Hill 3	135
				<b>16. Ringland 2</b>	<b>146</b>
				<b>17. Victoria 2</b>	<b>161</b>
				<b>18. Gaer 5</b>	<b>166</b>
				19. Bettws 5	169
				20. Lliswerry 2	171
				<b>21. Victoria 3</b>	<b>178</b>
				<b>22. Ringland 6</b>	<b>183</b>
				<b>23. Allt-yr-yn 2</b>	<b>187</b>

Source: [www.statswales.wales.gov.uk](http://www.statswales.wales.gov.uk)

There were 15 Newport LSOAs in the 10% most deprived LSOAs in Wales in 2011; in 2014 the WIMD recorded 14 LSOAs. The latest WIMD was conducted in 2019 and records 23 Newport LSOAs in the 10% most deprived LSOAs in

Wales. This represents a significant negative shift<sup>1</sup>. The fact that more Newport LSOAs are appearing in the 10% most deprived parts of Wales is a concerning statistic.

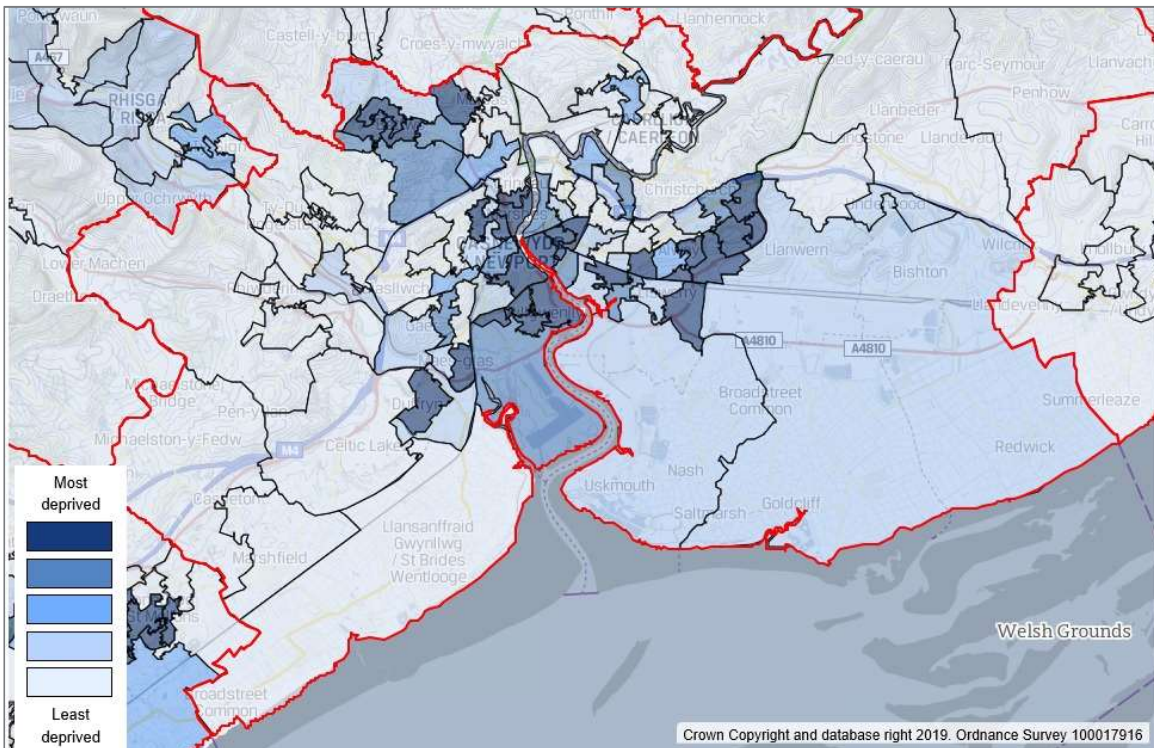
The table below provides a further insight into the LSOAs that have recently been recorded in the 10% most deprived areas in the 2019 WIMD (but were not in the 10% most deprived in the 2014 WIMD).

There have been some sizeable downward shifts in the prosperity of these LSOAs, which is again, a worrying statistic.

LSOA	Wales Rank 2019	Wales Rank 2014	Difference
<b>Victoria 4</b>	112	228	-116
<b>Shaftesbury 1</b>	119	227	-108
<b>Lliswerry 5</b>	134	223	- 89
<b>Ringland 2</b>	146	205	- 59
<b>Victoria 2</b>	161	259	- 98
<b>Gaer 5</b>	166	211	- 45
<b>Victoria 3</b>	178	265	- 87
<b>Ringland 6</b>	183	200	- 17
<b>Allt-yr-yn 2</b>	187	327	-140

A thematic map from the WIMD demonstrating the location of the most deprived and least deprived LSOAs in Newport can be viewed below:

Figure 8: WIMD 2019 – NEWPORT



The general economic data being collected on things such as jobs growth, house values and proportions of economically active people in Newport would suggest that Newport is becoming a more prosperous place to live.

<sup>1</sup> 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.

Therefore, an increase in the number of LSOAs in the 10% most deprived parts of Wales is somewhat surprising. There is a risk that the gap between poor and rich is widening in Newport, however the table below would suggest that this is not occurring.

Top 10% of least deprived LSOAs in 2019 (and rank)	Top 10% of least deprived LSOAs in 2014 (and rank)
Rogerstone 1 (1890)	Rogerstone 1 (1870)
Graig 4 (1871)	Allt-yr-yn 3 (1,857)
Allt-yr-yn 1 (1819)	Rogerstone 5 (1,840)
Rogerstone 5 (1816)	Graig 4 (1,835)
Rogerstone 2 (1789)	Malpas 1 (1,827)
Graig 2 (1774)	Rogerstone 2 (1,797)
Caerleon 5 (1762)	Marshfield 2 (1,790)
Allt-yr-yn 3 (1761)	Allt-yr-yn 5 (1,769)
	Langstone 1 (1,766)
	Caerleon 2 (1,764)
	Allt-yr-yn 1 (1,756)
	Graig 2 (1,731)
	Graig 1 (1,730)
	Caerleon 5 (1,7220)

In fact, the table would suggest that whereas in 2014, Newport had 14 LSOA in the top 10% of least deprived areas, this has fallen to eight in 2019.

The final table in this analysis demonstrates the number of Newport LSOAs in the 20% most deprived LSOAs in Wales, followed by the 30% most deprived and 50% most deprived.

		In most deprived 20% LSOAs in Wales	In most deprived 30% LSOAs in Wales	In most deprived 50% LSOAs in Wales
2011	No. of Newport LSOAs	30	43	56
2014	No. of Newport LSOAs	31	39	57
2019	No. of Newport LSOAs	33	38	57

The table indicates a more stable trend in these bands over the three WIMDs, which is slightly more reassuring, but there is certainly no improvement over the years in these bands.

Overall, the 2019 WIMD is not showing particularly positive results for Newport, which is disappointing considering the general upwards trend in other economic based statistics. The WIMD of course considers wider issues than just economic factors. It considers income and employment as the main two economic factors, but it also considers health, education, access to services, community safety, physical environment and housing.

In conclusion, the 2019 WIMD demonstrates that Newport is unfortunately not making sufficient progress in trying to address deprivation. It is not necessarily true to say that Newport is becoming more deprived, but the evidence would suggest it is not making the same progress as other parts of Wales. The 2019 WIMD identifies Newport as having the highest percentage of most deprived LSOAs in the whole of Wales (those ranked in the most deprived 10%). This means that out of Newport's 95 LSOAs, 23 are in the most deprived, which equates to 24%. Back in 2014, Newport was fourth worst, with Blaenau Gwent worst, followed by Merthyr Tydfil and Cardiff. Newport now has this unwanted position. See the table below which demonstrates the changes over the last three WIMD.

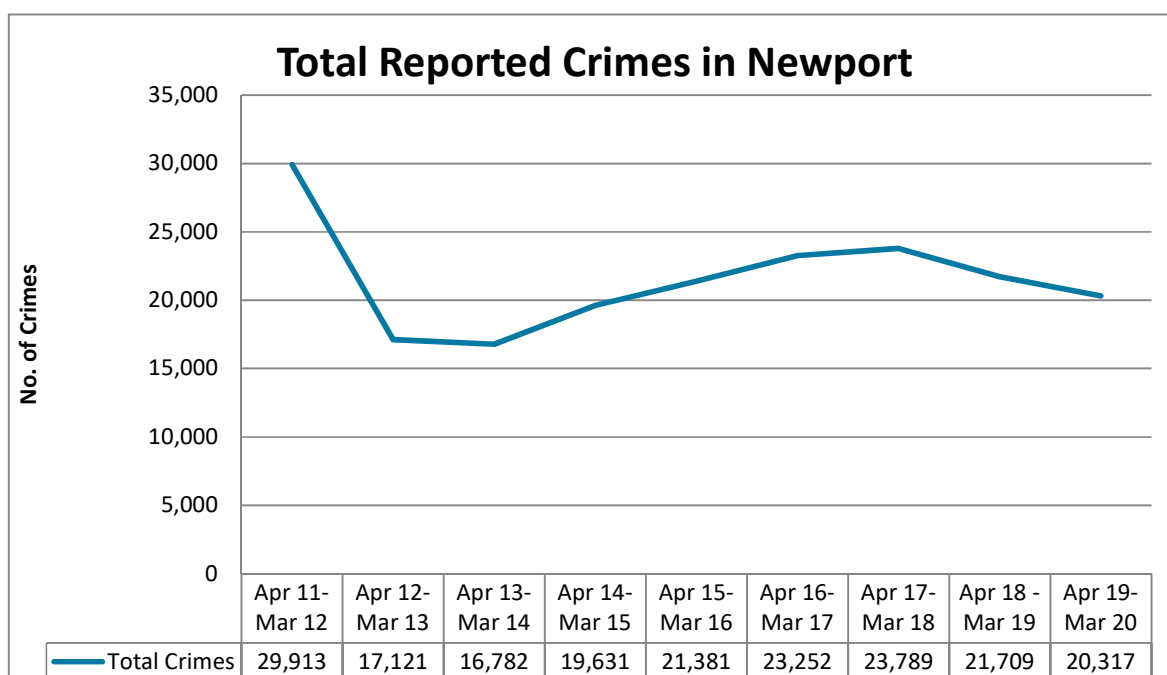
**TABLE 2: AUTHORITIES WITH THE HIGHEST PERCENTAGE OF MOST DEPRIVED LSOAS (OVER 2011, 2014 & 2019)**

RANK	2011 WIMD	%	2014 WIMD	%	2019 WIMD	%
1	Merthyr Tydfil	25	Blaenau Gwent	23	Newport	24
2	Blaenau Gwent	23	Merthyr Tydfil	22	Merthyr Tydfil	22
3	RCT	18	Cardiff	18	RCT	18
4	Newport	16	RCT	17	Cardiff	18
5	Cardiff	16	Newport	15	Neath Port Talbot	15
6	Neath Port Talbot	15	Denbighshire	14	Blaenau Gwent	13
7	Caerphilly	15	Neath Port Talbot	13	Denbighshire	12
8	Swansea	12	Caerphilly	13	Swansea	11
9	Bridgend	11	Swansea	12	Caerphilly	10
10	Denbighshire	10	Bridgend	10	Wrexham	7
11	Torfaen	7	Conwy	6	Bridgend	7
12	Wrexham	6	Wrexham	6	Conwy	6
13	Vale of Glamorgan	6	Pembrokeshire	6	Pembrokeshire	6
14	Carmarthenshire	5	Vale of Glamorgan	5	Torfaen	5
15	Gwynedd	4	Torfaen	5	Carmarthenshire	4
16	Flintshire	4	Gwynedd	4	Vale of Glamorgan	4
17	Pembrokeshire	4	Carmarthenshire	4	Gwynedd	3
18	Conwy	3	Isle of Anglesey	2	Flintshire	3
19	Isle of Anglesey	2	Flintshire	2	Isle of Anglesey	2
20	Powys	1	Ceredigion	2	Ceredigion	2
21	Ceredigion	0	Powys	1	Powys	1
22	Monmouthshire	0	Monmouthshire	0	Monmouthshire	0

**TABLE 3: CONTEXTUAL INDICATOR 2, NUMBER OF REPORTED CRIME INCIDENTS BY TYPE AS A TOTAL**

CONTEXTUAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
The number of reported crime incidents by type as a total.	UK Crime Statistics, Home Office	The number of reported crime incidents decreases.	The number of reported crime incidents increases for 2 or more consecutive years.
<b>OUTCOME: There have been 20,317 crimes reported in Newport between April 2019 and March 2020. A decrease of 1,392 from the previous year.</b>			
<b>COLOUR LAST YEAR: GREEN</b>			
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>			
<p>Crime figures for Newport have fallen for the second consecutive year. Following five years of increasing numbers, two consecutive years of decreasing statistics is welcome. As noted in previous AMRs, the crime rates in Newport are not really linked to the LDP Strategy, but these are more positive figures for Newport and hopefully this fall in crime rates can continue into the future.</p> <p>Please see Figure 9 for total report crimes in Newport:</p>			

FIGURE 9: TOTAL REPORTED CRIME NUMBERS IN NEWPORT



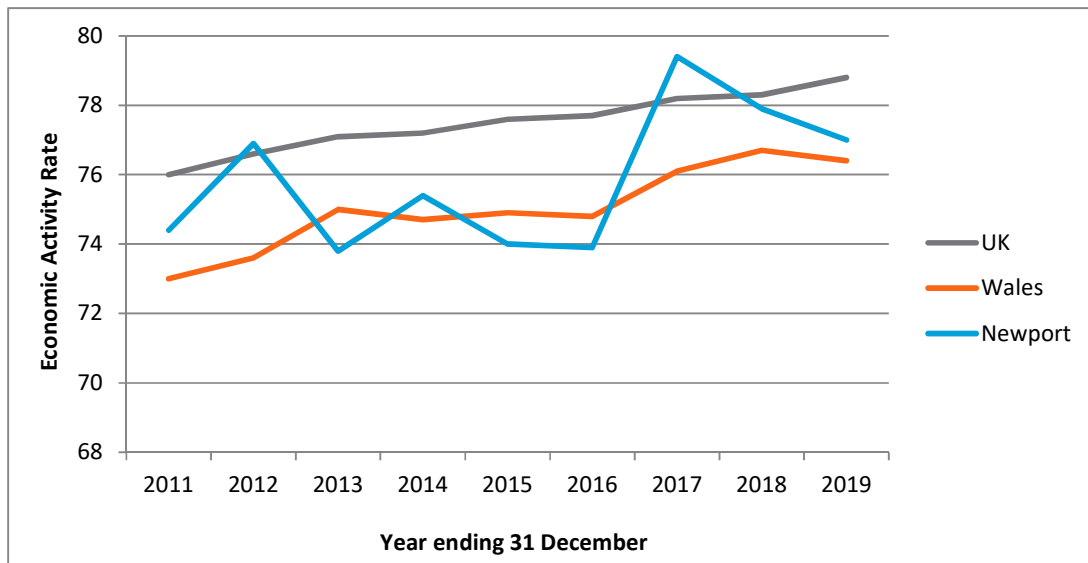
Source: www.ukcrimestats.com

TABLE 4: 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.
<b>OUTCOME: The economic activity rate in Newport is recorded at 77. The economic activity rate in Newport has been falling since 2017.</b>			
<b>COLOUR LAST YEAR: GREEN</b>			
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>			
<p>The economic activity rate is something that is adjusted over time as more data is collected. This is why the economic activity rate for previous years may appear different from previous AMRs. The economic activity rate is conducted from survey data and based on estimates. The larger the sample, the more accurate the data is likely to be. Therefore, figures for the UK and Wales are likely to be more accurate than the smaller data sample of Newport. Consequently, the data for Newport is not considered to be considerably robust and hence why changes are often made to the data which has been reported in previous AMRs.</p> <p>In last year's AMR, it was reported that economic activity rates in Newport had been increasing since 2016. However, the latest figures published by Stats Wales are less positive. Following a peak of 79.4 in 2017, the economic activity rate in Newport has fallen for two consecutive years.</p>			

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 (excluding students). 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 erratic nature of Newport's rate is more likely to be down to the smaller samples surveyed as opposed to truly reflecting reality. The Newport rates should only be viewed as an indication.

**FIGURE 10: ECONOMIC ACTIVITY RATES IN NEWPORT**

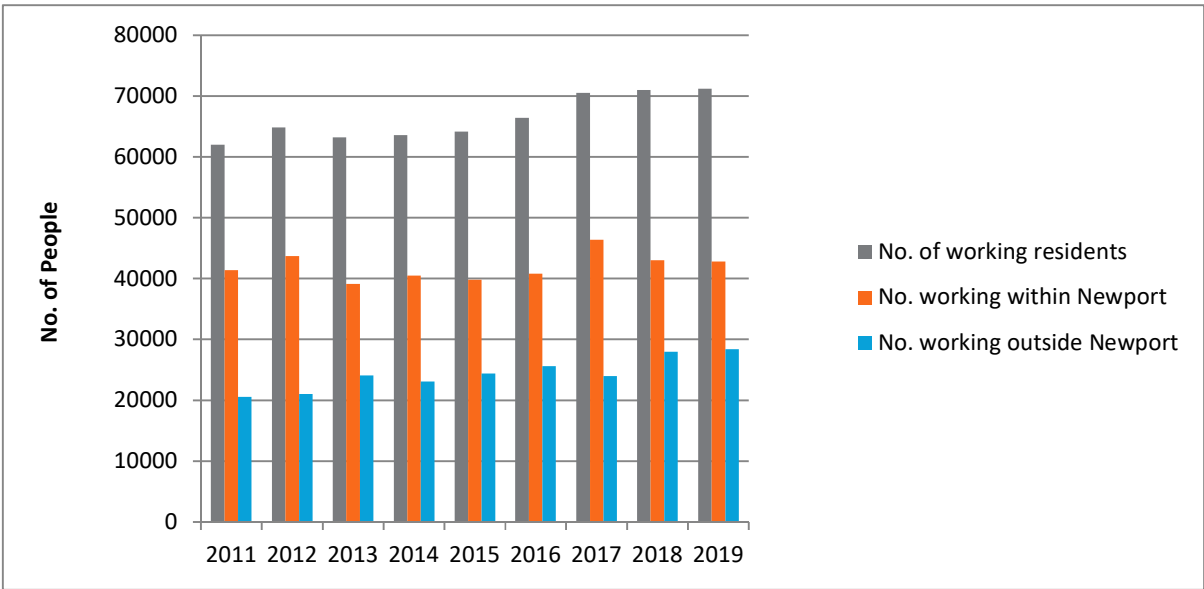


Source: [www.statswales.wales.gov.uk](http://www.statswales.wales.gov.uk)

**TABLE 5: CONTEXTUAL INDICATOR 4, NEWPORT RESIDENTS OUT-COMMUTING TO WORK IN LOCATIONS OUTSIDE OF THE CITY**

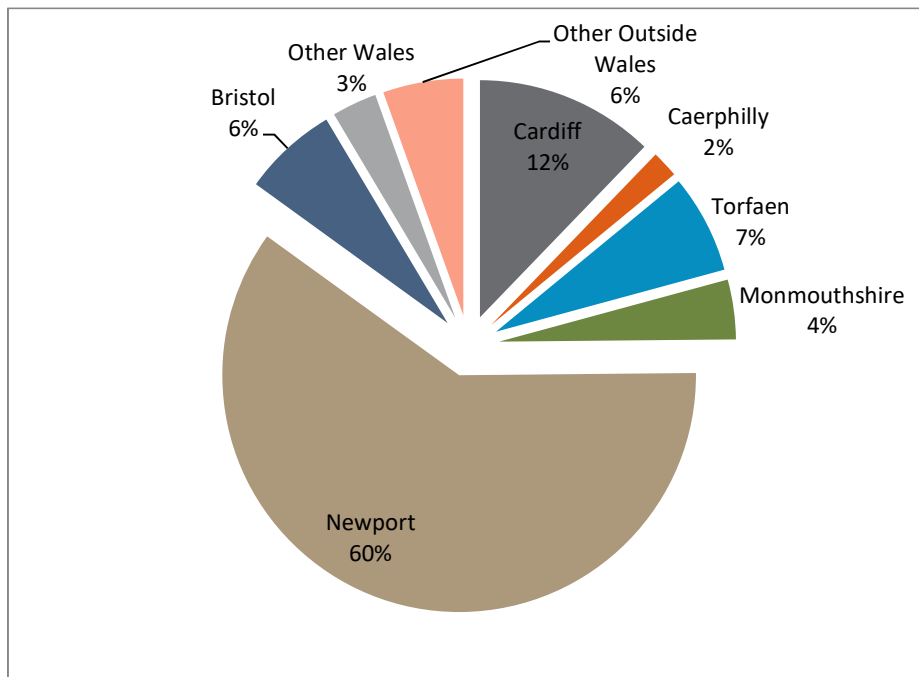
CONTEXTUAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
Number of Newport residents out-commuting to work in locations outside of the City boundaries	WG: Statistics on commuting in Wales – Statistical Directorate	The number of residents out-commuting decreases.	The percentage of residents out-commuting increases for 2 or more consecutive years.
<b>OUTCOME: The percentage of residents commuting out of Newport stands at 39.9%. This is a small increase from the 39.4% recorded in 2018.</b>			
<b>COLOUR LAST YEAR: ORANGE</b>			
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>			
<p>The percentage of residents who live in Newport but commute out of the City has marginally increased this year. It now stands at 39.9%, whereas it was previously 39.4%, but was 34% back in 2017. As the percentage has increased for two consecutive years, the indicator has been identified as red. 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. Therefore, a degree of caution must be applied again.</p>			
<p>The percentage of people commuting out of Newport to Bristol has increased again this year, plus commutes to other parts of England have also increased, most likely parts of Gloucestershire and Somerset, reflecting the growing trends of people moving to Newport following the scrapping of the Severn Bridge tolls. The below figures give more of a breakdown as to situation. On a positive note, the number of working residents continues to increase.</p>			

**FIGURE 11: COMMUTING PATTERNS IN NEWPORT**



	2011	2012	2013	2014	2015	2016	2017	2018	2019
% of Newport population working within Newport	66.8	67.4	61.9	63.7	62.0	61.4	65.8	60.6	60.1
% of Newport population working outside Newport	33.2	32.4	38.1	36.3	38.0	38.6	34.0	39.4	39.9

**FIGURE 12: WHERE PEOPLE LIVING IN NEWPORT WORK (2019)**





## 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 triggers 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:

<b>Continue Monitoring (Green)</b>
Where indicators are suggesting the LDP Policies are being implemented effectively and there is no cause for review.
<b>Training Required (Blue)</b>
Where indicators are suggesting that LDP Policies are not being implemented as intended and further officer or member training is required.
<b>Supplementary Planning Guidance Required (Purple)</b>
Indicators may suggest the need for further guidance to be provided in addition to those already identified in the Plan.
<b>Further Research (Yellow)</b>
Where indicators are suggesting the LDP Policies are not being effective as they should and further research and investigation is required.
<b>Policy Review (Orange)</b>
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.
<b>Plan Review (Red)</b>
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 6: 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	<b>CORE</b> 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 11 applications that were permitted that led to the loss of greenfield land to development during the past year. Out of the total 11 permissions, one was allocated in the LDP and the remaining 10 applications were determined in accordance with the relevant LDP policies. There were two applications which were more finely balanced as these were considered to have a detrimental impact on the landscape, but when considered against all policies in the LDP, the harm to the landscape was considered to be outweighed by economic and environmental factors. It is therefore concluded that the relevant LDP policies are being used effectively and will continue to be monitored.

