

Replacement Local Development Plan (RLDP)

Growth and Spatial Options Consultation

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Executive Summary

The Council is currently in the process of preparing a Replacement Local Development Plan. The Replacement Local Development Plan (RLDP) will cover the period 2021 to 2036 and identify the scale and location of new development for the Newport local authority area over this period.

Work undertaken so far has established an Integrated Sustainability Appraisal (ISA) framework and informal consultation on the Plan's vision and objectives has been undertaken. This paper presents different housing and employment growth options and spatial distribution options. Housing and employment growth options have been identified using technical research which is presented alongside this paper. The purpose of the housing and employment growth options is to introduce different scales of growth which have been derived using different methods or assumptions to gain feedback to inform the preferred growth strategy that will be delivered by the RLDP. Different spatial options are presented to provide an indication of how growth could be distributed across Newport, albeit no specific locations have been assessed at this stage.

National Planning Policy Context

Future Wales: National Plan 2040 and Planning Policy Wales provide the relevant national policy framework informing local development plan growth and spatial strategies. Section 2 outlines national policies which have been identified as relevant to the growth and spatial strategy of the Newport RLDP and which have informed the preparation of this paper. The Development Plans Manual has also informed the preparation of this paper. The Manual provides guidance with relation to national policies and legal requirements with regards to plan making.

Growth Options

Section 3 outlines different housing and job growth scenarios, which are informed by demographic research. These scenarios have been considered alongside a potential roll over of the current Local Development Plan strategy, however this scenario, alongside five others have been discounted to leave six realistic alternative options, which more align with Newport's national role as an area for growth. A high level assessment of the contribution these six options would make to achieving the objectives of the RLDP has been undertaken as a part of this paper to begin aiding comparison. However, conclusions haven't been drawn from this as these will undergo further assessment to establish a preferred housing and job growth strategy. These options are summarised below¹.

Option	Description	Dwellings		Jobs	
		Per annum	Overall scale	Per annum	Overall scale
1. Dwelling-led 5YR	Models the population impact of an average annual dwelling growth of +838 dwellings per annum (dpa), based on a 5-year history of pre-COVID-19 housing completions in Newport (2015/16–2019/20).	838	12,570	863	12,945
2. WG-2018-HIGHPOP	Replicates the Welsh Government 2018-based high population projection, rebased to the 2021 Census population figure and incorporating high fertility, mortality and migration assumptions.	632	9,480	713	10,695
3. Dwelling-led 10YR	Models the population impact of an average annual dwelling growth of +638 dpa, based on a 10-year history of pre-COVID-19 housing completions in Newport (2010/11–2019/20).	638	9,570	576	8,640
4. WG-2018-Principal	Replicates the Welsh Government 2018-based Principal population projection, using historical population data for 2001–2018.	530	7,950	627	9,405

¹ Existing