FIGURE 13: LLANWERN VILLAGE STREETSCENE - LDP ALLOCATION H1(3)



TABLE 7: 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	<b>CORE</b> Amount of Environmental Space lost to development (ha)	NCC Development Management	No Environmental Space is lost to development  (unless it is in accordance with policies within the Plan or exceptions set out in TAN16 (2009))	1 (or more) application permitted for development in any year
<b>OUTCOME: 0.58ha of Environmental Space has been lost during 2019/20. 0.38ha fully complied with LDP policies, however it appears that Policy CE3 was not considered in relation to the loss of 0.2ha.</b>				
				<b>COLOUR LAST YEAR: GREEN</b>
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>				
<p>There were two applications permitted on land designated as Environmental Space during the past year. This permission resulted in the loss of 0.58ha. The applications were for a residential development and extension to a community facility. The residential development application was permitted in line with policy requirements. However, the application for the extension to the community facility did not have a mention of the impact of the loss of the Environmental Space in the Officer Report. The extension included the provision of new play equipment and it is likely that Policy CE3 would have been satisfied, but it should have been covered in the officer report. Consequently, this indicator has been identified as blue and officers will be reminded about the importance of environmental space.</p>				

TABLE 8: 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	<b>CORE</b> 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 TAN15 in any year
<b>OUTCOME: Further research is recommended. There are six 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.</b>				
				<b>COLOUR LAST YEAR: YELLOW</b>

**COMMENTARY AND ANALYSIS OF OUTCOME:**

There were 62 applications permitted on land within flood risk zones C1 and C2 during the past year. Eight of the 62 permissions were located in flood risk zone C2, of which one permission was considered highly vulnerable. The remaining 54 permissions were located in flood risk zone C1, of which 20 were considered highly vulnerable. The one application for highly vulnerable development that was permitted in flood risk zone C2 was for a holiday park use. The flood risk is only on part of the access route into the site and the accommodation is within flood zone A. Even in the flood risk scenarios there is safe pedestrians access from the site and the accommodation is not flooded.

Of the 20 highly vulnerable developments permitted in flood risk zone C1, six did not meet all the tests set out in TAN15, but on balance the flood risk was considered manageable. Four applications were able to fully satisfy the tests of TAN 15 and five applications were not relevant as they related to reserved matters applications where the issue of flood risk had been considered at outline stage. The other five were for Houses in Multiple Occupation where it was considered that these applications were not for additional self-contained accommodation and there was adequate refuge area in the properties.

In summary, over the past year, 62 developments have been located within a Flood Risk Zone. One highly vulnerable development application was partly located within Flood Risk Zone C2 which did not impact on the accommodation proposed. Of those located within Flood Risk Zone C1, 20 applications were permitted for a highly vulnerable use of which six could not meet the tests set out in TAN15. It is therefore concluded that the evidence suggests that the policies are not be implemented as intended and both officer training and further research is required.

**FIGURE 14: FLOOD DEFENCES AT JUBILEE PARK (H1(54)) FOLLOWING STORM DENNIS IN FEBRUARY 2020**



TABLE 9: 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	<b>LOCAL</b> 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
<b>OUTCOME: Nine applications were located within mineral safeguarding areas. Out of these nine applications, three did not consider Policy M1 Safeguarding of Mineral Resource.</b>				
				<b>COLOUR LAST YEAR: BLUE</b>
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>				
<p>There were nine applications permitted within mineral safeguarding areas during the past year. Three of the nine permissions did not mention or analyse the matter of mineral safeguarding within the officer report. Even so, the three applications were for developments that were not considered to impact on the mineral resource e.g. replacement buildings. It is clear that the majority of the development permitted within Newport over the past year that has been located within mineral safeguarding sites has been reported with due consideration of mineral safeguarding. It is therefore concluded that the relevant LDP policies are being implemented as intended and for those few that should have mentioned the designation, reminders and training will be required.</p>				

TABLE 10: OB1 MT5, COMPLIANCE WITH WELSH NATIONAL MARINE PLAN

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP1 CE9	<b>LOCAL</b> 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
<b>OUTCOME: One relevant application was determined without full consideration of the Welsh National Marine Plan.</b>				
				<b>COLOUR LAST YEAR: N/A</b>
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>				
<p>This is a new indicator that we have decided to introduce in order to monitor the use of the Welsh National Marine Plan which was formally published in November 2019.</p> <p>There were 54 planning applications permitted from the date of adoption of the Marine Plan until 31 March 2020. Five of which had a requirement to consider the National Marine Plan due to their location within the adopted Coastal Zone of Newport or the fact that a Habitat Regulations Assessment (HRA) was required due to its potential impact on the River Usk. Out of the five applications, one did not consider the Marine Plan. The remaining four did consider the Marine Plan, and non-compliance with the Marine Plan was listed as one of the reasons for refusal for one application, however Planning Committee decided that economic regeneration benefits outweighed this matter.</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 11: 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	<b>LOCAL</b> Number and capacity of renewable energy developments permitted	NCC Development Management	An increase in the number of renewable energy schemes permitted	No trigger identified																		
<b>OUTCOME: 2 renewable energy schemes have been approved with a total capacity of 3.66MW</b>																						
<b>COLOUR LAST YEAR: GREEN</b>																						
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>																						
<p>Two planning applications were approved for renewable energy development during 2019/20, both variations to previously approved schemes. The first application was for the increase in height of a single wind turbine approved in 2018. The height increase comes from an increase in the length of the turbine blades, and increases the generation potential of the scheme. The second application was to extend the time of planning permission 14/0233 (solar panels) to allow for the implementation of the approved scheme. Whilst small scale, all forms of renewable energy development combined contribute to renewable energy objectives.</p> <p>Both the number and capacity of the applications approved during this year were a decrease compared to those approved last year, which included a Development of National Significance solar farm, however the outcome has been recorded as green as the granting of two schemes are still considered a positive result.</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> </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
Year	No. of Applications	Total Energy Capacity (MW)																				
2015/16	4	21.060																				
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2017/18	1	0.231																				
2018/19	3	54.400																				
2019/20	2	3.660																				

TABLE 12: 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	<b>LOCAL</b> 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: Three planning applications have been issued with an outstanding objection from Natural Resources Wales.**

**COLOUR LAST YEAR: GREEN**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

There have been three planning applications approved with an outstanding objection from Natural Resources Wales.

Rail Freight Terminal Extension – the site was within Flood Zone C1 however the applicant did not submit a flood consequence assessment and consequently NRW objected as they could not assess the potential impacts of flooding. The Council took the view that the rail freight terminal was an existing structure and there were limited options available to limit the flood risk and relocating it out of flood risk would be disproportionately expensive. Considering that it is a less vulnerable use plus the economic benefits of the proposal, the Council granted permission.

New Aldi supermarket at Crindau – The Flood Consequence Assessment (FCA) did not demonstrate that the consequences of flooding could be acceptably managed in accordance with TAN15. As a result, NRW objected. The officer recommendation was to refuse this application, with flooding being one of the reasons. However, Planning Committee decided that the economic and regeneration benefits of a new supermarket in this location outweighed the flood risk issues.

Construction of new industrial units following demolition of existing units – NRW objected to the proposal on the grounds that the FCA failed to demonstrate that the consequences of flooding can be acceptably managed. On balance, it was considered that the industrial units were low vulnerability in nature, along with the regeneration benefits of the proposal, the development was considered acceptable subject to a condition restricting the minimum floor level of the buildings.

The outcome has been identified as yellow ‘further research needed’. The flood risks and potential consequences have been weighed up by the Council on all three applications and justification has been provided for the decisions. Therefore, it is certainly not a case of the objections from NRW being given little consideration. The Council will not go against an NRW objection lightly. TAN 15 is currently under review so the Council is eagerly awaiting the outcome of the review.

**TABLE 13: 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	<b>LOCAL</b> 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 14: OB3 MT1, ADDITIONAL NET EMPLOYMENT LAND

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP17 EM1	<b>CORE</b> 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 24.6158ha of employment land this year.**

**Since the start of the Plan period, over 26ha of new employment land has been created. Out of this 26ha, 10.53ha is on EM1 allocations. In terms of EM1 allocations, this equates to 1.17ha a year, which is below the 1.4ha predicated by the Employment Land Review and LDP.**

**Almost 3.1ha of new employment land has been created this year, including development on the Solutia Site and the EM2 Newport Docks Site. Good progress is being made with employment land delivery and therefore it is considered that this indicator should remain green, despite EM1 delivery being lower than predicted.**

**COLOUR LAST YEAR: GREEN**

### COMMENTARY AND ANALYSIS OF OUTCOME:

The Council approved 27.1468ha of additional employment land this year, but granted permission for non-employment uses on 2.531ha of existing employment land. Therefore, the net employment land increase in Newport for this year, in terms of granted planning applications only, is 24.6158ha. It is also worth noting that the 24.6ha includes 13.1ha which was granted for temporary B1 (film studio) use at the former Caerleon Campus. The former Campus has been used as a film set and as a base for the media production company 'Netflix'. The AMR has not counted the 13.1ha as newly created employment space as it is only temporary for the time being. A planning application for residential use on the site is currently being considered.

Excluding the temporary permission at Caerleon Campus, the largest application for employment land this year was 4.6ha at the EM1 (vii) Celtic Business Park. Two further applications for alternative layouts for phase 4 of this site were approved this year, as the developer seeks to offer flexibility for potential investors. There are now several different layouts approved for this particular parcel of land. The table below shows over 11ha of land as having full permission at Celtic Business Park, but in reality, there are several approved planning applications covering broadly the same area of land. In real terms, a maximum area of 4.6ha has full planning permission at this site. In addition to this, 3.92ha was approved for the construction of an acid mixing facility at the heavily industrialised Stephenson Street Industrial Estate and also 3.14ha was also approved for a B8 lorry park and associated infrastructure at the LDP allocation, East of Queensway Meadows (EM1 ii). This is the first application to be approved on this employment land allocation.

With regard to completed employment land, 2.13ha of new employment land has been created on the Solutia site, but it does not actually fall within the EM1 (iv) allocation and therefore does not count towards EM1 delivery. This site is west of the existing Solutia development, whereas the expansion allocation land lies to the east. Nevertheless,



this is a significant development for the chemicals firm and employment land in this location is coming forward at a reasonable rate. In addition, there has also been a 0.2ha expansion on the Newport Docks sites. Island Steel specialise in the importation and distribution of cold rolled strip steel products which are supplied to a diverse range of manufacturing customers. The new 0.2ha was an expansion to their existing facility at the Docks.

In terms of employment land lost, over 5ha of employment land has been approved for non-employment uses. One of the largest scheme was the loss of 0.93ha of a builders'/transport yard in favour of a mixed use development comprising of C2 and C3 residential and a drive thru coffee shop. Similarly, 0.63ha for a lorry park will be lost when Aldi's build their new supermarket at Crindau.

In general, although employment land is not necessarily coming forward as quickly on EM1 land, other existing employment sites are expanding and this can only be positive for the local economy.

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

Allocation	Proposal	Area (ha)	Status
EM1 (ii) East of Queensway Meadows	Creation of secure 24 hour lorry park, canopy structure and office units	3.14	Permission granted. Not implemented.
EM1 (v) Gwent Europark	Extension of time and change of use to allow B1 and B2 (from B8).	15.00	Permission granted. Not implemented.
EM1 (iv) Solutia	Change of use to B8 Storage and Distribution.	1.46	Completed 2011/12
EM1 (iv) Solutia	Erection of combined Heat and Power Plant together with 15m high chimney stack.	0.10	Completed 2012/13
EM1 (iv) Solutia	Expansion of Therminol production by construction of Therminol 3 plant.	1.00	Completed 2016/17
EM1 (vii) Celtic Business Park	Phase 1 of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site. Occupied by Amazon.	1.90	Completed 2015/16
EM1 (vii) Celtic Business Park	Phase 2 of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site.	2.50	Permission granted. Not implemented.
EM1 (vii) Celtic Business Park	Phase 4 of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site	4.20	Permission granted. Not implemented. There are 2 approved layouts for this phase, plus Unit 2 also has permission under ref 15/1219 (2.5ha noted above).
EM1 (vii) Celtic Business Park	Phase 4 of the Celtic Business Park at the eastern end of the Glan Llyn regeneration site	4.6	Permission granted. Not implemented. Alternative layouts for speculative developments.
EM1 (vii) Celtic Business Park	CAF Train Factory at the Celtic Business Park at the northern section of the Glan Llyn regeneration site.	6.07	Completed 2018/19
EM2 Newport Docks	Change of use of site to Speedy Hire multi-service centre (Storage, maintenance and distribution facility B1/B2/B8).	5.00	Completed 2015/16
EM2 Newport Docks	Extension to existing steel production/process facility	1.5	Permission granted. Not implemented.
EM2 Newport Docks	Extension to existing steel production/process facility (Island Steel)	0.2	Completed 2019/20

EM2 Newport Docks	Completion of 1 steel storage shed and biomass heater	0.08	Completed 2016/17
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In summary, 10.53ha of EM1 employment land has been developed since the start of the Plan period (15.81ha with the inclusion of EM2 Newport Docks). On average, this equates to 1.17ha a year which is below the 1.4ha predicted by the Employment Land Review and LDP, although with the inclusion of Newport Docks, the average is 1.76ha a year. It is also worth noting that if the recently completed 2.13ha Solutia expansion was actually on the EM1 (iv) Solutia allocation (as opposed to a smaller parcel of land to the west of the site), then the average EM1 delivery rate would be on target.

FIGURE 15: THE SOLUTIA SITE ALONGSIDE EM1 (IV) SOLUTIA



TABLE 15: OB3 MT2, EMPLOYMENT LAND SUPPLY

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
SP17 EM1 EM2 EM3	<b>CORE</b> 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 over 13 years.**

**COLOUR LAST YEAR: GREEN**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

As no EM1 land has been developed this year, the amount of EM1 land still available for development is 161ha. On top of the 10.53ha of EM1 land which has been development, an additional 22.74ha (this does not include the 2.5ha and 4.2 ha at Celtic business park because this would be considered double counting) of EM1 has full planning permission in place which has not yet been developed. Therefore, there is almost 139ha of EM1 employment land

still available which has not been developed nor does it have planning permission in place. The employment land supply remains healthy at over 13 years.

TABLE 16: 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	<b>LOCAL</b> 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:**

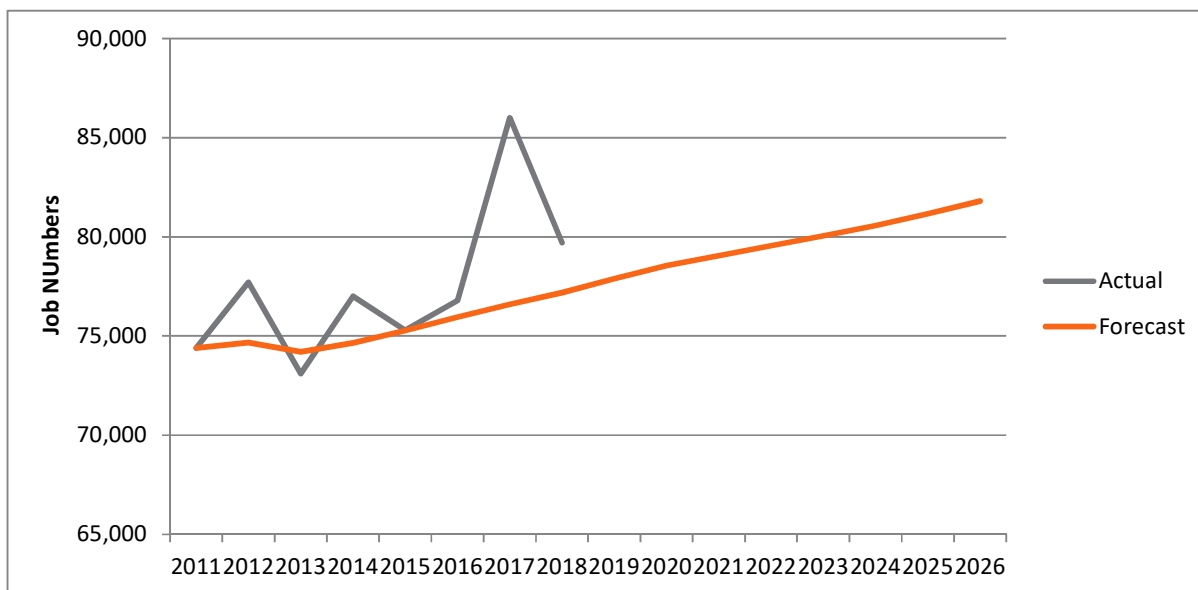
The actual number of jobs has been estimated at 79,700, which is still above the LDP forecasted number of 77,183 at this point. There was a sharp increase recorded in 2017, where the number rose to 86,000, but it has dropped almost as steeply for 2018. As noted in last year's AMR, economic figures are subject to change and a degree of caution should be applied.

In terms of job losses between 2017 and 2018, the statistics suggest that there have been losses in the production sector, wholesale/retail/transport/hotel/food, and public administration/defence/health & education. Increases have occurred in the construction sector, along with professional/scientific & technical activities.

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 81,800 by the end of the Plan period in 2026, which is an increase of 7,400 new jobs. This statistic showed that this figure was met last year, but it seems as though the job numbers have fallen below this figure again. What is perhaps more important, in terms of LDP delivery, is that the actual jobs growth remains above the forecasted trend.

The 2019 figures will not be available until October 2020 and will therefore appear in the next AMR.

FIGURE 16: JOB NUMBERS IN NEWPORT (2018)



Source: www.statswales.wales.gov.uk

TABLE 17: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	<b>LOCAL</b> 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: 12 planning applications have been approved which involve the loss of employment land. Out of the 12 applications, seven fully considered policy EM3 meaning that five did not.**

**Further training is required.**

**COLOUR LAST YEAR: BLUE**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

There have been 12 planning applications which have been approved which have led to a loss of employment land totalling 2.531ha. No EM1 land has been lost to non-employment uses.

Out of these 12 planning applications, five applications did not consider policy EM3. These were primarily for the conversion of small scale offices into other uses, primarily residential. In all likelihood, these schemes would have almost certainly satisfied policy EM3, but the lack of consideration remains a concern. The schemes are only small scale, but they still have to be considered against EM3. This is the message that is relayed to officers every autumn when policy officers present the AMR findings to the Service, but it seems that in some cases, the policy is still be overlooked. It might be that Policy EM3 is considered to be overly onerous for small schemes, and this is something that can be considered during LDP review, but until this time, it should still be considered for all applications involving the loss of employment land, no matter how small they might be.

TABLE 18: 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	<b>LOCAL</b> 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				
<b>OUTCOME: It has not been possible to survey the City Centre vacancy rates due to the Coronavirus lockdown.</b>								
				<b>COLOUR LAST YEAR: YELLOW</b>				
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>								
The vacancy rates for the City Centre are as follows:								
		<b>2014 (Base Year)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Percentage of empty units within the City Centre Shopping Area		25%	22%	25%	24%	27%	24%	Not available
It has not been possible to gather this information due to the Coronavirus outbreak. Survey records for 2019 show a decrease in vacancy rates, but there is a concern that some shops on the High Street will not reopen once the virus lockdown has ended.								

TABLE 19: 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	<b>LOCAL</b> 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.
<b>OUTCOME: Three applications for non-retail uses have been approved in both the primary or secondary retail frontages. The City Centre is in a period of change and it is considered further research into the LDP retail policies will be required at plan review stage. There is no immediate need to change the policies at this stage.</b>				
				<b>COLOUR LAST YEAR: YELLOW</b>
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>				
<b>Applications for non-retail uses in Primary and Secondary Frontages that fail to satisfy R2 &amp; R3</b>				

App	Site	Proposal	Frontage	Policy Compliant
19/0645	38, Commercial Street	CHANGE OF USE OF GROUND AND FIRST FLOORS FROM A1 TO A1/A3 (COFFEE SHOP)	Primary	Fails to completely comply with Policy R2. Report concludes that the benefits of the scheme, particularly occupying a vacant unit outweigh the failings against the policy.
19/0127	Morris Cowan (Newport) Ltd, 135, Commercial Street,	CHANGE OF USE OF GROUND FLOOR FROM MIXED A1/A2 TO SUI GENERIS (BEAUTY CLINIC)	Secondary	Fails to completely comply with Policy R3. Report concludes that the regeneration and economic benefits of the scheme, significantly outweigh the failings against the policy.
19/0414	23, Skinner Street,	CHANGE OF USE OF THE GROUND FLOOR EXISTING RETAIL UNIT (A1) TO A3 (HOT FOOD)	Secondary	Fails to completely comply with Policy R3. Report concludes that the regeneration and economic benefits of the scheme, significantly outweigh the failings against the policy.

Year	No. of applications approved for non-retail use in primary and secondary frontage without meeting the relevant policy requirements
2015/16	2 applications
2016/17	3 applications
2017/18	2 applications
2018/19	2 applications
2019/20	3 applications

Three applications were approved during 2019/20 that permitted a non-A1 retail use in either the primary (one application) or the secondary (two applications) frontage without fully meeting the necessary retail policy requirements. In all three cases, however, the regeneration benefits or other material considerations such as vacancy rates within the city centre were considered to outweigh the primary and secondary frontage policy requirements. This is a pattern experienced since the very first Annual Monitoring Report was prepared, with Newport experiencing continued pressure for non-A1 retail uses in its primary and secondary frontage. Similar pressures appear to be being experienced nationally, as retail centres adjust to changes in the retail sector and seek to diversify the uses on offer. The opening of Friars Walk in 2015 has also contributed to a shift in shopping habits and focus of core retail activity, as well as an overall increase in the availability of A1 units.

Given the continued pressure for non-A1 uses and the level of vacancy rates in the City Centre, the Council commissioned a Retail & Leisure Study (Nexus Planning, November 2019) which recommended “Suitable development of the City Centre may also be encouraged through the adoption of a flexible approach that avoids overly restrictive policies in order to enable the centre to better adapt to market requirements and attract City Centre investment. 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)”. The recommendations of the Nexus Planning Report will be key considerations for the review of the LDP.

TABLE 20: 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	<b>LOCAL</b> 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: BLUE**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

Records show that one planning application was approved during 2019/20 that involved a use best located in a defined centre. The 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 as follows:

App Ref	Address	Proposal	Use Class	Other Details
19/0111	R J Mason Transport Ltd, Albany Street,	DEMOLITION OF BUILDINGS AND ERECTION OF CLASS A1 FOODSTORE WITH ASSOCIATED ACCESS	A1	Relevant retail policies considered, but application approved by Planning Committee.

The application was for an Aldi supermarket outside of a defined centre, which involved the demolition of the existing large industrial style building and surrounding hardstanding. The application was determined by Planning Committee. The Officer’s Report made reference to the need to satisfy Policies SP19 and R10 and the report concluded that national and local retail policy is not complied with and refusal was recommended. These issues were debated at Planning Committee and the Committee decided the regeneration and economic benefits of the scheme outweigh the failings against the retail policies and voted to approve the application. Consequently, this indicator has been recorded as yellow because the policies were fully considered, however other matters were considered to be more important.

## 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 21: OB4 MT1, NEW HOUSING ON PREVIOUSLY DEVELOPED LAND

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H1 SP1	<b>CORE</b> 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
<b>OUTCOME: 78% of completions on sites above 10 units or more were on brownfield land this year, however, since the start of the Plan period, 94% of large site completion have been on brownfield land.</b>				
				<b>COLOUR LAST YEAR: GREEN</b>
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>				
<p>The monitoring target of 80% of housing delivered on brownfield land has not quite been achieved (78%) this year. The completion of a large number of properties on the Tredegar Park Golf Course site (an allocated greenfield site) along with Llanwern Village (an allocated greenfield site) is the main reason for the fall in brownfield land completion percentages. It is however noted that that since the start of the Plan period, the total number of houses delivered on brownfield sites is 94%, therefore it is considered unjust to record this indicator any other colour except green.</p>				

TABLE 22: 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	<b>CORE</b> 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
<b>OUTCOME: TAN 1 has now been revoked and the process for monitoring housing land supply has now changed.</b>				
				<b>COLOUR LAST YEAR: GREEN</b>
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>				
<p>Following the revision to Planning Policy Wales 10, 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 explains that for LPAs who have an adopted LDP, we should monitor housing delivery against the Average Annual Requirement (AAR) set out in the LDP.</p>				



Newport's AAR is 690 units completed per annum (10,350 units (LDP requirement) divided by 15 years (LDP Plan period)).

Total completions 2019/20	667
Difference from AAR Number	-23
% Difference from AAR	-3.33%

Further detail on monitoring Newport's housing completions against the AAR is contained in OB4 MT3 below.

TABLE 23: OB4 MT3, LDP ANNUAL COMPLETIONS

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

**OUTCOME:** The delivery rate is 9% below the LDP estimated trajectory and 4% below the Average Annual Requirement. Due to Coronavirus, delivery rates for 2020 are expected to be low, but it is hoped a full recovery will be made in 2021 with delivery rates catching up and hitting 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 indicators. 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). 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 years, and then a slower end. 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)					
2021	8008 (+683)					
2022	8687 (+679)					
2023	9307 (+620)					
2024	9881 (+574)					
2025	10,350 (+469)					

5,978 new homes have been created in Newport up to 31 March 2020. Compared against the estimated LDP trajectory, Newport is falling short by 575 homes which is equivalent to 9%. The overall trend is broadly comparable, however the peak in housing delivery only last three years, whereas the LDP trajectory predicated a five-year period between 2015 and 2019. In effect, delivery rates have fallen two year earlier than estimated. With the Coronavirus outbreak, we are not predicting high numbers for 2020, and therefore we inevitably expect to fall further behind. However, from 2021 onwards, we are hopeful of much healthier rates which will be above the estimated annual trajectory rates. Major progress is being made on the strategic sites of Glan Llyn and Llanwern Village. Further reserved matters applications for both sites continue to be approved and a third developer is about to move onto Glan Llyn. We are therefore predicting that the deficit will start to reduce again from 2021, and the delivery rate will start to catch up with the trajectory and it is realistic to expect it to be very close and hopefully hitting the 10,350 figure by the end of the Plan period.

FIGURE 17: NEW HOUSES AT JUBILEE PARK



## 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)					
2021	7590 (+690)					
2022	8280 (+690)					
2023	8970 (+690)					
2024	9660 (+690)					
2025	10,350 (+690)					

When compared against the AAR of 690 dwellings per annum, performance each year is a lot more erratic. These fluctuations are a demonstration of why a flat average build rate is not a realistic trajectory in the real world. At the start of the Plan period, delivery rates were over 40% behind. Then the AAR rate was significantly exceeded for four years from 2015 to 2018 and now completions are only 4% short. The AAR states that Newport should have delivered 6,210 houses, whereas we have delivered 5,978. To be only 232 units short is considered a strong achievement.

As noted above, we inevitably expect to record lower completions in 2020 due to the Coronavirus pandemic and expect to fall further behind, but we are predicting healthier rates from 2021 and beyond and expect delivery rates to improve. We are still in a strong position in terms of housing completions, and hopefully will hit the 10,350 target by the end of the Plan period.

The New 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 <sup>2</sup>	2021	2022	2023	2024	2025	2026
<b>Major Sites and Adopted LDP Site</b>	320	108	758	765	688	643	312
<b>Small Site Supply</b>		54	54	54	54	54	54
<b>Total</b>		162	812	819	743	967	366

The tables setting out the 'Timing & Phasing of Allocations' and the 'Timing & Phasing of Allocations of Sites with Planning Permission' (Table 76) and the involvement of the Housing Stakeholder Group are all reported in Appendix 2.

Figure 19 overleaf demonstrates how the Newport actual delivery rate compares to the AAR and the estimated LDP trajectory.

<sup>2</sup> Under Construction as of April 2020

FIGURE 18: NEWPORT HOUSING DELIVERY RATES

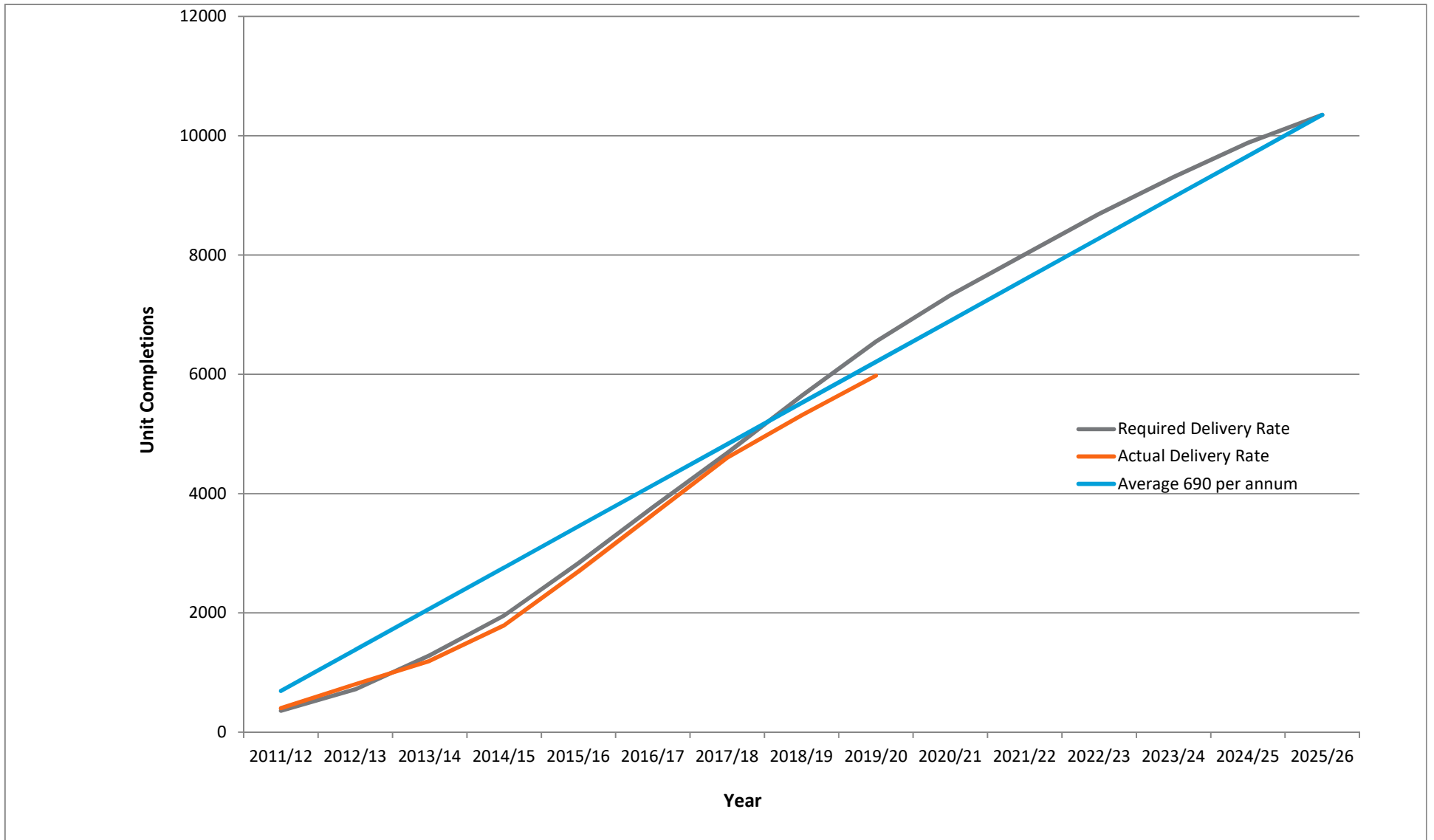


TABLE 24: OB4 MT4, ANNUAL COMPLETION RATES AT LLANWERN VILLAGE

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

**OUTCOME: Housing allocation H1 (3) – Llanwern Village has not delivered the anticipated units but significant progress is now being made with Redrow building on site.**

**COLOUR LAST YEAR: YELLOW**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

Housing allocation H1(3) Llanwern Village, has not delivered the anticipated units since the LDP adoption. However, Redrow now has 31 completions for Phase 1 with the majority of Phase 1 now under construction. Construction has also commenced on Phase 2. Whilst the site’s delivery is admittedly significantly behind schedule (as drawn up during LDP examination stage), progress is now being made and we are estimating Llanwern Village will contribute approximately 480 units over the next five years (see table below for details).

Phase	Com	U/C <sup>3</sup>	2020	2022	2023	2024	2025
Phase 1 – 85 units	31	49	5	0	0	0	0
Phase 2 – 112	0	12	15	40	45	0	0
Remaining phases – 1015 units	0	0	0	60	55	100	100

<sup>3</sup> Under Construction as of April 2020

TABLE 25: OB4 MT5, ANNUAL COMPLETION RATES AT GLAN LLYN

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

**OUTCOME: The delivery rate is slipping further from the required rate. The 67 units recorded in 2019/20 is disappointing particularly considering the 154 completions recorded the previous year. A third developer is expected to come onsite soon which should increase completion rates.**

**COLOUR LAST YEAR: YELLOW**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

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

Year	Required Rates	Actual Annual Delivery	Delivery Against Annual Required Rates	Total Completions on site	Delivery Against Cumulative Required Rates
2011	10	10	0	10	0
2012	45 (+35)	35	0	45	0
2013	115 (+70)	112	+42	157	+42
2014	225 (+110)	76	-34	233	+8
2015	410 (+185)	127	-58	360	-50
2016	598 (+188)	75	-113	435	-163
2017	782 (+184)	124	-60	559	-223
2018	967 (+185)	154	-31	713	-254
2019	1,152 (+185)	67	-118	780	-372
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 number of completions achieved to date on the Glan Llyn site has fallen below the cumulative number identified in the AMR for five consecutive years. Whilst delivery is not as fast as originally anticipated, the site is contributing year on year to Newport’s housing supply and is estimated to contribute a further 660 units over the next 5 years. There are three planning applications that have recently been approved (ref: 18/1254, 18/1168 & 19/1074), covering two developers and delivering 559 units. A third developer has an application for two phases currently under consideration (ref: 19/1267), that would deliver a further 500 units). 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.

Phase	U/C <sup>4</sup>	2021	2022	2023	2024	2025
Phase 2A (Bellway)	2	0	2	0	0	0
Glan Llyn (St Modwen) - 2B	4	0	0	0	0	0
Glan Llyn (Bellway) - 2C	0	20	40	40	42	0
Glan Llyn (St Modwen) - 3A	0	27	40	40	40	40
Glan Llyn (St Modwen) - 3B &D	0	0	25	40	40	40
Glan Llyn (Remainder)	0	0	25	40	40	65

FIGURE 19: NEW HOUSES AT GLAN LLYN H1(47)



<sup>4</sup> Under Construction as of April 2020

FIGURE 20: GLAN LLYN DELIVERY RATES

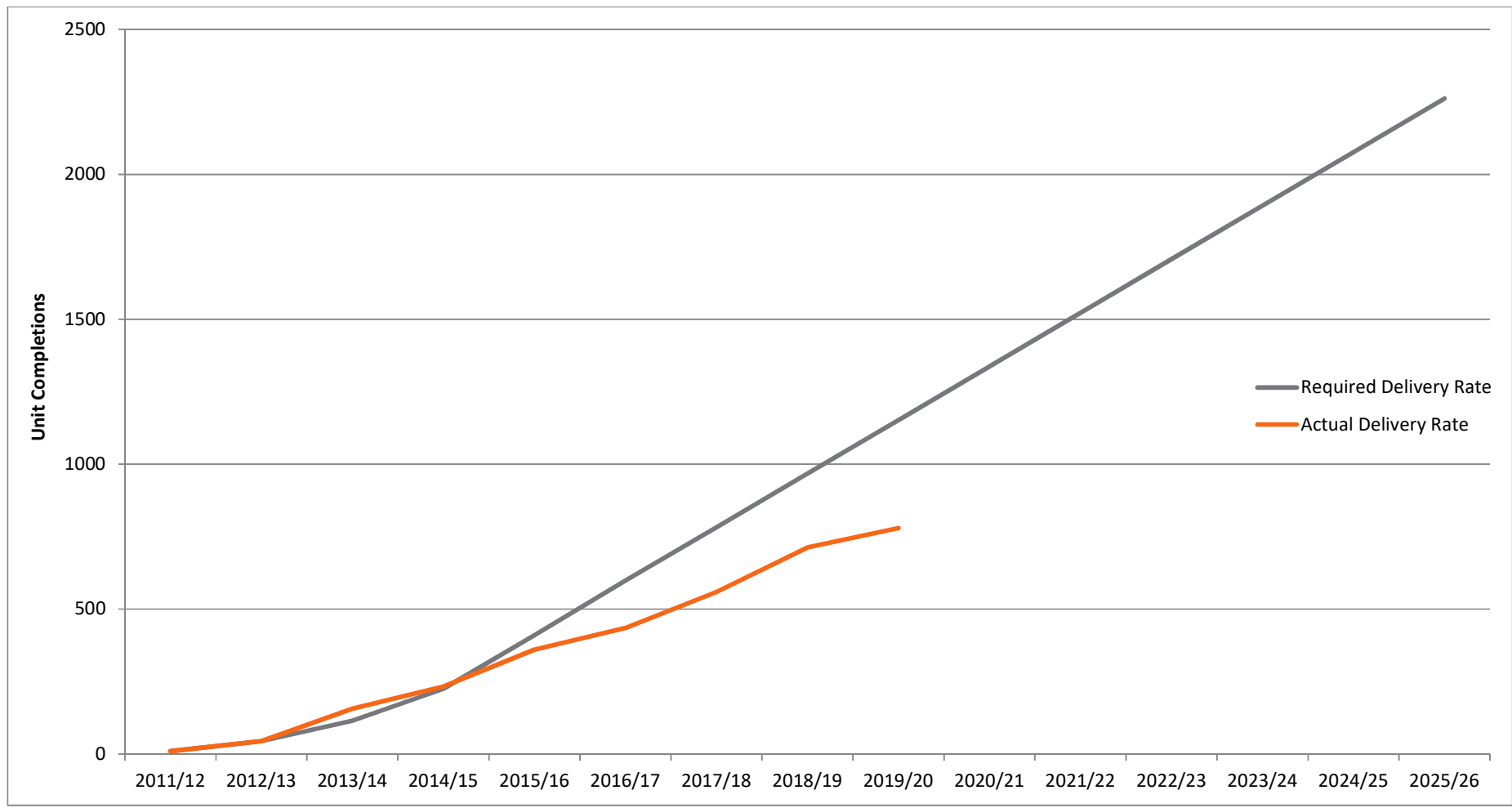




TABLE 26: OB4 MT6, NET ADDITIONAL AFFORDABLE DWELLINGS BUILT

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H1 H4 H5 SP10	<b>CORE</b> 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: 1,223 affordable units have been completed in the nine-year period of the LDP. This is only 78 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
<b>Total</b>	<b>1,201</b>	<b>22</b>	<b>1,223</b>

The Council's records of housing completions show 1,223 affordable housing units have been completed during the nine-year period of 2011 – 20. This results in a shortfall of just 78 units when compared against the target of 1,301 units for the same period. Whilst below target, the 2019-20 completions recorded a second year of notable increase in the number of affordable completions, representing almost 30% of all completions in 2018-19 and 40% of all completions in 2019-20. This is a reflection of the increase in Registered Social Landlord driven schemes being delivered with a high affordable provision.

Further research is necessary to monitor the level of affordable housing delivered, particularly with Registered Social Landlord driven schemes to understand fully the different definitions of affordable housing and their impact on completion records.

FIGURE 21: AFFORDABLE HOUSING DELIVERY RATE

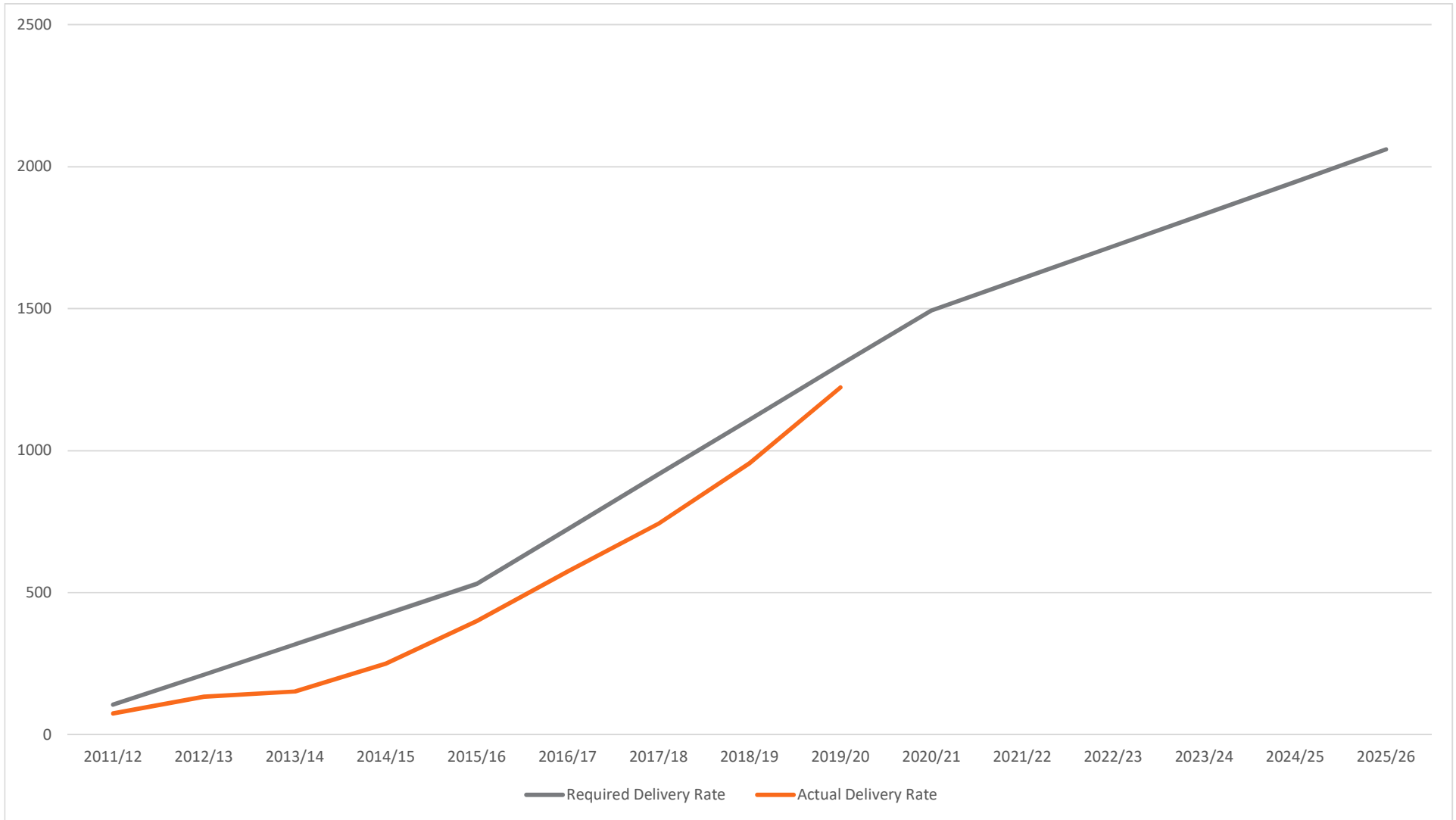


TABLE 27: OB4 MT7, RESIDUAL VALUES ACROSS HOUSING SUBMARKET AREAS

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H4 SP10	<p><b>LOCAL</b> Changes in residual values across housing submarket areas of:</p> <ul style="list-style-type: none"> <li>• Caerleon &amp; Rural Newport</li> <li>• Rogerstone &amp; West Newport</li> <li>• East Newport</li> <li>• Malpas &amp; Bettws</li> </ul>	<p>HM Land Registry House Price Index.</p> <p>RICS Building Cost Information Service (BCIS) Tender Prices.</p> <p>Development Appraisal Toolkit</p>	<p>Deliver the maximum level of Affordable Housing considered viable.</p>	<p>An increase or decrease of 5% of residual value in any submarket area in one year.</p>

**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 - APRIL 2020			% Change
	Prices	Estimated Cost	Residual	% Change Prices	% Change Costs	Updated Prices	Updated Costs	Updated Residual	
Caerleon	£189,011	£78,000	£111,011	18.19	18.73	£223,388	£92,608	£130,780	17.81
Rural Newport	£187,000	£78,000	£109,000	22.71	18.73	£229,462	£92,608	£136,854	25.55
Rogerstone	£176,261	£78,000	£98,261	19.44	18.73	£210,522	£92,608	£117,914	20.00
Newport West	£158,383	£78,000	£80,383	26.19	18.73	£199,869	£92,608	£107,261	33.44
Newport East	£142,181	£78,000	£64,181	27.95	18.73	£181,916	£92,608	£89,308	39.15
Malpas & Bettws	£129,950	£78,000	£51,950	19.57	18.73	£155,377	£92,608	£62,769	20.83

Source: Average house prices changes (%) – Zoopla for various postcodes within each submarket area  
% change in building costs – BCIS Index (2Q 2020)

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 18.73% 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 18.19% - 27.95% since the April 2015 base date. The Newport East sub-market area continues to experience the largest house price increase of 27.95%, 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 so in this particular area of Newport than anywhere else.

All sub-market areas have experienced an increase in residual value, ranging from 17.81% to 39.15%. 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 full LDP review.

**FIGURE 22: POBL AFFORDABLE HOUSES AT GLEBELANDS H1(5)**



TABLE 28: OB4 MT8, HOUSING COMPLETED ON H1 SITES

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H1	<b>CORE</b> 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 63% of housing completions on sites of 10+ units during 2019/20. This is the first year they have fallen below 85%. Overall, since the adoption of the LDP, delivery of H1 sites is at 86%.**

**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 Large site completions	H1 Allocation completions	H1 allocation completions %	Windfall Completions	Windfall completions%
2014 – 15	540	536	99.3%	4	0.7%
2015 – 16	871	747	86%	124	14%
2016 – 17	897	798	89%	99	11%
2017 – 18	898	812	90%	86	10%
2018 – 19	660	579	88%	81	12%
2019 – 20	595	376	63%	219	37%
<b>Running Total</b>	<b>4461</b>	<b>3848</b>	<b>86%</b>	<b>613</b>	<b>14%</b>

H1 allocations accounted for only 63% of housing completions on sites of 10+ units during 2019-20. This is the first year to have fallen below the indicator requirements. Two large windfall apartment schemes which contributed 119 units to the overall supply, coupled with the low delivery rates for Glan Llyn this year are considered to be the main factors which have resulted in this statistic. With further reserved matters being agreed on the allocated sites of Llanwern Village and Glan Llyn, it is expected that the delivery level percentages from allocated sites will increase again next year. Despite only 63% of housing completions coming from allocated sites this year, the overall figure since LDP adopted is a healthy 86%. The outcome has been recorded as green as this is only the first year the figure has been recorded as less than 85%.

TABLE 29: OB4 MT9, AVERAGE DENSITY OF PERMITTED HOUSING DEVELOPMENT

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H3	<b>CORE</b> 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: Phase 2 of Llanwern Village is for larger detached properties and does not meet they H3 density policy.**

**COLOUR LAST YEAR: BLUE**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

Sixteen proposals were granted planning permission during 2019/20 involving residential development of ten or more dwellings. One of the sixteen proposals approved a residential scheme with a density of less than 30 dwellings per hectare: 19/0023 - Reserved Matters for Phase 2 Llanwern Village Development Site.

The application was for Phase 2 of the Llanwern Village Site and initially included a larger site (6.83ha) as well as part of the proposed local centre which would have included an additional 28 no. flats in a three storey block and a building that would have been commercial on the ground floor (751 m<sup>2</sup>) with 12no. flats above. These elements were removed from the submission during the course of the application.

In determining the application, Policy H3 – Housing Mix and Density was referred to within the policy section of the application report and the site context, design, scale, form, landscape and impact on the existing dwellings on Cot Hill and Phase 1 were all key considerations in the determination of the applications. The report notes “the majority of the housing is to be delivered as larger detached private houses ... the gardens reflect this, being much larger than the norm on modern estates.” Policy H3 – Housing Mix and Density, does not preclude developments of less than 30 dwellings per hectare, but where that is the case it requires justification. Sufficient evidence relevant to the requirements of Policy H3 was discussed in relation to the applications, but unfortunately not within the context of the policy. 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. In addition, over the total Llanwern Village scheme, the density is expected to be higher in some areas and lower in others, and the whole scheme is expected to be H3 policy compliant.



**FIGURE 23: PROPOSED REDROW HOMES AT PHASE 2 OF LLANWERN VILLAGE**

TABLE 30: 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	<p><b>LOCAL</b> Number of dwellings permitted annually outside the defined settlement boundaries that do not meet the requirements of the LDP Policies.</p> <p><i>This excludes replacement dwellings and conversions</i></p>	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:**

Three applications involving C3 residential land use were permitted outside the settlement or village boundaries during the monitoring period 2019/20. The first was for a new (second) Rural Enterprise Workers Dwelling to enable the transfer of management of the agricultural business from parent to child (family succession). The second was for the conversion of an existing domestic outbuilding to an annexe accommodation which was considered to be ancillary to the main dwelling house. The third was a reserved matters application for three new dwellings. The outline permission approved in November 2017 (16/0481) granted the principle of development and included a condition requiring dwellings or buildings to be within the settlement boundary. Within the reserved matters application all of the buildings are within the settlement boundary, however the curtilage of plot 3 extends into the countryside and a condition was applied restricting the permitted development rights with regard to extensions and outbuildings.

In all three applications the relevant LDP policies and national guidance were considered and weighed up accordingly.

TABLE 31: 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	<p><b>LOCAL</b> Delivery of Hartridge Farm Road (H16) as a permanent residential site for Gypsies and Travellers.</p>	NCC Planning Policy NCC Housing Service	<p>Delivery of 23 pitches by 2016 to meet immediate need.</p> <p>Then approximately:  10 pitches by 2021 &amp; 10 pitches by 2026.</p>	Less than 23 pitches have been developed at Hartridge Farm Road by 2016.

**OUTCOME: 3 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.

**FIGURE 24: PITCHES AND AMENITY BLOCK AT ELLEN RIDGE**



**TABLE 32: OB4 MT12, ACCOMMODATION PROVISION FOR GYPSY/TRAVELLERS**

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H16 H17	<b>LOCAL</b> Number of Gypsy/Traveller Sites for residential accommodation	NCC Planning Policy NCC Housing Service	Appropriate provision is made for Gypsy/Travellers that the Council has a statutory duty to accommodate.	Gypsy/Travellers registered as homeless will be assessed and added to the Council's Housing Waiting List

**OUTCOME: Three pitches have been delivered at Ellen Ridge (Hartridge Farm Road) with infrastructure going in for an additional six. The need reported in the Gypsy Traveller Accommodation Assessment has not increased from that quoted in the LDP.**

**COLOUR LAST YEAR: YELLOW**



**COMMENTARY AND ANALYSIS OF OUTCOME:**

The Gypsy Traveller Accommodation Assessment (GTAA) 2015-2020 predicts a need of 27 pitches by 2026. The LDP makes provisions for up to 43 pitches by 2026 at the Hartridge Farm Road Site, therefore, the LDP will ensure sufficient provision is made. There is no need to allocate additional sites for Gypsy Travellers at present. Three pitches have been provided at Ellen Ridge and this is considered sufficient to meet the current demand.

TABLE 33: OB4 MT13, PROVISION OF A GYPSY/TRAVELLER TRANSIT SITE

RELEVANT LDP POLICIES	CORE AND LOCAL INDICATOR	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINTS
H15	<b>LOCAL</b> Need for Gypsy/Traveller transit site	NCC Planning Policy	Provide a site capable of accommodating Newport's need of up to 7 pitches by the end of 2019.	Failure to identify a site by the start of 2018. Failure to obtain planning permission by the start of 2019.

**OUTCOME: A site has not yet been identified. Progress is being made on a regional Strategic Development Plan for the South East Wales region, which is likely to include a Gypsy/Traveller transit site(s).**

**COLOUR LAST YEAR: YELLOW**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

The Council has not yet started to look for a site suitable of accommodating a transit site within Newport. Some initial work was done with Cardiff Council to discuss the possibility of a regional transit site, but no further progress has been made. A Strategic Development Plan is in the process of being created and a regional transit site is likely to be a part of the scope of the plan.

TABLE 34: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	<b>LOCAL</b> 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 3 from the January 2013 survey. The transit site has not yet been provided.**

**COLOUR LAST YEAR: YELLOW**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

The number of unauthorised Gypsy/Travellers sites in Newport has fluctuated from January 2013 to January 2020. Between January 2013 and January 2020, the number of unauthorised sites has increased by 3.

	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

Source: Gypsy and Traveller Caravan Count January 2020

The transit site has not yet been provided and consequently the indicator has been identified as yellow.

**OBJECTIVE 5 – CONSERVATION OF THE BUILT ENVIRONMENT**

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

TABLE 35: 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	<b>LOCAL</b> 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 the Conservation Officer**

**COLOUR LAST YEAR: GREEN**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

There were two applications permitted which had an outstanding objection from a statutory heritage advisor. The applications were considered to have a detrimental impact on Listed Buildings. The case officers concluded that the design was appropriate on one application and that the Listed Building Consent process could deal with the internal changes on the other application. It is suggested the indicator should be recorded as blue.

**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 36: 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	<b>LOCAL</b> Development granted permission that leads to the loss of SSSI or SINC that does not meet the requirements of the LDP Policies.	NCC Green Services / NCC Development Management	No net loss of area of SINC to development  (unless it is in accordance with policies within the Plan)	Any net loss of SSSI or SINC to development which does not meet the requirements of the Plan recorded over any year

**OUTCOME: No SINC or SSSI have been lost contrary to the LDP policies.**

**COLOUR LAST YEAR: GREEN**

**COMMENTARY AND ANALYSIS OF OUTCOME:**

There were four applications permitted within SINC or SSSI designations during the past year. Each permission was considered to have not led to the loss of SSSI or SINC without meeting the policy requirements of the LDP. It is therefore concluded that the relevant LDP policies is being used effectively and will continue to be monitored.

TABLE 37: 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	<b>LOCAL</b> 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 led 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 38: 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	<b>LOCAL</b> 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: No applications have been approved on Green Belt and Green Wedge which have been contrary to policy.**

**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. One of the permissions was located within the Green Belt and two were located in Green Wedge. They were all permitted in accordance with LDP policies. It is therefore concluded that the policy objective has been complied with over the past year and will continue to be monitored.

**FIGURE 25: WEST OF RHIWDERIN SPECIAL LANDSCAPE AREA WITH NEWPORT/CARDIFF GREEN BELT IN BACKGROUND**



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

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

**TABLE 39: 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	<b>LOCAL</b> 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
<b>OUTCOME: No applications have been approved which have involved the loss of a community facility which has been contrary to Policy CF12.</b>				
<b>COLOUR LAST YEAR: BLUE</b>				
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>				
<p>There have been six applications in 2019/20 where a community facility has been lost. These were:</p> <ul style="list-style-type: none"> <li>• Library</li> <li>• Nursing Home</li> <li>• Doctors' Surgery</li> <li>• Post Office</li> <li>• Community Centre with nursery (x2)</li> </ul> <p>However, it is considered that no community facilities have been lost contrary to Policy CF12. In most cases, the community facility building is already redundant as the business has failed or relocated.</p> <p>As noted in previous AMRs, care homes in particular, whilst arguably are community facilities, they are also run as businesses. This would also apply to a Post Office and other similar facilities. Therefore, if the business is no longer sustainable, there is a question with regard to how much Policy CF12 can achieve and this is something that will need to be considered further when the LDP is reviewed.</p>				

TABLE 40: 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	<b>LOCAL</b> 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 applications which have been objected to by Highways on grounds of lack of parking and highway safety, but there have been no applications approved with an outstanding objection from Highways on grounds of the development being unsustainable.

FIGURE 26: 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 41: 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 for 3 months 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<sup>st</sup> April 2016. The Council now sends most of its residual waste to the incineration plant. Docks Way landfill site is still in operation, mainly for commercial clients but also as an alternative disposal site for the residual waste that is not sent to the EfW facility. Collections of residual waste from households are scheduled on a fortnightly basis.
- **Other collections:** the Council also provides other services such as special collections for bulky items that can be booked by residents through the Council's website or by contacting the Contact Centre or Information Station; also there are trade waste and recycling collection service available for businesses

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

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

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

**FIGURE 27: 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 42: SA OBJECTIVE 1**

	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Source</b>	<b>Baseline/Previous Data</b>	<b>Colour last year</b>	<b>Most Recent Data</b>	<b>Outcome</b>
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%	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	0
C	Amount Environmental Space lost to new development not in accordance with LDP policies	Minimise - target of nil	NCC Leisure & Development Management	2015/16 = 0.15ha 2016/17 = 0.01ha 2017/18 = 0ha 2018/19 = 0		2019/20 = 0.2ha	0.2ha
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 = 15	18 applications
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 = 0	2 applications
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	All developments involving new residential dwellings approved during 2019/20 are located within 3km of identified Accessible Natural Greenspace.						
B	No applications were approved with an outstanding objection due to the loss of a Public Right of Way.						
C	Please see commentary and analysis of OB1 MT2 (page 34).						
D	Out of the total 31 major applications permitted during the past year, 13 did not have a landscaping scheme and 18 did. Of the 13 permissions without landscaping schemes, eight did not have landscaping conditions or strategies because they were reserved matters applications or discharge on conditions applications. Four applications were for change of use and therefore landscaping was not relevant. One application was in an industrial setting and landscaping was not appropriate or necessary. It is clear that of the major developments permitted within Newport over the past year, where a landscape strategy has been necessary, it has been agreed as part of the permission.						
E	There were ten applications permitted on land designated as a Special Landscape Area during the past year. All of the permissions mentioned and assessed the Special Landscape Area designation within the officer report. Two of the ten applications concluded that there was harm to the SLA but one was narrowly outweighed by the national policy on the acceptability of renewable energy schemes and the other was permitted at appeal following						

recommended refusal from case officer. The remaining eight applications concluded that the proposed developments do not detract from the SLA. Even though there is the likelihood that two applications will lead to some harm, it is considered that this indicator shall be recorded as orange and the policy was applied and considered accordingly.

**FIGURE 28: WEST OF RHIWDERIN SPECIAL LANDSCAPE AREA**



## SA OBJECTIVE 2 – PROTECT, MANAGE AND ENHANCE BIODIVERSITY

TABLE 43: SA OBJECTIVE 2

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Colour last year	Most Recent Data	Outcome
A	The amount of protected woodland and trees lost to development per annum (ha)	No net loss of protected woodland and trees	NCC Green Team & Development Management	2015/16 = 0 2016/17 = 0 2017/18 = 0.1ha 2018/19 = 0		2019/20 = 0	0
B	Number of new developments negatively impacting on SINC designations	Zero	NCC Green Team & Development Management	2015/16 = 0 2016/17 = 0.01ha 2017/18 = 0.01ha 2018/19 = 0		2019/20 = 0	0
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	0ha
D	Number of ecological management schemes associated with new development	Increase	NCC Green Team & Development Management	2015/16 = 10 2016/17 = 6 2017/18 = 4 2018/19 = 0		2019/20 = 5	5
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 = 0 ha 2018/19 = 0 ha		2019/20 = 0 ha	0 ha created
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	Please see commentary and analysis of OB6 MT2 (page 66).						
B	Please see commentary and analysis of OB6 MT1 (page 66).						
C	There were three applications permitted within SSSI designations during the past year. Each permission was considered to have not led to the loss of SSSI without meeting the policy requirements of the LDP. It is therefore concluded that the relevant LDP policies are being used effectively and positive effects are predicted. There were no applications with either a National or Local Nature Reserve in the past year. It is therefore concluded that the relevant LDP policies will have a predicted positive effect.						
D	There were five applications permitted with an ecological management scheme during the past year. This is an increase since last year, therefore it is concluded that positive effects are predicted.						
E	There were no applications permitted that led to the creation of an area enhanced for biodiversity value through the use of section 106 agreements during the past year.						

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

TABLE 44: 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	0ha
B	Average density of housing development permitted on allocated development plan sites <b>of 10 or more dwellings</b>	30 per hectare	LDP AMR	2015/16 = 62dph 2016/17 = 60dph 2017/18 = 39dph 2018/19 = 38dph		2019/20 = 45dph	45 dph
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	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	0
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	Please see commentary and analysis for OB1 MT1 (page 33).						
B	There was one major residential applications which was approved which did not properly consider Policy H3, however the average density for all developments across Newport, stands at 45dph. Please see commentary and analysis for OB4 MT9 (page 61).						
C	No applications were approved with an outstanding objection from Environmental Health on water pollution.						
D	The records show that three planning application were approved involving land with an agricultural land value of grades 1, 2 and 3a. The first application was for a curtilage extension to create a memorial garden area for the Newport and Monmouthshire Crematorium. The officers report considered the designation and noted that						

	<p>as part of the original crematorium application (15/0646) an assessment showed the potentially high agricultural value land as being 3B and not of sufficient quality. It was considered given the close proximity to the land previously assessed for the crematorium that was found as being 3B, then it was likely that this would be a continuation of this and the land was of insufficient quality.</p> <p>The second application was for a change of use for the keeping of recreational livestock. The only operational development proposed would be in relation to dividing the fields using traditional stock fencing. As such, the application does not result in the loss of any agricultural land classified as grades 1, 2 &amp; 3a.</p> <p>The third application was for a variation of approved plans for the previously approved application (17/0429). There are no changes to the redline and as such, the application does not result in and additional loss of any agricultural land classified as grades 1, 2 &amp; 3a.</p>
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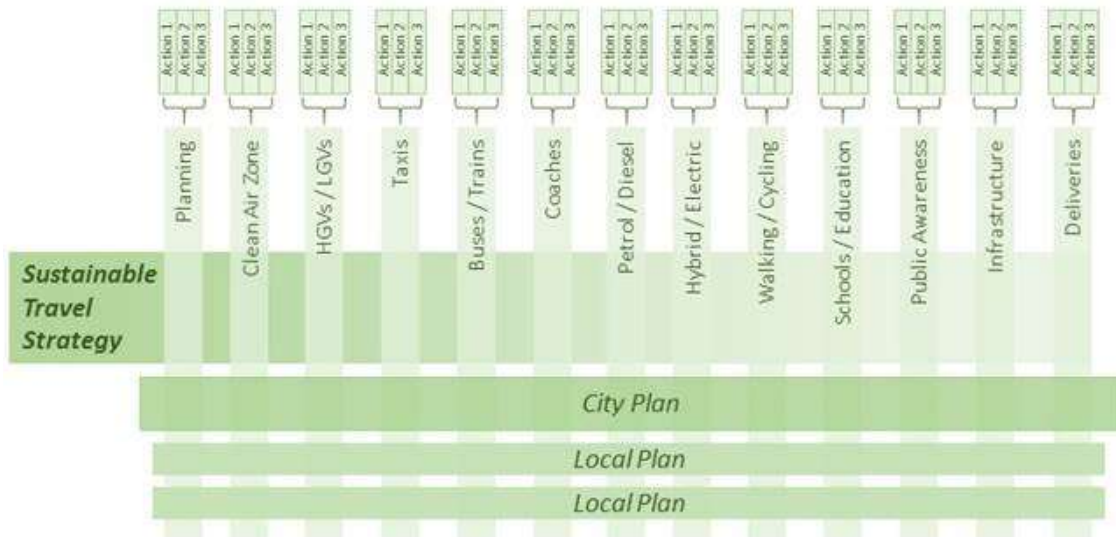
**SA OBJECTIVE 4 – IMPROVEMENT IN AIR QUALITY**

**TABLE 45: 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 AQMAs 2016/17 = 9 AQMAs 2017/18 = 11 AQMAs 2018/19 = 11 AQMAs		2019/20 = 11 AQMAs	11 AQMAs
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
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.</p> <p>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 of Air Quality Management Areas (or extensions) since the last AMR. Newport has 11 AQMAs designated throughout the city, in the following locations:</p> <ul style="list-style-type: none"> <li>• Caerleon</li> <li>• Malpas Road south</li> <li>• Chepstow Road / Clarence Place / Caerleon Road</li> <li>• Cefn Road</li> <li>• Caerphilly Road</li> <li>• George Street</li> </ul> <p>AQMAs along the M4:</p> <ul style="list-style-type: none"> <li>• Royal Oak Hill</li> <li>• Glasllwch Crescent</li> <li>• St Julians</li> <li>• High Cross</li> </ul>						

- Shaftesbury

Newport has developed a sustainable travel strategy that 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>



The Air Quality Supplementary Planning Guidance was also adopted in February 2018. This seeks to ensure that new development does not cause harm to human health through air pollution and puts in place mitigation measures where necessary.

## SA OBJECTIVE 5 – REDUCTION IN EMISSIONS OF GREENHOUSE GASES

TABLE 46: SA OBJECTIVE 5

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Carbon dioxide (CO <sup>2</sup> ) emissions per capita	Decrease 3% per annum	Department for Energy and Climate Change	9.7 tonnes (2011) 9.2 tonnes (2012) 9.7 tonnes (2013) 8.7 tonnes (2014) 8.5 tonnes (2015) 7.7 tonnes (2016)		7.0 tonnes (2017)	A decrease of 3% per annum from 2011 would be 8.08 tonnes. Newport is recorded at 7.7 tonnes.
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	<p>Since 2011, according to the data available from the Department for Energy and Climate Change (DECC), CO<sup>2</sup> emissions in Newport have fallen to 7.7 tonnes. The UK Government statistics have been modified and hence the information in the 'previous data' column has been amended accordingly. The target of 3% per annum from 2011 would mean Newport needed to be at 8.08 tonnes per capita in 2017. Newport is at 7.7 tonnes and is therefore exceeding the target.</p> <p>In 2005, CO<sup>2</sup> emissions in Newport were 14.2 tonnes per capita. Therefore, there has been a significant positive downward trend between 2005 and 2017. Incidentally, last year's figure was recorded as orange as the 3% reduction was not met. However, DECC has amended the 2016 figure to 7.7 tonnes, which would have meant last year's colour should have been green.</p>						

## SA OBJECTIVE 6 – MINIMISATION OF THE EFFECTS OF NOISE POLLUTION

TABLE 47: SA OBJECTIVE 6

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	The number of applications refused on noise issues.	Monitor – No applications approved with outstanding noise issues	DM & Env Health	2015/16 – 13 refused, 0 with outstanding issue.  2016/17 – 1 refused, 0 with outstanding issue.  2017/18 – 5 refused, 0 with outstanding issue.		2019/20 – 4 refused, 0 with outstanding issue.	0 apps approved with outstanding noise issues



				2018/19 – 3 refused, 0 with outstanding issue.			
B	The number of applications permitted with noise mitigation measures.	Monitor	DM & Env Health	2015/16 – 53 apps approved with noise mitigation schemes agreed.  2016/17 – 42 apps  2017/18 - 29 apps  2018/19 – 48 apps	No target	2019/20 - 46 apps approved with noise mitigation agreed.	46 apps
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	There were four applications refused during the past year which had at least one reason for refusal concerning noise.						
B	There were 46 applications permitted during the past year which had noise mitigation agreed as part of the permission. Both this result and sustainability target SA6A results in a high level of confidence that those developments within noisy locations are either conditioned or refused as necessary. It is therefore concluded that positive significant effects are predicted.						

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

TABLE 48: SA OBJECTIVE 7

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number of planning permission granted contrary to the advice of the water supplier concerning adequate levels of water quality and quantity and waste water provision	No planning consents issued where there is an objection concerning provision of water quality and quantity and waste water from water supplier	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0		2019/20 = 0	No applications approved contrary to advice of water supplier.
B	Number of new developments which include improvements to local sewerage,	Increase	Planning Obligations Manager	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0		2019/20 = 0	No applications approved with a S106 which secures

	water supply and waste water treatment infrastructure to cope with increased demand through planning obligations						improvements to sewerage, water supply or waste water.
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
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 which secures improvements to sewerage, water supply or waste water. This is not something the Council usually look to secure.						

### SA OBJECTIVE 8 – REDUCTION IN WATER CONSUMPTION

TABLE 49: 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 2016/17 = 884 completions 2017/18 = 911 completions 2018/19 = 520 completions		2019/20 = 370 completions	370 completions – decrease of 129
B	Number of households who have ordered water efficiency products for their home	Increase	Dwr Cymru / Welsh Water	2015/16 = 1,518 households 2016/17 = 3,439 households 2017/18 = 10,882 households 2018/19 = 4,797 products		2019/20 = 3,260 products (households no longer recorded)	3,260 products
C	Installation of water efficient fixtures in new developments	Increase	NCC Building Control and NHBC	2015/16 = 787 completions 2016/17 = 911 completions 2017/18 = 884 completions		2019/20 = 370 completions	370 completions – decrease of 129

				2018/19 = 520 completions		
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>						
A	The number of houses built meeting the building regulation part G2.31(1) i.e. to meet the water efficiency threshold set by government for this period is 370 (this included as estimated figure for the first quarter of 2020 due to the Coronavirus pandemic). This represents every house built and signed off by Building Control during the past year. It is therefore concluded that positive significant effects are predicted.					
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 the last year there were 3,260 water efficiency products provided by Dwr Cymru/Welsh Water to households within Newport. Although this is a reduction on last year's figures the overall trend is of households making good use of the service of which there is a saturation point.					
C	For all new dwellings, Building Regulations (Part G.2) requires the estimated consumption of water from the design of the water system, taking into account any alternative sources, should not be greater than the Secretary of States standard of 125litres/person/day. We can therefore be confident that all new dwellings will meet this requirement in order to receive their completion certification from Building Regulations. It is therefore concluded that positive significant effects are predicted.					

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

TABLE 50: 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 applications were determined which did not fully meet the TAN 15 tests  2016/17 – 7 applications were determined which did not fully meet the TAN 15 tests  2017/18 – 4 applications were determined which did not fully meet the TAN 15 tests.  2018/19 – 6 applications were determined which		2019/20 – 6 applications were determined which did not fully meet the TAN 15 tests.	6 applications

				did not fully meet the TAN 15 tests.			
B	% relevant permissions with SuDS schemes where appropriate	Increase	LDP AMR	2015/16 = 11 applications 2016/17 = 8 applications 2017/18 = 14 applications 2018/19 – no update		2019/20 – 12 SUDs applications – 2 approved; 10 refused or had insufficient information.	2019/20 – 12 SUDs applications – 2 approved; 10 refused or had insufficient information.
C	Number of new properties approved in areas at risk of flooding	Decrease	LDP AMR	2015/16 = 480 new properties approved in C1 or C2 2016/17 = 445 new properties approved in C1 or C2 2017/18 = 312 new properties approved in C1 or C2 2018/19 = 248 new properties approved in C1 or C2		2019/20 = 223 new properties approved in C1 or C2	223 dwellings – decrease of 25
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%	100%
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	Please see commentary and analysis from OB1 MT3 (page 34).						
B	17% (2 applications) of all applications to the Sustainable Drainage Approval Body (SAB) within Newport City Council were approved. The other 83% (10 applications) were refused or had insufficient information to approve the application. This is a new process and it is the first year that this information has been collated in this format. It is therefore suggested that this information is set as a baseline for comparison in future annual monitoring.						
C	There were 223 new properties permitted within flood risk zone C1 during the past year. This is a decrease of 25 units from last year's figures.						

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 (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.
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## SA OBJECTIVE 10 – INCREASE IN ENERGY EFFICIENCY

TABLE 51: 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)	Decrease of 18kWh per household from 2017
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	Unknown	Unknown
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	0
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	The average annual electricity consumption in Newport has decreased per household between 2017 and 2018. This fall is positive news. Since the start of the Plan period, it has fallen by 311kWh per household.						
B	Arbed am Byth have been appointed by the Welsh Government to arrange the installation of energy efficiency measures, like central heating or insulation in homes across Wales as part of the Welsh Government Warm Homes - Arbed scheme. Welsh Government Warm Homes - Arbed scheme is funded by the Welsh Government and the European Regional Development Fund. The aim of the scheme is to help eradicate fuel poverty by identifying and installing where appropriate energy efficiency measures in properties in areas of severe fuel poverty across Wales. Arbed am Byth have been appointed by the Welsh Government to work with Local						

	<p>Authorities across Wales to identify such areas and to propose area based schemes which will tackle fuel poverty.</p> <p>The situation shall be continued to be monitored and outputs will be reported.</p>
C	No such schemes have been agreed through planning obligations.

### SA OBJECTIVE 11 – INCREASE IN RENEWABLE ENERGY

TABLE 52: 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	2 schemes = 3.66MW
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	Please see commentary and analysis for OB2 MT1 (page 37).						

### 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 53: 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	Increase	Planning Obligations Manager	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0		2019/20 = 0	0 – but new Waste SPG has been adopted

	cope with increased demand through planning obligations						
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%	66.37%
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%	39%
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%	1.5%
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
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 exceeded this year’s target by 2.37%. The percentage of energy from waste is slightly higher than the 2019/20 target, but has fallen slightly since last year. There has been a significant fall in waste sent to landfill (from 6.9% to 1.5%).  Welsh Government ambition is for 70% recycling by 2025, with residual waste disposed of to high efficiency energy from waste facilities and as close to zero landfill as possible.						
C	The percentage of energy from waste has slightly decreased but has not met the target of 36%. See analysis of SA 12B above.						
D	The percentage of waste sent to landfill has significantly decreased. 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 54: SA OBJECTIVE 13**

	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Source</b>	<b>Baseline/Previous Data</b>	<b>Last year colour</b>	<b>Most Recent Data</b>	<b>Outcome</b>
A	Number of applications where a required design and access statement is not submitted	Zero	LDP AMR	2015/16 = 0 applications  2016/17 = 0 applications  2017/18 = 0 applications  2018/19 = 0 applications		2019/20 = 0 applications	0 apps
B	% of major schemes where Design Council for Wales (DCfW) have been consulted	Increase	LDP AMR	2015/16 = 2 applications  2016/17 = 0 applications  2017/18 = 1 application  2018/19 = 0 applications		2019/20 = 1 applications	1 application
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	No planning applications were accepted without a design and access statement where one should have been provided.						
B	The Council's records indicate that the views of the Design Commission for Wales (DCfW) were not sought on any major planning applications during the 12-month period 2019-20. They were, however, consulted by the applicant on Application 19/1164, Transporter Bridge, Brunel Street. The application was presented to the Design Commission for Wales on the 11 July 2019 prior to the submission of the application and the comments of the DCfW were considered and reported in the Design and Access Statement submitted with the application. The application was approved at Planning Committee.						



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

**TABLE 55: SA OBJECTIVE 14**

	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Source</b>	<b>Baseline/Previous Data</b>	<b>Last year colour</b>	<b>Most Recent Data</b>	<b>Outcome</b>
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 community facilities  2016/17 = 5 community facilities  2017/18 = 5 community facilities  2018/19 = 3 community facilities		2019/20	2019/20 – 0 facilities lost contrary to LDP policy
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 applications approved with outstanding objections	0 apps
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	Please see commentary and analysis for OB7 MT1 (page 68).						
B	The records indicate that there were no applications approved with an outstanding objection from Environmental Health.						

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

**TABLE 56: SA OBJECTIVE 15**

	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Source</b>	<b>Baseline/Previous Data</b>	<b>Last year colour</b>	<b>Most Recent Data</b>	<b>Outcome</b>
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	0.2ha
B	Loss of local community facilities	Decrease	DM	2015/16 – 2 facilities lost.  2016/17 – 5 facilities lost.  2017/18 – 5 facilities lost.  2018/19 – 3 facilities lost.		2019/2020 – 0 facilities have been lost without due consideration of Policy CF12.	2019/20 – 0 facilities lost
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	Please see commentary and analysis of OB1 MT2 (page 34).						
B	Please see analysis for OB7 MT1 (page 68).						

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

TABLE 57: SA OBJECTIVE 16

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	Number of net additional affordable and general; market dwellings built in the plan area	Provision of 2,061 affordable units over the Plan period. Provision of 10,350 units over the Plan period.	LDP AMR	2015/16 = 400 between 2011-2016  2016/17 = 575 between 2011-2017  2017/18 = 743 between 2011-2018  2018/19 = 956 between 2011-2019		1,223 affordable units delivered between 2011-2020	1,223 affordable units
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%	19%
C	Number of applications on the housing waiting list	Decrease	LDP AMR	2015/16 = 5,982 applications  2016/17 = 6,768 2017/18 = 8,364 2018/19 = 5,182		2019/20 = 6,437 applications on the City Council waiting list	6,437 applications
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%	100%
E	Number of authorised Gypsy and Traveller sites as percentage of need	To meet the required transit and residential need on authorised sites to 2019	Gypsy Traveller Accom modati on Assess ment (GTAA)	2015/16 = 33% 2016/17 = 79% 2017/18 = 79%  2018/19 – as per 2019/20		2019/2020 = 100% in terms of residential sites. Provision exceeds demand. 0% in terms of transit site.	100% in terms of residential sites. Provision exceeds demand. 0% in terms of transit site.
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	The Council's records of housing completions show 1,223 affordable housing units have been completed during the period of 2011 – 20. This results in a shortfall of just 78 units when compared against the target of 1,301 units for the same period. Whilst slightly below target, the 2019-20 completions recorded a notable increase in the number of affordable completions, representing 45% of all completions for the year. This is likely a reflection of the increase in Registered Social Landlord driven schemes being delivered with a 100% affordable provision.						

B Analysis of the spreadsheet shows that 37 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, 81% (30 applications) made a contribution to affordable housing, via 100% affordable schemes, onsite contributions or commuted sums, and 19% (7 applications) did not make a contribution towards affordable housing. Further analysis of all 37 applications shows:

<b>37 applications resulting in a net gain in residential units and therefore trigger Policy H4</b>		
	Number of applications	%
100% affordable scheme	6	16 %
Unviable – (includes on-site and contributions)	7	19 %
On-site affordable housing contribution agreed	6	16 %
Commuted sum agreed	18	49 %
Extant permission or outline permission approved prior to SPG policy	0	0 %

% of residential applications approved which:	2015/16	2016/17	2017/2018	2018/2019	2019/20
Did make a contribution towards affordable housing provision	32%	34%	77%	69%	81%
Did <b>not</b> make a contribution towards affordable housing provision	68%	66%	23%	31%	19%

The percentage of residential permissions contributing to affordable housing has increased by 12% compared to last years and the percentage of applications contributing to affordable housing during 2019/20 remains significantly higher than those that did not.

C There are currently 6,437 applications on Newport City Councils Housing Waiting List. This is an increase on the 2018/19 figures.

D The vast majority of all the social housing stock in Newport complies with the Welsh Quality Standards, it is therefore concluded that the predicted effects are positive.

E The 2015 Gypsy and Traveller Accommodation Assessment notes a demand for 39 pitches for residential accommodation and a demand for 7 transit pitches up until 2026. A site for 35 pitches has planning permission of which 3 pitches have been delivered. In addition, a private site that operates on a commercial basis, where pitches are limited by planning condition to people meeting the definition of a Gypsy or Traveller contained within the Housing (Wales) Act 2014, has permission for 10 touring caravans and 1 static caravan; all 11 units have been delivered. There is no current site for transit accommodation.

It is clear that Newport has permission for 46 pitches that clearly meets the GTAA need of 39 pitches over the plan period. However, out of the 46 permitted pitches only 14 have been delivered (36%).

In terms of residential need, the provision exceeds need. However, for transit accommodation, there is a need for seven pitches and none have been provided. It is therefore concluded that there is a mixture of positive and negative effects predicted.

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

**TABLE 58: SA OBJECTIVE 17**

	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Source</b>	<b>Baseline/Previous Data</b>	<b>Last year colour</b>	<b>Most Recent Data</b>	<b>Outcome</b>
A	% of people who feel safe in their local area – day and night	Increase	Newport Community Well-being Profile 2017	2011 Day = 88.6 2011 Night = 63.8  2012 Day = 93.6 2012 Night = 66.8  2013 Day = 90.7 2013 Night = 71.0  2014 Day = 90.3 2014 Night = 68.9  2015 Day = 87.6 2015 Night = 70.4  2016 Day = 89.2 2016 Night 71.2  2017 Day 92.95 2017 Night 71.76  2018 Day 87.22 2018 Night 63.54		2019  Day 84.14 Night 65.99	The percentage of people feeling safe during the daytime has fallen again, however the percentage feeling safe at night has increased slightly.
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	0 applications approved with outstanding objection.
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	The percentage of people feeling safe in both the day and the night has fallen and is roughly back to the 2011 levels. Over the last year, there has been small increase in the percentage feeling safe at night, but overall, the general trend is falling.						
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 59: 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 Apps 2016/17 = 4 Apps 2017/18 = 6 Apps 2018/19 = 0 Apps		2019/20 = 2 Apps	2 applications
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 Con Areas adopted	4 Con Area Appraisals adopted
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	0 Apps
D	Loss of ancient woodland	0	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0.1ha 2018/19 = 0		2019/20 = 0	0ha
E	No. Scheduled Ancient Monuments adversely affected by new development	Nil	LDP AMR	2015/16 = 0 2016/17 = 0 2017/18 = 0 2018/19 = 0		2019/20 = 0	0 SAMS adversely affected.
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	Please see commentary and analysis of OB5 MT1 (page 65).						
B	Four Conservation Areas Appraisals have been adopted as Supplementary Planning Guidance following public consultation. The areas covered by the appraisals are Caerleon, Clytha, The Shrubbery and Stow Park. The new boundaries for the Conservation Areas have been confirmed as of 14 <sup>th</sup> February 2020. There are two draft Conservation Area Appraisals for The City Centre and St Woolos that are to be progressed through to adoption at a later stage.						
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 we no applications that were considered to have a negative impact on the landscape of outstanding historic interest. Therefore, positive effects are predicted.
D	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.
E	Please see commentary and analysis of OB5 MT1 (page 65). No SAMs were adversely affected by new development.

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

TABLE 60: 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 community services delivered 2016/17 - 222 community services delivered 2017/18 – 364 community services delivered 2018/19 - 548 community services delivered		2019/20 - 532 community services delivered	Decrease of 16 services
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%	4.3% of pupils from Newport attend a Welsh medium primary or secondary school
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	There are 532 community services delivered within Newport as of 2020, which is a decrease of 16 services compared to 2019. It is therefore concluded that there is a slight negative effect.						

B	4.3% of all pupils from Newport in 2020 have a primary or secondary Welsh medium education. This is a slight decrease from last year's figure of 4.4% (-3 pupils), however, the overall numbers of pupils in Welsh Medium education is up 2% (429 pupils). It is therefore concluded that there is a positive effect predicted.
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## SA OBJECTIVE 20 – ENABLING OF HIGH AND STABLE LEVELS OF LOCAL EMPLOYMENT IN NEWPORT

TABLE 61: 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	Decrease of 0.9%
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	Decrease of -0.2%
C	Increase in net job creation of the Plan period	7,400 jobs created within Newport over the Plan period 2011-2016 =1600 jobs; 2016-2021 =3100 jobs; 2021-2026 =2700 jobs	LDP AMR	2011 74,400 baseline 2012 +3,300 2013 -4,600 2014 +3,900 2015 -1,700 2016 +1,500 2017 +9,200 2018 -6,300		2018 = 79,700 jobs. Increase of 5,300 from baseline, but fall of 6,300 jobs compared to last year.	Total job creation is up from the baseline.
D	Average gross weekly earning (£)	Increase	Stats Wales	£469.50 (2011) £451.90 (2012) £483.50 (2013) £471.50 (2014) £451.40 (2015) £471.20 (2016) £474.60 (2017) £504.00 (2018)		2019 = £521.10	Increase in average weekly wages by £17.10



<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>	
A	77% of the Newport population between the ages of 16-64 (and excluding students) are economically active. This is a decrease of 0.9% on the 2018 figure. 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.
B	Unemployment rates in Newport have been consistently falling since the start of the Plan period which is a strong sign for the City. 3.9% has been recorded in 2019. As noted above, data concerning employment rates is susceptible to change over time as more accurate information becomes available. However, the downward trend since 2011 is certainly a positive result for Newport.
C	The job numbers trend has been positive since the 2011 baseline, but there has been a big loss in job numbers between 2017 and 2018.
D	The Stats Wales figures suggest that the average gross weekly earnings in Newport have been increasing since 2015.

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

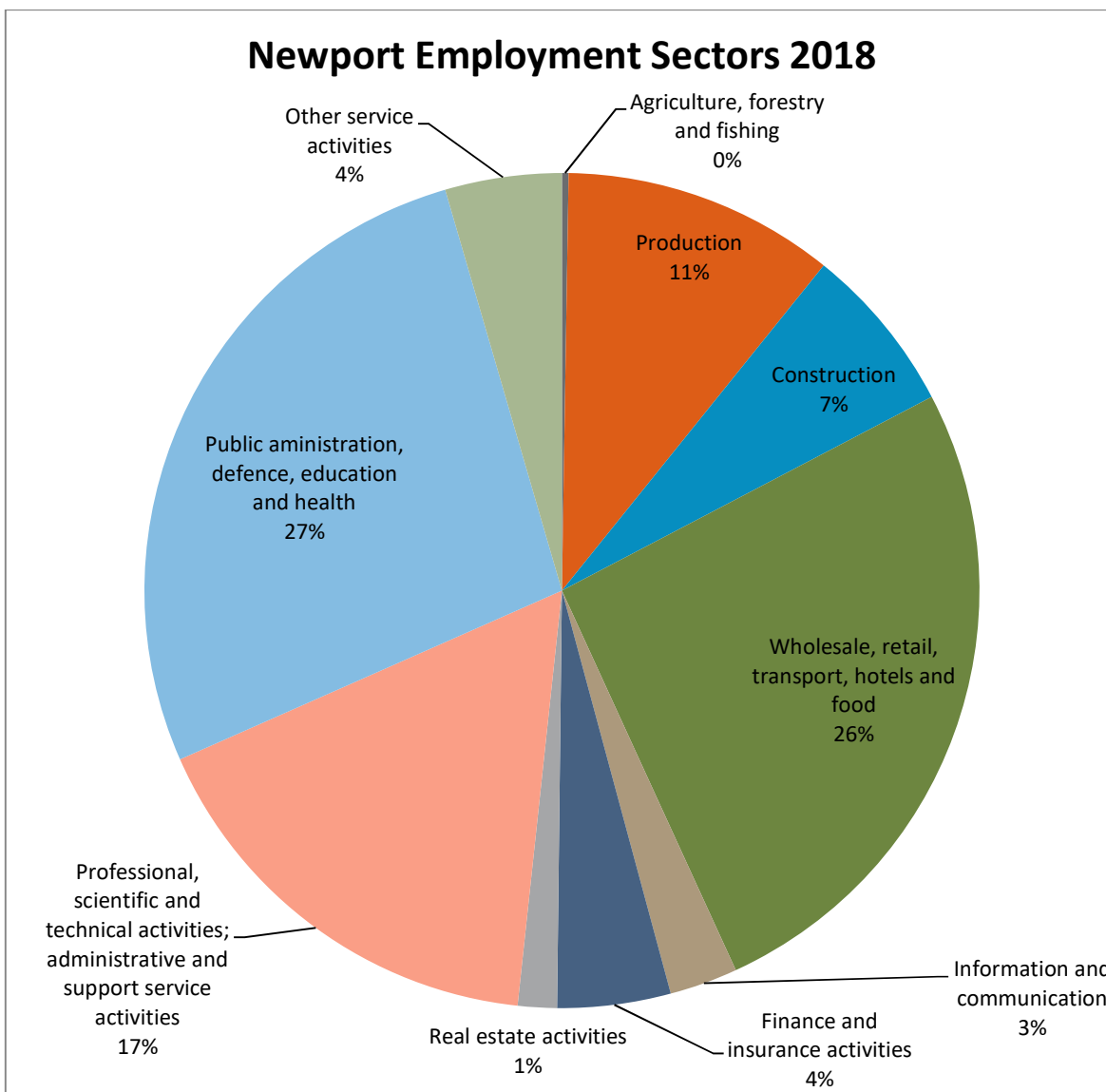
**TABLE 62: SA OBJECTIVE 21**

	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Source</b>	<b>Baseline/Previous Data</b>	<b>Last year colour</b>	<b>Most Recent Data</b>	<b>Outcome</b>
A	Mix of employment by sector (%)	Achieve more equitable balance	Stats Wales	2014 2015 2016 2017		2018 See Figure 29 below:	Newport employment sectors are not particularly equitable
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	12 applications determined where employment land has been lost. Five did not consider Policy EM3.
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	3.1ha of new employment land has been completed this year

**COMMENTARY AND ANALYSIS OF OUTCOME:**

- A The employment sector split for Newport demonstrates a reasonable split of job sectors, but it cannot be described as equitable. There is not necessarily a worrying over-reliance for one particular sector. There has been hardly any change in the pie chart for the last five years.
- B In relation to SA Objective 21B, please see commentary for OB3 MT4 (page 43).
- C In relation to SA Objective 21C, please see commentary for OB3 MT1 (page 39).

**FIGURE 29: NEWPORT EMPLOYMENT SECTORS 2018**



Source: [www.statswales.wales.gov.uk](http://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 63: SA OBJECTIVE 22**

	<b>Monitoring Indicator</b>	<b>Target</b>	<b>Source</b>	<b>Baseline/Previous Data</b>	<b>Last year colour</b>	<b>Most Recent Data</b>	<b>Outcome</b>
A	Total number of visitors to attractions in Newport - Day visitors in millions	Increase	Tourism – STEAM Summary	2011 = 1.766 2012 = 1.835 2013 = 1.860 2014 = 1.940 2015 = 2.000 2016 = 4.060 2017 = 5.630		2018 = 5.59	-0.7%
B	Number of jobs created in the tourism sector	A net increase of 250 full-time jobs within the Plan period.	Tourism – STEAM Summary	2011 = 2,914 2012 = 2,784 2013 = 3,053 2014 = 3,118 2015 = 3,124 2016 = 4,102 2017 = 4,109		2018 = 4,016	-2.3%
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	+4.0%
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	Decrease of 16,260.
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	Decrease of 3,672
<p><b>COMMENTARY AND ANALYSIS OF OUTCOME:</b></p> <p>A No update for 2019. Analysis remains the same as last year.</p> <p>B No update for 2019. Analysis remains the same as last year.</p> <p>C No update for 2019. Analysis remains the same as last year.</p>							

D	The number of visitors to the National Nature Reserve at the Newport Wetlands totalled 102,451 in 2019/20. This is a decrease of 16,260. We understand that the visitor figures for March 2020 are particularly low which is inevitably down to the Coronavirus pandemic.
E	The number of visitors to the Fourteen Locks visitor centre in 2019/20 was 60,963. This is a decrease of 3,672 visitors. As was the same for the Newport Wetlands, figures were very low for March 2020.

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

**TABLE 64: 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%	4.3% of pupils from Newport attend a Welsh medium primary or secondary school
B	Working population with no qualifications <sup>5</sup>	Decrease	Stats Wales	2015/16 = 10.3% 2016/17 = 11.9% 2017/18 = 7.5% 2018/19 = 7.6%		2019/20 = 7.8%	7.8% of Newport's working population have no qualifications
C	Number of students staying in Newport following study	Increase	University of South Wales	2015 = 697 2016 = 640 2017 = 343 2018 = 527		2019 = 1,188	Increase of 661 students
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	11 S106s signed - £66,932
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							

<sup>5</sup> Indicator has changed from 'Proportion of people with skill levels above the Welsh average'

A	Please see commentary and analysis for SA19 B (page 94).
B	7.8% of Newport's working population have no qualifications. This is a very slight increase compared to the previous year.
C	The number of individuals who have graduated from the University of South East Wales who have stayed in Newport following their studies totals 1,188 individuals. This is an increase on last year of 661 students. It is therefore concluded that positive effects are predicted.
D	There has been 11 S106 signed in 2019/2020 totalling £66,932. The number of S106 agreements signed has increased, but the total value has fallen.

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

TABLE 65: 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 – 38.1% 2014 – 36.3% 2015 – 38.0% 2016 – 38.6% 2017 – 34.0% 2018 – 39.4%		2019 – 39.9%	Increase of 0.5%
B	Improved levels of good access to local facilities according to the Welsh Index of Multiple Deprivation	Improve	Welsh Index of Multiple Deprivation 2014	2014 36 Newport LSOAs in 25% <u>least</u> deprived in Wales  12 Newport LSOAs in 25% <u>most</u> deprived in Wales	Baseline Set	28 Newport LSOAs in 25% <u>least</u> deprived in Wales  20 Newport LSOAs in 25% <u>most</u> deprived in Wales	In terms of access to facilities, there has been a fall in the number of Newport LSOAs in the 25% <u>least</u> deprived LSOAs in Wales, and an increase in the number of Newport LSOAs in the 25% <u>most</u> deprived LSOAs in Wales. This is a deterioration.
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	39.9% of the population that live within Newport travel outside of the administrative boundary for work. This is a very small increase of 0.5% from the previous year. See Contextual Indicator 4 on page 30 for further detail.						

B	The Welsh Index of Multiple Deprivation was updated in 2019. This indicator looks only at ‘Access to Services’ only, but has recorded a fall in standard. Further information on the Index of Multiple Deprivation can be found in Contextual Indicator 1 on page 25.
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**SA OBJECTIVE 25 – ACHIEVEMENT OF A MODAL SHIFT TO MORE SUSTAINABLE MODES OF TRANSPORT, INCLUDING WALKING AND CYCLING**

**TABLE 66: 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  Rogerstone 13/14 = 115,110 14/15 = 105,938 15/16 = 85,658 16/17 = 90,088 17/18 = 90,610  Pye Corner 13/14 = N/A 14/15 = 15,052 15/16 = 63,332 16/17 = 81,342 17/18 = 96,698		Newport 18/19 = 2.846m  Rogerstone 18/19 = 100,266  Pye Corner 18/19 = 125,692	Increase of 150,000  Increase of 9,656  Increase of 28,994
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	0
C	Number of business travel plans agreed	Increase	Regional Travel Plan Coordinator	2015/16 – baseline of 13		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 = 30%	30% - No update available
E	% of pupils travelling more than a mile to their secondary school	Reduce	National Survey for Wales	2014/15 = 76	Baseline Set	2014/15 = 76%	76% - 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 agreements signed	0 agreements signed
<b>COMMENTARY AND ANALYSIS OF OUTCOME:</b>							
A	Railway Station usage across Newport's three stations have all increased again. Pye Corner Station, which opened in December 2014 is performing extremely well and has seen its passenger numbers significantly increase every year. Rogerstone Station, which initially lost some passengers following the opening of Pye Corner, has also had a healthy increase and its numbers are now almost back to the levels prior to Pye Corner opening. Combined, the entries and exits for Newport's three stations have increased by almost 189,000.						
B	No planning applications were approved with an outstanding objection from Highways in 2019/20 on sustainability grounds.						
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 travelled more than a mile to their primary school. This figure will be used to set a baseline and will be monitoring in the future.						
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. This figure will be used to set a baseline for future annual monitoring.						
F	No agreements have been signed this year which make financial contributions towards sustainable transport initiatives. This is more a reflection of there not being any suitable schemes or justification to seek contributions.						

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

TABLE 67: SA OBJECTIVE 26

	Monitoring Indicator	Target	Source	Baseline/Previous Data	Last year colour	Most Recent Data	Outcome
A	City Centre Footfall	Increase (Transport Strategy 2011)	Planning Policy	2014: 8,546,519 2015: 8,239,924 2016: 8,084,709 2017: 7,437,579 2018: 6,955,114		2019: 6,572,702	Fall of 382,412
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%)	No data for 2020
C	Mix of uses in the City Centre	No target Identified	Regeneration Section	2016 & 2017 See figure 27 below.	Baseline Set	2019 – See table below	No data for 2020
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%)	No data for 2020



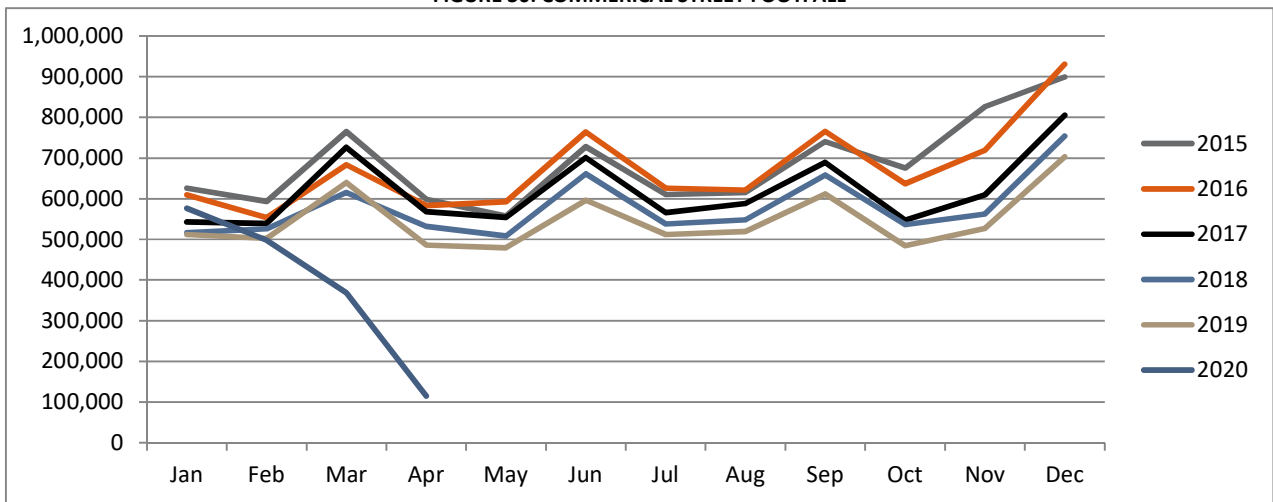
E	Residents' satisfaction with living in Newport	Improve	Newport Citizen Panel	Please see Figure 26 below.		Please see Figure 31 below.	Figure 31 shows a general decline in the satisfaction levels of people living in Newport.
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**COMMENTARY AND ANALYSIS OF OUTCOME:**

A Footfall figures for 2019 are down by 382,412 on the 2018 figures, which is a year on year drop from when the figures were first recorded for the AMR. 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. In 2020, this has been further exacerbated by the outbreak of Coronavirus and the Government measures to prevent the spread of the virus included the requirement for certain businesses and venues to close. Figure 30 below shows the massive fall in footfall as a result of the virus lockdown. Further analysis of the Commercial Street records is considered necessary together with data on vacancy rates to help establish an appropriate policy response in the LDP review.

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

**FIGURE 30: COMMERCIAL STREET FOOTFALL**



B It has not been possible to gather this information due to the Coronavirus pandemic.

C It has not been possible to gather this information due to the Coronavirus pandemic.

**2019 Assessment**

a	2016	2017	2018	2019	2020
A1	37%	38%	36%	36%	Unknown
A2	16%	13%	13%	13%	Unknown
A3	16%	18%	15%	15%	Unknown
B1	0%	1%	2%	2%	Unknown
C1	0%	0.5%	1%	0.5%	Unknown
C2	0.4%	0%	0%	0%	Unknown
D1	3% recorded as D	1.5%	1%	1%	Unknown
D2	Use Class	1%	1%	1%	Unknown
Sui Generis	1%	3%	4%	4%	Unknown
Empty Unit	25%	24%	27%	27%	Unknown

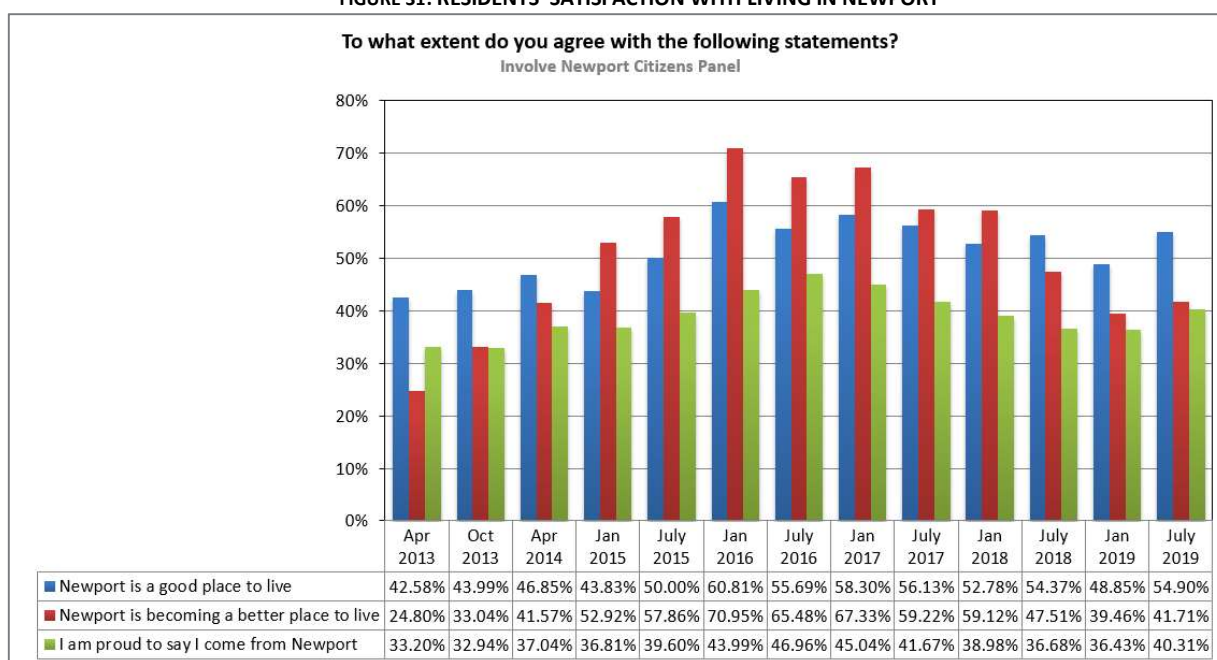
D It has not been possible to gather this information due to the Coronavirus pandemic.

Year	Units within Survey Area	No. of Empty Units	Percentage of Empty Units
2015	501	110	22%
2016	543	138	25%
2017	531	128	24%
2018	533	146	27%
2019	544	131	24%
2020	Unknown	Unknown	Unknown

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 31: RESIDENTS' SATISFACTION WITH LIVING IN NEWPORT**



Review of data from the base date of April 2013 indicates that generally Newport's residents think that Newport is a good place to live, that it is becoming a better place to live and 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 slight increase in the last 6 months. The 2016 peak followed the opening of Friars Walk that could have contributed to the sense of change at the time.

## 6. CONCLUSIONS AND RECOMMENDATIONS

- 6.1. The 2020 AMR is the fifth monitoring report to be prepared since the adoption of the LDP in January 2015. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the LDP and to determine whether changes are necessary.
- 6.2. In accordance with LDP Regulation 37 (2005), the AMR must include an assessment against seven questions. These questions are addressed below:

### **i. Does the basic LDP Strategy remain sound?**

- 6.3. The LDP focuses on a sustainable development strategy with particular emphasis on regeneration, building on the culture and heritage of the City, and seeking to maximise the use of previously developed (brownfield) land. The evidence collected throughout this AMR demonstrates that the LDP Strategy is still working. Although house building has dipped slightly this year, the brownfield sustainable development approach is still being achieved. Since the start of the Plan period, 94% of the housing completions have been on brownfield land. It is acknowledged that the percentage of brownfield completions this year was only 78%, but this is largely due to healthy completions on two of the LDP greenfield allocation sites. This dip in brownfield completions for one year does not represent the start of a trend away from the overall strategy.

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

#### Globally

- 6.4. On a global scale, the LDP is having some positive impacts again with regard to renewable energy. LDP policies permitted 3.66MW of renewable energy schemes in Newport in 2019/20. Other positive environmental indicators include:
- SA Obj 2C – No loss of important wildlife habitat;
  - SA Obj 3D – No loss of high value agricultural land;
  - SA Obj 10A – Overall reduction in average annual electricity consumption over the Plan period.
  - SA Obj 12B – An increase in percentage of waste reused, recycled or composted
  - SA Obj 12D – A fall in the percentage of waste sent to landfill
- 6.5. The granting of the International Convention Centre Wales at the Celtic Manor in line with Policy CF9 of the LDP was reported in previous AMRs. The Convention Centre was opened in the summer of 2019 and one of its first main events was the UK Space Conference. This is a national event, but the Centre is capable of hosting global events and the fact that Newport has this facility can only be a positive thing for the city as a whole.

#### Nationally

- 6.6. On a national scale, Newport completed 667 new homes in 2019/20. When compared to previous years, particularly 2015 to 2017, the authority was completing in excess of 900 new homes a year. Following the impact of the Coronavirus pandemic, completions for next year are expected to be considerably lower, before hopefully rebounding again the following year. Overall, since the start of the Plan period, housing completions remain reasonably healthy, but there is now a gradual downward trend starting to develop. This was indeed

anticipated in the LDP housing completions trajectory, however the peak on 900 plus units was expected to last for three more years, and obviously the significant impact that the Coronavirus is likely to cause was not foreseen. As housing delivery rates fall, the need for an LDP review increases.

- 6.7. Economically, Newport is also performing well. Almost 25ha of employment land has been granted this year and 3.1ha of new employment land has also been developed this year. This mix of housing and employment land is key to creating successful sustainable development. The estimated jobs number in Newport has fallen this year, but it remains above the targeted rates and the authority is on course to deliver the LDP requirement of 7,400 new jobs in the Plan period.

#### Regionally

- 6.8. At a regional level, the South East Wales Strategic Development Plan is stalled, however the Welsh Government are in the process of progressing the Local Government and Elections Bill, which would see the introduction of Corporate Joint Committees. These Committees would be responsible for delivering strategic planning and therefore it is expected progress on the South East Wales Strategic Development Plan will pick up following the introduction of the Corporate Joint Committees in 2021.
- 6.9. Some progress has also been made with regard the delivery of Llanwern Station, which would be part of the SE Wales Metro system. In addition, the Cardiff Capital Region is in the process of releasing a Housing Investment Fund which would have the aim of unlocking stalled residential sites. Newport is in early discussions about how some of this investment could be potentially directed towards some of Newport's stalled LDP sites.

#### Locally

- 6.10. On the local scale, 267 affordable units were completed this year, which is the highest number recorded during the Plan period. This increases the total provision of affordable housing since April 2011 to 1,223, which is only a shortfall of 78 units over the nine years.
- 6.11. As previously noted, brownfield housing delivery across the Plan period is 94%, 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:
- Obj 1 MT1 – No loss of greenfield land not in accordance with LDP policies;
  - Obj 3 MT2 – The employment land supply is over 13 years;
  - Obj 4 MT8 – Delivery of H1 allocated sites over the Plan period is 86%;
  - Obj 6 MT1 – No loss of SSSI or SINC;
  - Obj 6 MT2 – No loss of protected woodland or trees contrary to policy;
  - Obj 6 MT3 – No applications approved on Green Belt or Green Wedge contrary to policy;
  - SA Obj 21C – Net employment land development on the rise;
  - SA Obj 25A – Usage of all three of Newport's Railway Stations continues to increase.

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

- 6.12. Section 3 of the AMR contains information which details the changes that have been implemented to planning policy at a national level. Whilst changes to national policy have taken place which will have implications for any future review of the LDP, the conclusion was made that no significant changes have occurred that would impact on policies in the current LDP and require an immediate review. The publication of the draft NDF is most significant to Newport, with its recognition that Newport should be a centre of national growth. This is something that it going to be very significant when it comes to drafting a SDP and 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)?**

- 6.13. Sections 4 and 5 go into detail with regard to whether the indicator targets are being met, not being met, or whether mixed results are being produced. An overall summary of the targets and the recorded outcomes is shown in the three tables below. In the majority of cases, positive outcomes have been recorded. Therefore, the majority of targets are being met.
- 6.14. With regard to SPGs, as referred to in paragraph 3.36, five brand new SPGs were adopted in 2019/20, and four others we have been updated and readopted.
- 6.15. A new 'waste storage and collection' SPG has been produced which ensures that new development makes appropriate physical space for waste containers within new homes, but also outside for collection purposes as well. In addition, four Conservation Area Appraisals have been completed and adopted as SPG.
- 6.16. Updates to the following SPGs have occurred:
- Planning Obligations
  - House Extensions and Domestic Outbuildings
  - New Dwellings
  - Flat Conversions
- 6.17. A draft Sustainable Travel SPG has been through consultation and is awaiting final sign off. Work is also underway on a 'Shop Front Design' SPG, which will be particularly useful in trying to improve the physical environment within the city centre.

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

- 6.18. 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 68: CONTEXTUAL INDICATORS

	Total	Summary of Indicator	Ref	2019 AMR
Positive Outcome	1	Reported crime incidents in Newport	CON 2	
Mixed outcome	0			
Negative outcome	3	Most deprived areas of Newport compared to Wales as a whole	CON 1	
		Economic activity rates in Newport	CON 3	
		Residents commuting out of Newport	CON 4	

### Positive Outcome

- 6.19. Reported crime rates in Newport continues to fall, which is obviously positive news.

### Mixed Outcome

- 6.20. There have been no mixed outcome contextual indicators recorded this year.

### Negative Outcome

- 6.21. In last year’s AMR, no negative outcome contextual indicators have been recorded. Therefore, it is slightly disappointing that three have been recorded this year.
- 6.22. The Wales Index of Multiple Deprivation (WIMD) was updated in 2019 and is unfortunately showing a higher proportion of Newport’s LSOAs 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 ranking<sup>6</sup>. There are now 23 Newport LSOAs within the 10% most deprived part of Wales, compared to 14 LSOAs recorded during the 2014 WIMD. This is slightly disappointing and surprising when economic evidence such as house prices and jobs creation is showing Newport is becoming more prosperous.
- 6.23. Economic activity rates are shown to be falling in Newport since 2017. They do remain above the Wales average however. 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 2019, the trend is positive. This is considered to be a fairer reflection of economic activity in Newport.
- 6.24. Finally, residents commuting out of Newport for work has increased by 0.5%. As has been noted in previous AMRs, Newport’s strategic location in South Wales, and its proximity to Cardiff and Bristol means it’s always going to have an element of out-commuting. The challenge is to try and reduce this in the interests of creating

<sup>6</sup> 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.

a sustainable city, and if it cannot be reduced, try to ensure that commutes are via sustainable forms of transport.

TABLE 69: CORE AND LOCAL INDICATORS

	Total	Summary of Indicator	Ref	2019 AMR
Positive Outcome	16	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	
		Housing completions on brownfield land	OB4 MT1	
		Maintaining a 5-year housing land supply	OB4 MT2	
		Housing completions on H1 LDP housing sites	OB4 MT8	
		Development permitted outside the settlement boundary	OB4 MT10	
		Accommodation provision for Gypsy/Travellers	OB4 MT12	
		Permissions affecting SSSI or SINC	OB6 MT1	
		Protected woodland and trees lost to development	OB6 MT2	
		Development permitted within Green Belt/Green Wedge	OB6 MT3	
		Loss of community facilities	OB7 MT1	
Permissions granted contrary to Highways advice	OB7 MT2			
Maintain sufficient waste capacity	OB10 MT1			
Training Required	6	Environmental space lost contrary to policy	OB1 MT2	
		Development within a mineral safeguarding area	OB1 MT4	
		Consideration of the Welsh National Marine Plan	OB1 MT5	
		Employment land lost to other uses	OB3 MT4	
		Development density	OB4 MT9	
		Permissions affecting sites of historical value	OB5 MT1	
SPG Required	0			
Further Research	13	Development permitted in C1 and C2 floodplains	OB1 MT3	
		Permissions granted contrary to NRW advice	OB2 MT2	
		Commercial vacancy rates in the City Centre	OB3 MT5	
		Non-retail uses in primary and secondary frontages	OB3 MT6	
		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

- 6.25. 16 indicators have been recorded as green (positive) this year. This is a fall of three from the 2019 AMR. Two of the green indicators have moved into blue, whilst one has gone to yellow. In the 2019 AMR, loss of community facilities was previously identified as blue, but has now moved to green. As the Welsh Government has removed the requirement to maintain a five-year housing land supply, this indicator has been removed.

## Training Required

- 6.26. Six indicators this year have been recorded as blue (training required). This is one more than last year, and three have remained blue from the previous year.
- 6.27. OB7 MT1 is permissions affecting loss of community facilities. This indicator has been blue for the past four AMRs, but has now been recorded as green which is positive. OB3 MT7 records retail developments outside of the City Centre has also moved from blue to yellow which means that further investigation into the policy is required. However, as noted above, there are still three indicators which are constantly being recorded as blue.
- 6.28. OB1 MT4 (Developments within a Mineral Safeguarding Area) has been recorded as blue for the last five years. Nine applications were logged within mineral safeguarding areas, three of the nine applications were 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.
- 6.29. OB3 MT4 (Employment land lost to other uses) has been recorded blue for the last five years. Twelve planning applications were approved which have led to a loss of employment land totalling 2.531ha. However, no EM1 land has been lost to non-employment uses. There were five applications that did not consider policy EM3 and this is a concern. It is thought that the policy may be considered to be overly onerous for small schemes, and this is something that can be considered during LDP review. It is considered that further training is required to ensure that policy EM3 is considered for all applications involving the loss of employment land.
- 6.30. OB4 MT9 (Development Density) has been recorded as blue as opposed to yellow in the previous year. Sixteen major residential planning applications were approved in 2019/20, however one was approved with a density of less than 30 dwellings per hectare. Policy H3 (Housing mix and density) does not preclude developments of less than 30dph, but where this is the case, it requires justification against Policy H3. Sufficient evidence relevant to the requirements of Policy H3 was discussed in relation to the applications, but unfortunately not within the context of the policy. 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. This is one phase of a large residential scheme and the whole scheme is expected to be H3 policy compliant. It is considered that training is required to ensure that the overall scheme meets this policy objective.
- 6.31. OB1 MT2 (Environmental space lost contrary to policy) has been recorded blue this year as opposed to green for the previous two years. There were two applications permitted on land designated as Environmental Space during the past year which led to the loss of 0.58ha. One of the applications did not have a mention of the impact of the loss of the Environmental Space in the Officer Report; even though it is likely that Policy CE3

would have been satisfied, it should have been covered in the officer report. Consequently, this indicator has been identified as blue and officers will be reminded about the importance of environmental space.

- 6.32. OB5 MT1 (Permissions affecting sites of historical value) This indicator has been recorded blue this year as opposed to green the previous year. There were two applications permitted which had an outstanding objection from a statutory heritage advisor, both applications were considered to have a detrimental impact on Listed Buildings. It is considered that further training is required on this indicator to ensure the concerns raised can be dealt with through specific training needs and possible guidance.
- 6.33. Finally, OB1 MT5 (Consideration of the Welsh National Marine Plan) is a new indicator which has been introduced to reflect the adoption of the National Marine Plan for Wales. The Plan was adopted in November 2019 and four out of five applications (which should have consider the Marine Plan) considered 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. Training has since been provided to ensure officers are aware of their responsibilities and national implementation guidance is anticipated this year.

#### Further Research

- 6.34. There were 13 indicators recorded as yellow (needing further research) this year, compared to 11 indicators recorded last year. The 13 indicators, including all of last year's indicators identified as requiring further research are:
- Development permitted in C1 and C2 floodplains
  - Permissions granted contrary to NRW advice
  - Commercial vacancy rates in the City Centre
  - Non-retail uses in primary and secondary frontages
  - Retail development outside of the City Centre
  - Annual housing completions
  - Completions and Llanwern Village Strategic Housing Site
  - Completions at Glan Llyn Strategic Housing Site
  - Completion of affordable units
  - Residual values across housing submarket areas
  - Delivery of Hartridge Farm Rd Gypsy/Traveller Site
  - Provision of Gypsy/Traveller Transit Site
  - Number of Gypsy/Travellers unauthorised sites

#### Flood Risk

- 6.35. 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. A review of TAN 15 is being carried out and the Council has fed into this work.

#### Retail

- 6.36. It is clear that the coronavirus pandemic will have had a significant impact on the retail sector, particularly those deemed as non-essential. It has not been possible to undertake a survey of the City Centre and next year's analysis will provide a clearer indication of the effects of the global pandemic. The LDP policies on primary and secondary frontages continue to be relaxed, with the Council taking the view that the number of vacant premises in the City is a material consideration and therefore allowing non-A1 uses which are actually contrary to policy, may help to raise footfall. It is also worth noting that one application for a use best located in a defined centre was approved outside of a defined centre where other material considerations were judged to outweigh relevant retail policy requirements.

### Housing

- 6.37. 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 2020, 5,978 units have been completed. This is a shortfall of 575 units over a nine-year period, or 9%. Delivery rates are still good compared to most other Welsh Authorities, but with only 667 being completed this year, it represents the largest deviation from the required rate. Newport is now 575 dwellings behind the required rate set at LDP examination.
- 6.38. 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 Average Annual Requirement (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 2019-2020 is 667 units which is 232 units under the average annual requirement (see page 50 for full details).
- 6.39. Work undertaken on the 2020 Housing Delivery rates for Newport (Appendix 2) expects a completion rate of at least 428 for 2020-2021, against the average annual completion rate of 690. The reduction in the number of expected dwellings is to be expected following the clear impact from the Coronavirus on the construction industry. We inevitably expect to record lower completions in 2020 due to the Coronavirus pandemic and expect to fall further behind, but we are predicting healthier rates from 2021 and beyond and expect delivery rates to improve. We are still in a strong position in terms of housing completions, and hopefully will hit the 10,350 target by the end of the Plan period.
- 6.40. Completions at the strategic sites of Llanwern Village and Glan Llyn are also recorded in the AMR. Llanwern Village has delivered its first completions with both phases 1&2 have started construction. Llanwern Village is expected to perform well with 480 units anticipated to be delivered over the next 5 years. To date, Glan Llyn has been more successful than Llanwern Village in terms of delivery, although the build rates are below those anticipated in the LDP. This year, Glan Llyn recorded 67 completions which is a reduction from the previous year that had seen the highest figure to date. There is a third developer expected on site which will aid delivery rates that are expected to reach 660 units over the next five years.
- 6.41. OB4 MT6 records the number of affordable houses built since the start of the Plan period. This figure stands at 1,223. This is a shortfall against the 1,301, but only a shortfall of 78 units. For 2019/20, 267 affordable units were completed in Newport. This is the highest annual total since the start of the Plan period and represents very positive news. The increase in the number of registered social landlords such as Pobl and Newport City Homes building their own stock has been key in boosting the affordable housing statistics for Newport.

6.42. With respect to the affordable housing contributions, OB4 MT7 examines the difference between the actual costs to build a house and the sales value. This reveals a residual value which helps determine what level of affordable housing an area can afford. As reported in OB4 MT7, the indicator is suggesting further research is required which may mean an increase in affordable housing percentages/values needs to be sought. However, in reality, the Council is starting to have some success in achieving the commuted sums for affordable housing from smaller scaler development, but for larger scale development, the Council is constantly entering into viability discussions and very rarely secures 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 when it happens.

Gypsy and Travellers

6.43. There are three indicators within this category which relate to Gypsy/Travellers. OB4 MT11 relates to the delivery of Hartridge Farm Road Gypsy/Traveller site. Delivery of this site has commenced and three pitches are fully complete, and this is considered to meet the current demand for the time being. However, the indicator states that 23 pitches should have been delivered by 2016.

6.44. 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 Cardiff Council to discuss the possibility of a regional transit site, but nothing has come to fruition. 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 the plan.

6.45. 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 seven. Therefore, this indicator is identified as yellow as well.

TABLE 70: SUSTAINABILITY APPRAISAL INDICATORS

	Total	Summary of Indicator	Ref	2019 AMR
Significant positive effects are predicted	44	Applications within 3km of Accessible Natural Greenspace	SA1 A	
		Permissions granted with the loss of a Public Right of Way	SA1 B	
		Major applications with landscape strategies	SA1 D	
		Protected woodland lost to development	SA2 A	
		Developments negatively affecting a SINC	SA2 B	
		Important wildlife habitat lost to other uses	SA2 C	
		New developments with ecological management schemes	SA2 D	
		Greenfield land lost to development	SA3 A	
		Water quality objection from Environmental Health	SA3 C	
		Loss of agricultural land	SA3 D	
		Carbon dioxide emissions	SA5 A	
		Applications refused on noise issues	SA6 A	
		Permissions granted contrary to water supplier advice	SA7 A	
		Developments meeting water efficiency standards	SA8 A	
Households ordering water efficiency products	SA8 B			

		Installation of water efficient fixtures	SA8 C	
		Properties approved in flood risk areas	SA9 C	
		Actions implemented in Shoreline Managements Plan 2	SA9 D	
		Annual electricity consumption per household	SA10 A	
		Improvements to waste infrastructure through S106	SA12 A	
		Municipal waste reused, recycled and composted	SA12 B	
		Waste sent to landfill	SA12 D	
		Applications where DAS is not submitted	SA13 A	
		% of major schemes where DCfW have been consulted	SA13 B	
		Community facilities lost contrary to policy	SA14 A	
		Permissions with objection from Environmental Health	SA14 B	
		Loss of community facilities in total	SA15 B	
		Residential applications not contributing to affordable housing	SA16 B	
		Affordable housing meeting Welsh Quality Standards	SA16 D	
		Permissions with objection from Police	SA17 B	
		Conservation appraisal undertaken during Plan period	SA18 B	
		Applications approved despite negative ASIDOHL comments	SA18 C	
		Loss of ancient woodland	SA18 D	
		Scheduled Ancient Monuments affected by development	SA18 E	
		Pupils in Welsh medium education	SA19 B	
		Unemployment rate	SA20 B	
		Job creation	SA20 C	
		Gross weekly earnings	SA20 D	
		Net employment land developed	SA21 C	
		Economic impact of tourism	SA22 C	
		Increase in Welsh medium education	SA23 A	
		Students staying in Newport following study	SA23 C	
		Newport railway station usage	SA25 A	
		Permissions with an outstanding objection from Highways	SA25 B	
	<b>29</b>	Environmental space lost in total	SA1 C	
		Developments affecting a SLA	SA1 E	
		Land enhanced through use of S106 agreement	SA2 E	
		Average density of developments	SA3 B	
		Air Quality Management Areas	SA4 A	
		Improvements to sewerage/water through S106	SA7 B	
		Development permitted in flood zones C1 and C2	SA9 A	
		Improvements to energy/telecommunication through S106	SA10 C	
		Renewable energy developments permitted	SA11 A	
		Energy from waste	SA12 C	
		Environmental space lost contrary to policy	SA15 A	
		Affordable housing delivery	SA16 A	
		Applications on housing waiting list	SA16 C	
		Gypsy/Traveller sites as percentage of need	SA16 E	
		People feeling safe in Newport	SA17 A	
		Permissions which affect historical assets	SA18 A	
		Community services within Newport	SA19 A	
		Economically active population	SA20 A	
		Mix of employment by sector	SA21 A	
		Employment land lost to other uses	SA21 B	
		Visitors to attractions in Newport	SA22 A	
	Mix of positive and negative predicted			

			Jobs created in tourism sector	SA22 B	Green
			Visitors to the Wetlands Reserve	SA22 D	Green
			Visitors to the Fourteen Locks Visitor Centre	SA22 E	Green
			Working population with no qualifications	SA23 B	Green
			S106 agreements providing education facilities	SA23 D	Green
			People travelling outside of Newport for work	SA24 A	Green
			Value of transport related S106 agreements	SA25 F	Orange
			Residents' satisfaction living in Newport	SA26 E	Orange
Significant negative effects are predicted	2	Level of access to local facilities	SA24 B	White	
		City Centre Footfall	SA26 A	Red	
Baseline set – No data available or no target set	9	Applications permitted with noise mitigation measures	SA6 B	White	
		Permissions with SuDS schemes	SA9 B	White	
		Owners signing up to NCCs energy performance programme	SA10 B	White	
		Business travel plans agreed	SA25 C	White	
		Pupils travelling more than a mile to primary school	SA25 D	White	
		Pupils travelling more than a mile to secondary school	SA25 E	White	
		Independent retailer representation	SA26 B	Green	
		Mix of uses in the City Centre	SA26 C	White	
		Vacant commercial units in the City Centre	SA26 D	Orange	

6.46. The above table summarises the outcomes of all sustainability appraisal indicators. The majority recorded positive effects. 44 indicators have been recorded as green, which is an increase of 3 from the 2019 AMR. 29 indicators have been recorded as orange this year, compared to 34 last year. Two sustainability indicators have been recorded as red compared to one last year. Further analysis is offered below.

### Significant positive effects predicted

6.47. There have been fourteen indicators recorded as green this year which were either orange in last year's AMR. This demonstrates that improvements have been recorded. The improved sustainability indicators are:

- Major applications with landscape strategies
- New developments with ecological management schemes
- Carbon dioxide emissions
- Improvements to waste infrastructure through S106
- Municipal waste reused, recycled and composted
- Waste sent to landfill
- % of major schemes where DCfW have been consulted
- Community facilities lost contrary to policy
- Loss of community facilities in total
- Residential applications not contributing to affordable housing
- Conservation appraisal undertaken during Plan period
- Applications approved despite negative ASIDOHL comments
- Gross weekly earnings
- Students staying in Newport following study

- 6.48. The LDP has had a role in helping to improve these indicators, albeit some more direct than others. There have been some positive indicators related to the environment and some improved social based indicators. The appraisal of four Conservation Areas within Newport is one such example.
- 6.49. There are clearly positive effects in terms of how waste is dealt with in Newport. The percentage of municipal waste reused, recycled and composted has exceeded this year's target by 2.37%. There has been a significant fall in waste sent to landfill (from 6.9% to 1.5%).

#### Mix of Positive and Negative Effects Predicted

- 6.50. There have been 29 sustainability indicators which are recorded as orange and therefore have a mix of positive and negative effects, which is a decrease of 5 indicators from 2019. There are 12 indicators which were green last year and are now orange. These are:
- Environmental space lost in total
  - Renewable energy developments permitted
  - Environmental space lost contrary to policy
  - Applications on housing waiting list
  - Permissions which affect historical assets
  - Economically active population
  - Visitors to attractions in Newport
  - Jobs created in tourism sector
  - Visitors to the Wetlands Reserve
  - Visitors to the Fourteen Locks Visitor Centre
  - Working population with no qualifications
  - S106 agreements providing education facilities
  - People travelling outside of Newport for work
- 6.51. Some of the indicators have already been addressed within the Local Indicators section above, such as people travelling outside of Newport for work.
- 6.52. There was a loss of Environmental Space recorded this year of 0.58ha. One of the two applications did not mention of the impact of the loss of the Environmental Space in the Officer Report. On reflection it is likely that Policy CE3 would have been satisfied. Consequently, the indicator cannot be considered to have had a positive effect and officers will be reminded about the importance of environmental space.
- 6.53. Information for the tourism sector has not been possible to gather due to the impact of Coronavirus. There will clearly be a significant impact on the sector during 2020. Visitor numbers to attractions such as the Newport Wetlands Centre and Fourteen Locks Visitor Centre were healthy until the beginning of the year. Next year's monitoring report will provide an insight into the actual level of impact.
- 6.54. The levels of economic activity and the percentage of the population with some level of qualification has decreased slightly over the past year. This year's figures have seen a very slight change and therefore it is considered that although not a positive trend it is not likely to have significant negative impacts and will be continued to be monitored.

- 6.55. With regard to the values of education and transport S106 agreements, this is completely dependent on what applications are received in the year. The total number of applications with a legal agreement was up from last year with the total amount signed for less than the year before.
- 6.56. Whilst two applications for renewable energy schemes were permitted they were for amendments to existing schemes. Therefore, although the approval of renewable schemes will have a positive effect there were no new schemes approved that have not already been accounted for in previous AMRs.

Significant negative effects are predicted

- 6.57. There was one sustainability indicator recorded as red in last year's AMR and this remains red. This is SA26 E City Centre Footfall. Footfall in the City Centre has unfortunately been falling for several years. This is not just a problem exclusive to Newport as the same trends can be witnessed up and down the nation. Efforts are being made to attempt to counteract this downward trend with investment such as the Mecure Hotel and International Convention Centre. However, the true impact on the City Centre this year is not clear due to the impact from Coronavirus which has had an impact across the world.
- 6.58. Alongside the City Centre footfall indicator there is another that has also been assessed as having significant negative predicted effects - SA24 B 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 only at 'Access to Services' only, but has recorded a fall in standards compared to the position in 2016.

**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?**

- 6.59. Three elements of the LDP might require adjusting in due course, but following consideration of all evidence gathered, there are no specific elements requiring immediate attention.
- 6.60. Although Policy CF12 – Protection of Existing Community Facilities has been assessed as being implemented effectively this year. However, due to the concerns raised in previous AMRs, it is considered that the policy requires revision in due course. 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 mark about what the policy can do to prevent its loss? Therefore, when the Council decides to review the LDP, this policy will need careful consideration with regard to how it can be made more meaningful. It is not considered an immediate problem that would trigger an instant review.
- 6.61. The second element of the LDP which will require modification during review, are the policies relating to primary and secondary frontage in the City Centre. As noted in the analysis of OB3 MT6, 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 actors calling into question the future of the sector and the extent of retail property requirements within town and district centres. The additional impact of the Coronavirus will only add 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.



- 6.62. Whilst it is considered that the LDP retail policies do not require immediate review, the Council has finalised a commissioned study to provide a health check on the City Centre and offer advice on the LDP R2 and R3 primary and secondary retail frontage policies. The report concluded that the City Centre is underperforming and consideration should be given to flexibility of spaces and consolidation of the retail provision. The report is being used as a material consideration in the determination of retail applications across Newport and it will also play a major part in informing the LDP review.
- 6.63. The third area which will have 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 does suggest that the target values do need to be reconsidered as part of an LDP review. 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?**

- 6.64. The Council does not consider that any aspects of the LDP need adjusting or replacing at this time. As discussed above, three elements of the LDP might need modification in due course, but no immediate changes are considered necessary.

## RECOMMENDATIONS

- 6.65. This is the fifth AMR and it is fair to say that the LDP and the LDP Strategy are still functioning well and as expected. Housing delivery rates continue to remain broadly in line with the required delivery rates set out in the adopted LDP. The highest figures for the provision of affordable housing has been recorded in 2019/20 and completions have been recorded on the Llanwern Village Strategic Site. 5,978 new homes have been built since the start of the Plan period, with the vast majority being built on brownfield land inline with the overall LDP Strategy.
- 6.66. Major strides forward have also been made in terms of employment land delivery as well. Over three hectares were completed this year and this corresponds positively with the level of jobs within Newport exceeding the LDP forecast. The International Convention Centre Wales has opened and much work has progressed on the Mercure Chartist Hotel, both of which are expected to have a positive impact on the City.
- 6.67. All in all, there are many success stories being reported around Newport and there is a strong argument that the LDP is functioning well. However, the LDP is over five years old and guidance suggests that it should be reviewed every four years. In addition, certain policies in the LDP have been identified as needing attention, such as the retail policies, and some of our major residential sites have been completed or are approaching completion. Therefore, there is an argument that more sites will be required soon.
- 6.68. The progress of the Strategic Development Plan 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. Consideration could be given to reviewing the LDP and working as closely as possible with the SDP team to ensure there are no major conflicts in both documents. The possibility of a joint LDP is also something that Newport may wish to explore.

6.69. The previous AMR recommended that discussions take place with Newport Members, Officers and Welsh Government on the need to review the LDP. These discussions have occurred, with Welsh Government officers in particular encouraging the commencement of a full review at the earliest opportunity. It also concluded that the progress of an SDP is monitored and a decision on whether to review or not is made prior to the fifth anniversary of the adoption of the LDP. The introduction of Corporate Joint Committees, which will be responsible for delivering strategic planning, mean that the work on the SDP is not anticipated to begin until 2021.

6.70. In addition to the above, and following consideration of all evidence gathered as part of the AMR process, the recommendations are:

**1. Undertake a review of the LDP**

**2. Ensure further training, guidance and clarification is provided in relation to:**

- **Development within a mineral safeguarding area**
- **Employment land lost to other uses**
- **Environmental space lost contrary to policy**
- **Development Densities**
- **Consideration of the Welsh National Marine Plan**
- **Permissions affecting sites of historical value**

**3. Identify and undertake further research into the immediate impacts of the Coronavirus 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**

- **Development permitted in flood zones C1 and C2. Working with NRW and WG on the update to TAN 15.**

**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 specific focus on short term impacts from Coronavirus. Ensure retail policies are carefully considered during any LDP review.**

**6. Continue to monitor indicators and capture data in preparation for the 2021 AMR**

6.71. The Council is of the view that the LDP is performing well and enabling growth in sustainable locations, however it is considered that a formal review of the LDP should now commence.

## GLOSSARY

<b>AAR</b>	Average Annual Rate (690 housing completions per annum for Newport)
<b>AMR</b>	Annual Monitoring Report
<b>ANG</b>	Accessible Natural Greenspace
<b>AQMA</b>	Air Quality Management Areas
<b>ASIDOHL</b>	The Assessment of the Significance of Impacts of Development on Historic Landscape
<b>BCIS</b>	Building Cost Information Service
<b>BREEAM</b>	Building Research Establishment's Environmental Assessment Method
<b>Brexit</b>	A term used for the withdrawal of The United Kingdom of Great Britain and Northern Ireland from the European Union
<b>CADW</b>	The Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales.
<b>CIL</b>	Community Infrastructure Levy
<b>CO<sup>2</sup></b>	Carbon Dioxide
<b>COU</b>	Change Of Use
<b>DAS</b>	Design and Access Statement
<b>DCfW</b>	Design Council for Wales
<b>DECC</b>	Department for Energy and Climate Change
<b>DM</b>	Development Management
<b>EA</b>	Environment Agency
<b>EfW</b>	Energy from Waste
<b>Env Health</b>	Environmental Health
<b>EU</b>	European Union
<b>FCA</b>	Flood Consequence Assessment
<b>GGAT</b>	The Glamorgan-Gwent Archaeological Trust
<b>GTAA</b>	Gypsy and Traveller Accommodation Assessment
<b>G7</b>	The Group of Seven (G7) is an informal bloc of industrialised democracies – The USA, Canada, France, Germany, Italy, Japan, and the UK.

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

<b>SAM</b>	Scheduled Ancient Monument
<b>SA Objective</b>	Sustainability Appraisal Objective
<b>SAP</b>	Standard Assessment Procedure
<b>SEA</b>	Strategic Environmental Assessment
<b>SDP</b>	Strategic Development Plan
<b>SFCA</b>	Strategic Flood Consequence Assessment
<b>SINC</b>	Site of Importance for Nature Conservation
<b>SIP</b>	Single Integrated Plan
<b>SLA</b>	Special Landscape Area
<b>SMP</b>	Shoreline Management Plan
<b>SPG</b>	Supplementary Planning Guidance
<b>SSSI</b>	Site of Special Scientific Interest
<b>STEAM</b>	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.
<b>SuDS</b>	Sustainable urban Drainage Systems
<b>Sui Generis</b>	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.
<b>TAN</b>	Technical Advice Note
<b>TPO</b>	Tree Preservation Order
<b>UDP</b>	Unitary Development Plan
<b>VVP</b>	Vibrant and Viable Places
<b>WDC</b>	Whitehead Development Company Ltd
<b>WG</b>	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 71: PROGRESS MADE ON LDP HOUSING ALLOCATIONS AS OF 1 APRIL 2020

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	31	3%	<ul style="list-style-type: none"> <li>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.</li> <li>Reserved matters application 18/0431 for 85 units on phase 1 approved.</li> <li>Reserved matters application 1/0023 for 115 units on phase 2 approved.</li> <li>Redrow are building both phases.</li> </ul>
H1(4) Pirelli	250	221	100%	Site complete.
H1(5) Glebelands	153 (Now 215)	58	27%	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%	Developer interest in the site.
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	119	79%	Redrow Homes is on site and site is under construction.
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	0	0%	Planning permission (16/0789) granted 21/09/2017 for 93 units with a 3 year time period for implementation.
H1(16) Penmaen Wharf	160	0	0%	Planning permission has lapsed. The site is within Flood Risk Zone C2.

H1(17) Former Hurrans Garden Centre	60	60	100%	Site complete.
H1(19) Land at Hartridge High School	65	0	0%	The site is linked to the development of the Jigsaw site.
H1(21) Former Floors 2 Go	10	0	0%	No planning permission in place. No completions expected within the next 5 years.
H1(23) Traston Lane	21	0	0%	Planning permission for a revised scheme was granted in late 2012. Limited progress made.
H1 (24) 30-33 High Street	16	16	100%	Site complete.
H1(25) Taylors Garage	71	71	100%	Site complete.
H1(26) Ty Du Works	26	26	100%	Site complete.
H1(30) Rear of South Wales Argus	89	89	100%	Site complete.
H1(31) Roman Lodge Hotel	10	0	0%	Owner is concentrating on the hotel use. Residential development not anticipated within the next 5 years.
H1(32) Former Sainsbury's	140	0	0%	Mixed use proposal for 140 residential units; student accommodation; hotel and commercial. Outline planning permission approved 20/04/2016. The outline permission is very detailed with not many outstanding issues to be approved via reserved matters. Demolition and construction of a flood defence bund in conjunction with NRW is now complete, however very little progress has been made since.
H1(34) Bankside Coverack Road	38 Now 76	0	0%	Revised scheme for 76 apartments approved subject to the signed of a S106 – ref: 18/1169.
H1(36) Farmwood Close	10	0	0%	Extant planning permission which has been implemented by the commencement of 10 units. No known intent for the site.
H1(37) City Vizion	338	338	100%	Site complete.
H1(38) Lysaghts Village (Orb Works)	559	559	100%	Site complete.
H1(39) Former Bettws Comprehensive	224	224	100%	Site complete.
H1(40) Westmark, Old Town Dock	154	64	41%	Footings are in place for the remaining 90 units. There is no information as when the last block of flats will be completed.
H1(41) Trinity View	16	15	94%	Long standing self-build development. Properties tend to be delivered at a rate of 1 house per annum.
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	0	0%	Remaining 100 units of a wider residential scheme. Linc Cymru are in the process of selling the land for development.
H1(47) Glan Llyn	4000	780	20%	2 developers on site at present – St Modwen and Bellway Homes. Application from 3rd developer submitted Dec 2019.
H1(51) Whitehead Works	498	0	0%	Whitehead Development Company Ltd (subsidiary of Tai Tirion) set up to promote the site. Welsh Government has agreed a £7m commercial loan to WDC. Remediation works are complete on site. Resolution to approve the outline planning application has been agreed subject to the signing of a S106. (15/0775). 18/1039 – Phase 1 Reserved matters application approved 17/3/20. 471 Units (226 Tirion, 245 Lovell).
H1(52) Old Town Dock Remainder – East Dock Road	288	45	16%	Hybrid application – 89 units full planning application & 199 units outline planning application. (14/0355 – 19/11/14). 45 of the 89 units are complete and owned by Seren (24 houses and 21 apartments). 19/0159 – discharge of conditions – approved 17/04/2019 Newport City Homes now own the site and are committed to its delivery.
H1(53) Bideford Road	35	0	0%	Completions not anticipated within the next 5 years.
H1(54) Jubilee Park Former Alcan Site	934	830	89%	Site is progressing well and is close to overall completion.
H1(55) Jigsaw Site, Ringland	200	0	0%	Site to be promoted for development alongside Hartridge High School site.
H1(56) Opposite Belmont Lodge	122	0	0%	Construction is anticipated to commence during summer of 2020.
H1(57) Treberth Crescent	58	0	0%	Pobl scheme – 18/1231 for 45 older person homes approved. Expected to start on site this year.
H1(58) Panasonic	250	250	100%	Site complete.
H1 (59) 24 Crawford Road	10	0	0%	18/0255 - Partial discharge of condition relating to app 11/1258 for 21 flats.
H1 (60) Parry Drive	15	15	100%	Site complete.
H1 (61) Former Postal Exchange, Mill Street	70	0	0%	Residential no longer being pursued on the site – converted to new office building.
H1 (62) Former Queens Hill School	92	0	0%	18/0507 – Hybrid application – outline for 96 units and full for some demolition works – approved 05/02/2019 19/1279 – Reserved matter application for 85 dwellings - awaiting decision (Bellway) 20/0236 – Condition discharge - awaiting decision
H1 (63) Telford Depot	60	0	0%	NCC owned site. No progress.
H1 (64) Uskside Paint Mills	53	0	0%	Completions not anticipated during the next 5 years.



## 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 72: 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%	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.  Three pitches have been fully completed, with the infrastructure in place for nine.

## 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 73: PROGRESS MADE ON DELIVERY OF EMPLOYMENT LAND ALLOCATIONS**

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

EM1 (vi) Land off Chartist Drive	B1, B2 and B8	0	0	No progress has been made on this site.
EM1 (vii) Llanwern former steelworks, eastern end	B1, B2 and B8	7.97	22.5%	Phase 1 of the Celtic Business Park has been completed. This was the first speculative employment scheme to be completed in Newport since before the recession. The CAF train factory (6ha of employment land) opened in late 2018. Additional phases of land also have permission but no
EM1 (viii) Phoenix Park (former Pirelli works) Corporation Road	B1, B2 and ancillary use	0	0	No progress has been made on this site.
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 with regard to the delivery of LDP education allocations.

**TABLE 74: PROGRESS MADE ON DELIVERY OF EDUCATION ALLOCATIONS**

LDP Reference	School	Progress Update
CF13 i) Former Whitehead Works, Cardiff Road	Primary School	Outline planning permission for a residential scheme along with a school has been granted, subject to signing of the S106 agreement.
CF13 ii) Jubilee Park (Former Alcan/Novelis Site)	Primary School	The school opened for the first day of term in September 2017.
CF13 iii) Glan Llyn	Primary School 1	The school opened for the first day of term in September 2019
CF13 iii) Glan Llyn	Primary School 2	No plans to deliver the second primary school at Glan Llyn yet.
CF13 iv) Llanwern Village	Primary School	The residential development has now commenced. The school will be delivered at a later phase.

## APPENDIX 2 – HOUSING LAND DELIVERY (REPLACEMENT JHLAS)

- A2.1. Following a ‘Review of the Delivery of Housing through the Planning System’, PPW has been amended to remove the five-year housing land supply policy. It is replaced with a policy statement which makes it explicit that the housing trajectory, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs).
- A2.2. The New Development Plans Manual (DPM) Edition 3 explains that for LPAs who have an adopted LDP, a housing trajectory compared against the AAR should be included (Table 22) along with tables setting out the Timing & Phasing of Allocations and of Sites with Planning Permission (Table 76). The involvement of the Housing Stakeholder Group in the AMR process is mandatory, the remit of the group will be to consider Timing & 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 Development Plan Manual (Edition 3), Newport’s Draft “Timing & Phasing of Allocations and of Major Sites with Planning Permission” and Site Proformas were circulated amongst the Study Group on the 30 April 2020, inviting comment on the documents and a Study Group Meeting was arranged for 11 June 2020. Responses were received in relation to 14 sites, of these:
- 8 responses disputed NCC’s expected delivery rates;
  - 7 responses from the site developer / developers agent confirming expected delivery rates;
  - 5 questions related to the site use class etc.
- A2.4. The Council responded to all comments and amended the timing and phasing of 8 sites. The schedule was amended to include an extra column (2026) to extend the delivery rates to the end of the LDP period.
- A2.5. These comments and the updated Timing & Phasing of Allocations and of Major Sites with Planning Permission 2020 were circulated to the Study Group on the 9 June 2020. Further comments in relation to 5 sites were received and these have been reported below (table 77).
- 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 to the cancellation of the meeting.

### 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.

TABLE 75: SMALL SITE COMPLETIONS FOR PREVIOUS 5 YEARS

2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total	Average
37	55	53	51	72	268	53.6

TABLE 76: Timing & Phasing of Allocations and of Major Sites with Planning Permission.

Residential Land Availability Schedule for Newport City Council - NCC Draft  
 Sites for 10 or more units as at 01.04.2020  
 Sites with Planning Permission, S106 or Adotped LDP

App no	LDP	HLA Ref	Address	Ward	Units Built Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining	Categorisation								
									U/C	2021	2022	2023	2024	2025	2026	Cat 3	Cat 4
<b>PRIVATE SECTOR - Planning Permission</b>																	
07/0386	H56	1375	Opposite Belmont Lodge	Caerleon	0	122	122	6.92	0	0	0	0	0	0	0	0	122
14/0800	H41	97(D)	Trinity View	Caerleon	2	16	1	0	1	0	0	0	0	0	0	0	0
05/1644	H40	1271(A)	Westmark - Old Town Dock	Pillgwenlly	0	154	90	0.68	0	0	0	0	0	0	0	0	90
14/0355	H1(52)	1271 C*	Old Town Dock - East Dock Road	Pillgwenlly	0	243	243	11.76	0	0	20	50	50	50	50	0	23
16/0789	H15	1271(D)	Victoria Wharf (Edward Ware)	Pillgwenlly	0	93	93	1.16	0	0	0	30	30	33	0	0	0
16/0486	H54	1626 (F)	Jubilee Park - Bellway Homes (H6 & part H8)	Rogerstone	10	92	0	0	0	0	0	0	0	0	0	0	0
16/0984	H54	1626 (H)	Jubilee Park - Taylor Wimpey (H4)	Rogerstone	54	117	6	0	0	6	0	0	0	0	0	0	0
17/1071	H54	1626 (I)	Jubilee Park - Taylor Wimpey (H7&H9)	Rogerstone	81	179	98	35	20	43	0	0	0	0	0	0	0
11/0381		1647	Shire Hall Pentonville	Allt-Yr-Yn	0	18	1	0	1	0	0	0	0	0	0	0	0
06/0267	H10	1394	Pencoed Castle	Langstone	0	12	12	9.6	0	0	0	0	0	0	0	0	12
08/0565	H38	1295	Lysaghts Village (Orb Works)	Lliswerry	6	559	0	0	0	0	0	0	0	0	0	0	0
06/0471	H47	1599	Glan Llyn (Remainder) Former Llanwern Steelworks	Llanwern	0	2655	2655	4.35	0	0	25	40	40	65	80	0	2405
15/1475	H47	1599 - E	Glan Llyn (Bellway) - 2A	Llanwern	20	182	2	0	0	2	0	0	0	0	0	0	0
16/1291	H47	1599 - F	Glan Llyn (St Modwen) - 2B	Llanwern	47	146	4	4	0	0	0	0	0	0	0	0	0
18/1168	H47	1599 - G	Glan Llyn (Bellway) - 2C	Llanwern	0	152	152	10	20	40	40	42	0	0	0	0	0
18/1254	H47	1599 - H	Glan Llyn (St Modwen) - 3A	Llanwern	0	204	204	0	27	40	40	40	40	40	17	0	0
19/1074	H47	1599 - I	Glan Llyn (St Modwen) - 3B & D	Llanwern	0	203	203	0	0	25	40	40	40	40	0	0	18
08/0689		1542	Newport Athletic Club	Victoria	0	472	472	3.73	0	0	0	0	0	0	0	0	472
05/0287	H23	603	Traston Lane	Lliswerry	0	21	21	0.9	0	0	0	0	0	21	0	0	0
06/0065	H36	1019	Farmwood Close	Always	0	108	108	2.3	0	0	0	0	0	0	0	0	108
03/1763	H12	1340	Former Tredegar Park Golf Course	Graig	87	150	31	0.38	20	11	0	0	0	0	0	0	0
14/0177		1291	53 Crescent Road	Beechwood	0	21	21	0.28	0	0	0	21	0	0	0	0	0
14/0709		1682	Land & building known as 14-16 Upper Dock Street	Stow Hill	0	10	10	0.03	0	0	0	10	0	0	0	0	0
13/1279	H5	916	Glebelands	St Julians	38	215	157	1.2	72	0	50	35	0	0	0	0	0
14/0386	H62	1678	Former Queens Hill School	Allt-Yr-Yn	0	92	92	4.18	0	0	30	30	32	0	0	0	0
15/0376		1712	The Front Page - 14-15 High Street	Stow Hill	0	10	10	0.03	0	0	0	0	0	0	0	0	10
10/1336		1700	Woodland House	Malpas	0	13	11	0.09	9	0	2	0	0	0	0	0	0
15/0803	H32	1456	Former Sainsburys Site	Shaftesbury	0	140	140	2.1	0	0	0	0	0	0	0	0	140
15/0629		1741	Olympia House	Stow Hill	62	62	0	0	0	0	0	0	0	0	0	0	0
12/0793		1739	40 Stow Hill	Stow Hill	0	25	25	0.17	0	0	0	7	18	0	0	0	0
15/1007		1732	Ebbw Bridge Club & Institute	Gaer	21	21	0	0	0	0	0	0	0	0	0	0	0
16/0864	H3	1145	Llanwern Village - Remainder	Llanwern	0	903	903	34.1	0	0	60	55	100	100	100	0	488
	H3	1145A	Llanwern Village - Phase 1	Llanwern	31	85	54	0.24	49	5	0	0	0	0	0	0	0
	H3	1145B	Llanwern Village - Phase 2	Llanwern	0	112	112	5.27	12	15	40	45	0	0	0	0	0
17/0038	H43	1308	Portskewett Street - Liberty Grove	Lliswerry	0	92	92	0.75	0	0	0	0	46	46	0	0	0
07/0540	H51	1141	Whitehead Works - Remainder	Pillgwenlly	0	58	58	1.42	0	0	0	0	0	58	0	0	0
18/1039	H51	1141A	Whitehead Works - Pz 1	Pillgwenlly	0	471	471	17.2	0	0	150	150	150	21	0	0	0
17/1081		1574	1 Llanthwy Road	Allt-Yr-Yn	0	12	12	0.1	12	0	0	0	0	0	0	0	0
18/0802		1854	Crown Buildings 11 Chepstow Road		0	56	56	0.3	0	0	56	0	0	0	0	0	0
19/0095		1861	75 - 76 Lower Dock Street	Pillgwenlly	0	12	12	0.03	0	0	12	0	0	0	0	0	0
18/1117		1868	Baneswell Community Centre	Stow Hill	0	19	19	0.13	0	0	19	0	0	0	0	0	0
18/0973		1848	Robert Price Transport Yard, Corporation Road	Lliswerry	0	62	62	0.45	0	0	30	32	0	0	0	0	0
18/1198		1896	104 And 105, Lower Dock Street,	Pillgwenlly	0	15	15	0.05	0	0	0	15	0	0	0	0	0
<b>Housing Association with Planning Permission</b>																	
09/0850	H45	1345	Lysaghts Parc	Lliswerry	0	176	100	4.86	0	0	10	30	30	30	0	0	0
15/1232		1745	R/O 146-196 Tregwilym Road	Rogerstone	29	29	0	0	0	0	0	0	0	0	0	0	0
16/0788		1778	123 - 129 Commercial Street (Hornblower)	Stow Hill	0	38	38	0	38	0	0	0	0	0	0	0	0
17/0894		1811	Land South of and Adj to Cot Farm Walk	Ringland	25	44	19	0.06	15	4	0	0	0	0	0	0	0
17/0431		1556	Durham Road Infants School	St Julians	57	57	0	0	0	0	0	0	0	0	0	0	0
16/0786		1805	Land and buildings north east of 71 Forge Close	Caerleon	0	16	16	0.44	0	0	16	0	0	0	0	0	0
17/1120		1820	Site of the King Hotel 76 Somerton Road	Lliswerry	25	25	0	0	0	0	0	0	0	0	0	0	0
18/1131		1849	Centurian Inn, Heather Road	Beechwood	0	10	10	0	10	0	0	0	0	0	0	0	0
18/0282		1830	16 Charles Street	Stow Hill	0	16	16	0	16	0	0	0	0	0	0	0	0
18/1211		1857	1 Mountbattern Close	Ringland	0	12	12	0.79	0	0	12	0	0	0	0	0	0
18/1248		1858	Kirby Daniel Court	Pillgwenlly	0	16	16	0	16	0	0	0	0	0	0	0	0
18/1233		1852	Land adjacent to 57a Lower Dock Street	Stow Hill	0	17	17	0.05	0	0	17	0	0	0	0	0	0
19/0009		1893	Hillside Resource Centre, Gaer Road	Gaer	0	14	14	0.37	0	0	14	0	0	0	0	0	0
18/1181		1850	Ringland Centre, Ringland Circle	Ringland	0	130	130	2.98	0	0	35	35	35	25	0	0	0
10/0519	H57	1501	Treberth Crescent	Ringland	0	45	45	0.66	0	0	10	30	5	0	0	0	0
<b>Granted Subject S106</b>																	
09/1243	H34	1472	Bankside Coverack Road	Victoria	0	76	76	0.49	0	0	0	30	30	16	0	0	0
<b>Adopted LDP Site</b>																	
07/1590	H19	1554	Land at Hartridge High School	Ringland	0	65	65	2.54	0	0	0	0	0	0	0	0	65
08/0551	H8	1415	Severn Stiles	Always	0	23	23	1.62	0	0	0	0	0	23	0	0	0
11/0383	H21	1486	Former Floors 2 Go	Victoria	0	10	10	0.12	0	0	0	0	0	0	0	10	0
08/1445	H31	1461	Roman Lodge Motel, Ponthir Road	Caerleon	0	10	10	0.17	0	0	0	0	0	0	0	10	0
	H53	949	Bideford Road	Gaer	0	35	35	1.08	0	0	0	0	0	0	0	35	0
	H55	1690	Jigsaw Site	Llanwern	0	200	200	7.8	0	0	0	0	0	25	25	0	150
12/1087	H59	1635	24 Crawford Road	St Julians	0	10	10	0.19	0	0	0	0	0	0	0	0	10
	H61	1691	Former Postal Exchange	Allt-yr-yn	0	70	70	0.2	0	0	0	0	0	0	0	70	0
	H63	1692	Telford Depot	Liswerry	0	60	60	1.6	0	0	0	0	0	0	0	0	60
	H64	1693	Uskside Paint Mills/Coverack Road	Victoria	0	53	53	0.2	0	0	0	0	0	53	0	0	0
					<b>595</b>		<b>7895</b>		<b>320</b>	<b>108</b>	<b>758</b>	<b>765</b>	<b>688</b>	<b>646</b>	<b>312</b>	<b>857</b>	<b>3441</b>

**TABLE 77: Study Group Response to 2020 Housing Land Availability Schedule**

**DISPUTED SITES – DISPUTED STILL RAISED**

Site	Old Town Dock Remainder – East Dock		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	The site has a hybrid planning permission for 288 units: 89 units full planning application (45 of these are considered in the Public Sector Section of the schedule leaving 44 for consideration in this section plus the outline element of 199 units outline planning application (243 remaining). Newport City Homes own the site and are looking develop the project and are exploring funding options.	0	0	20	50	50	50		0	73
LRM	It is noted that funding avenues are being explored, we believe that updates to this are required and firm evidence in order to allow certainty over delivery.									
NCH	Newport City Homes confirm they are exploring funding options <i>anticipated to deliver 160 – 200 units over a 4-year period, with an updated the detailed programme:</i> <ul style="list-style-type: none"> <li>Autumn 2020 – Detailed planning Application</li> <li>Spring 2021 – Planning approval</li> <li>Autumn 2020 to Summer 2021 – Contractor procurement</li> <li>Summer/Autumn 2021 – start on site</li> </ul>									
NCC's Post 1st Consultation Position	NCH has updated the previous program, with an anticipated commence on site of Summer/Autumn 2021.	0	0	20	50	50	50	50	0	23
LRM	We would query whether funding should be confirmed before the site can be robustly included in a trajectory particularly if this is key to its delivery / viability or whether it will be a bonus site*?									
NCC's Post 2 <sup>nd</sup> Consultation Position	While LRMs concerns are noted, however the site owner (NCH) have given a timetable up to starting onsite, and an anticipated deliver rate (160-200 over 4 years). Given the extant permission, this is considered to be realistic and deliverable.	0	0	20	50	50	50	50	0	23

Site	Old Town Dock Edwardware – Victoria Wharf		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	16/0789 – residential dev for 93 units comprising 17no. houses and 76 no. apartments – approved 21/09/2017 with a 3 year time period.	0	0	0	30	30	33		0	0
LRM	Is there now a developer for the site / timeframe for submission of detailed applications.									

Lichfields	The Applicant is in active discussions with developers and based upon what we all can assume at this time the delivery rates you have set out are reasonable and reflect the extension of time to implement the permission.									
NCC's Post 1st Consultation Position	Agents have confirmed timing is reasonable.	0	0	0	30	30	33	0	0	0
LRM	If there is no developer then we would question whether the site can robustly be included in the trajectory or whether it will be a bonus site* given the length of time it has been unimplemented?									
NCC's Post 2nd Consultation Position	The agents have indicated the applicant is in "active" discussions with developers, and considered the timeframe for delivery to be realistic. It is considered given the already approved permission, 3 years (before September 2022) is a reasonable time to appoint a developer, discharge pre-commencement conditions and commence development onsite.	0	0	0	30	30	33	0	0	0

Site	40 Stow Hill		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	Developer interest in the site.	0	0	7	18	0	0		0	0
LRM	Please can confirmation be provided whether there is a developer on the site?									
HBF	Move to Cat3 Your LDP expires in 2026 and the DMP3 guidance indicates that 'All LPAs who adopted an LDP prior to DPM publication can create a trajectory based on actual completions to date and set out the timing and phasing of sites/supply in the remaining years of the plan period in the tabular and graphical format set out in this Manual.' This approach would require a decision on whether or not any of the site in CAT3/4 would come forward within the plan period.									
NCC's Post 1st Consultation Position	NCC's Housing Department is aware that an RSL is interested in scheme, and are supportive of this. RSL unable to comment at this time but have put back a year.	0	0	0	7	18	0	0	0	0
LRM	Whilst there appears to be some interest until that is confirmed we would query whether it should be a bonus site* given the WG requirements?									
NCC's Post 2nd Consultation Position	Due to the recent interest in the site we still believe it's appropriate to include within the 5 year supply, progress should be monitored for next year's study.	0	0	0	7	18	0	0	0	0

Site	Land at Portskewett Street/Liberty Grove		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	Application 17/0038 granted 20/03/2018. 4 apartment blocks of 92no. 1 & 2 bed flats.	0	0	0	46	46	0		0	0

LRM	Are Heyworth Developments intending to build the site themselves?									
Asbri (agents for developer)	They were looking to start on site this year but this has now been pushed back. However, I would suggest a start on site in 2023 is still possible									
NCC's Post 1st Consultation Position	Given the agents comments it is suggested that completions be pushed back to 2024-25.	0	0	0	0	46	46	0	0	0
LRM	Is there a timeframe for doing discharging pre-commencement conditions (unless none are required to be submitted)? We would expect this to be reviewed going forward as to whether it ought to be included robustly in the trajectory or would be a bonus site*.									
NCC's Post 2nd Consultation Position	17/0038 is a detailed planning permission with 9 pre-commencement conditions. 2 and a half years is considered sufficient time to discharge conditions if the applicant intends to start on site in 2023, therefore units completed in 2024 is considered realistic and deliverable.	0	0	0	0	46	46	0	0	0

Site	Lysaghts Park	Suggested Categorisation								
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	Phase 1 of 76 units complete. Linc remain committed to developing the remainder of the site and have appointed an agent to sell it on their behalf. Site investigation works are underway and nearing completion. Linc anticipate that the site will go on the market during April/May 2019.	0	0	30	30	40	0		0	0
LRM	If Linc aren't developing we would question whether this should be within the trajectory at least until circumstances change or until a new developer purchases the site from them?									
NCC's Post 1st Consultation Position	Given the recent application by Linc, the Council is not prepared to remove the site from the trajectory, but will push it back two years, we maintain our stance that the developer has shown clear intentions to develop the site within the next 5 years	0	0	0	0	30	30	40	0	0
LRM	We note that if Linc are developing the site (and submitted the recent NMA) then we have no further comment, if a new developer is still sought then we would welcome confirmation that there is a new developer in place or if the marketing exercise (from 2019) was unsuccessful.									
Housebuilder	A Major House builder is in the process of buying the site with a view to being on site in the Autumn.									
NCC's Post 2nd Consultation Position	The New Developer has confirmed they intends to start on site this year, figures have been amended to reflect this and is with first units available at the end of 2022.	0	0	10	30	30	30	0	0	0

\* NCC Response: Bonus sites are relevant to rolling forward allocations to a new/ updated plan. The 5 sites disputed are all sites with "live" permission. For the purpose of the AMR report, the consideration should be whether the proposed time frame is realistic and deliverable within the plan period or beyond this.

## AMENDED DELIVERY RATES FOLLOWING COMMENT FROM DEVELOPER / DEVELOPERS AGENT

Site	Glan Llyn – Remainder		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	The remaining portion of the site (2655 units). The removal of the tolls is expected to continue/increase sales interest from the Bristol market. The new school opened in September 2019. Savills Previously provided the following anticipated build rates based on developer interest in a number of phases on the site. A detailed breakdown of anticipated rates on the remaining site results in the following overall build rates. Application from 3 <sup>rd</sup> developer submitted Dec 2019 awaiting determination	0	0	40	60	60	100		0	2395
LRM	The site hasn't achieved the levels of completions envisaged in the 5 year schedule ever and remains unlikely to do so moving forward. As such we would suggest that it should be recategorized to 40 in 2025 and 120 from 2026 onwards. This is still a very optimistic / aspirational level for the site given low historic completions rates.									
Savills	In terms of the wider Glan Llyn site trajectories, we do not propose to alter the numbers shown for anticipated completions, however, it should be noted that owing to existing circumstances relating to COVID-19, any proposed changes to the data is unavailable and unknown at this time.									
NCC's Post 1st Consultation Position	LMR's comments are noted. With the exception of 2019-20 and 2016-17 the site has consistently produced 124-154 units per year with only 2/3 developers onsite. 2020-21 will have 3 developers onsite (St Modes have confirmed they intend to have 2 outlets performing) and an application from 4 <sup>th</sup> developer (Lovells) was submitted Dec 2019 (Phases 3C and 4A). It is assumed that Lovells will develop at a similar rate as the Bellway / St Mods phases (40 per year). While no applications have been submitted yet it is considered reasonable to expect Bellway would continue with a further phase once 2C is complete (2024) and with 4 developers operating the site would be expected to produce 140-180 units per year (35-45 per developer). The rates have been amended to reflect those of St Mods: - Lovell (25, then 40 per year) - Bellway 2024 onwards (25 then 40 per year)	0	0	25	40	40	65	80	0	2405
NCC's Post 2 <sup>nd</sup> Consultation Position	Figures amended as above	0	0	25	40	40	65	80	0	2405



Site	Glan Llyn – St Modwen – Phase 3A		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates		0	35	40	40	44	45		0	0
Savils	On behalf of our client St Modwen Homes, please see completed table below which accurately reflects the Phase specific housing completions for Phases 2B, 3A and 3B & 3D as requested.	0	27	40	40	40	40		0	17
NCC's Post 1st Consultation Position	Accept agent's comments.	0	27	40	40	40	40	17	0	0
NCC's Post 2 <sup>nd</sup> Consultation Position	Figures amended as above	0	27	40	40	40	40	17	0	0

Site	53 Crescent Road		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	Outline 14/0177 granted 06/02/2015 for 10 dwellings also an extant full planning permission 05/0202 for 21 units on the site. Applicant is implementing the 21 units	0	0	0	0	21	0		0	0
LRM	If the applicant is implementing then should it be bought forward in the trajectory?									
NCC's Post 1st Consultation Position	Brought forward to 2023	0	0	0	21	0	0	0	0	0
NCC's Post 2 <sup>nd</sup> Consultation Position	Figures amended as above	0	0	0	21	0	0	0	0	0

Site	Whitehead works Phase 1		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	18/1039 – Phase 1 Reserved Matters approved 17/3/20. 471 Units; 18/1142- Reserved matters for reaming 19 units (awaiting decision). Agent has previously stated that upon commencement 10 dwellings a month is the intended delivery rate.	0	10	80	100	100	100		0	81
LRM	(Tirion Homes) is there a timeframe for remediation / detailed approvals be confirmed? It seems unlikely that there will be 10 completions in 8 months									

	from now absent detailed approvals and remediation (also allowing for a 4 to 6-month build period)?									
Lovell (developer)	Best indications are that the units will crudely be delivered as set out. This is highly dependent upon the time taken in resolving the current S73 application and the submission and approval of the final Reserved matters application for the balance of the site. [** NB this figure includes the remainder of the site]	0	0	150	150	150	78**	0	0	0
NCC's Post 1st Consultation Position	A remediation strategy was approved under planning application 14/0964 and has been implemented and completed (2019). Reserved matters have been approved and the applicant is in the process of discharging the remaining pre-conditions. The Agent has previously confirmed that upon commencement 10 dwellings a month is the intended delivery rate (120 per year). The developer (Lovell) have given updated rough estimates of 150 per year.	0	0	150	150	150	21	0	0	0
NCC's Post 2 <sup>nd</sup> Consultation Position	Figures amended as above	0	0	150	150	150	21	0	0	0

Site	Former Robert Price Transport Yard – Corporation Road	Suggested Categorisation								
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	Mixed use development comprising C2 – residential institution, C3 – residential and a drive thru coffee shop. Only the C3 element has been included in the JHLAS.	0	0	0	30	32	0		0	0
LRM	NCH have submitted reserved matters and we would expect delivery to be slightly earlier (2022/23).									
NCC's Post 1st Consultation Position	Accept agent's comments.	0	0	30	32	0	0	0	0	0
NCC's Post 2 <sup>nd</sup> Consultation Position	Figures amended as above	0	0	30	32	0	0	0	0	0

## OTHER QUESTION RAISED AND RESPONDED TO

Site	Glan Llyn – St Modwen – Phase 3B&D		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	203 units – Developer previously confirmed they intend to have 2 outlets performing at Glan Llyn	0	0	25	40	40	40		0	58
Savills	On behalf of our client St Modwen Homes, please see completed table below which accurately reflects the Phase specific housing completions for Phases 2B, 3A and 3B & 3D as requested.	0	0	25	40	40	40		0	58
NCC's Post 1st Consultation Position	Accept agent's comments.	0	0	25	40	40	40	40	0	18
NCC's Post 2nd Consultation Position	No Change	0	0	25	40	40	40	40	0	18

Site	Glebelands		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	Site is now owned by Pobl. Development has commenced on site. An application for a re-plan of a section of the site was approved 19/12/2018 and the construction is well underway.	72	0	50	35	0	0		0	0
LRM	Please can confirmation be provided why the site is split with no completions in 2021?									
NCC's Post 1st Consultation Position	Given the circumstances relating to COVID-19, it is assumed only the 72 under construction units will be completed in the remainder of 2020-21.	72	0	50	35	0	0	0	0	0
NCC's Post 2nd Consultation Position	No Change	72	0	50	35	0	0	0	0	0

Site	Crown Buildings 11 Chepstow Road		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	Conversion to 56 Flats	0	0	56	0	0	0		0	0
LRM	Is there a developer on the site?									
NCC's Post 1st Consultation Position	No knowledge of developer but as this is the first year on the HLA, progress should be monitored for next year's study.	0	0	56	0	0	0	0	0	0
LRM	It is noted that progress will be monitored.									
NCC's Post 2 <sup>nd</sup> Consultation Position	No Change	0	0	56	0	0	0	0	0	0

Site	Baneswell Community Centre		Suggested Categorisation							
Organisation	Comments of Organisation	u/c	2021	2022	2023	2024	2025	2026	Cat3	Cat4
NCC's Original Rates	Conversion to 19 apartments and HMO	0	0	19	0	0	0		0	0
LRM	Please can the use classes order be confirmed?									
NCC's Post 1st Consultation Position	Existing: Community centre (D1) and nursery (D1) Proposed: 19 Apartments (C3) and a 12 bed HMO (Sui Generis) From the Appeal decision (APP/G6935/A/19/3231977) " <i>the conversion of a community centre and nursery to create 19no. apartments, including the creation of new openings and a new built house in multiple occupation (HMO)</i> " NB: Only the C3 element has been included in the JHLAS.	0	0	19	0	0	0	0	0	0
NCC's Post 2 <sup>nd</sup> Consultation Position	No Change	0	0	19	0	0	0	0	0	0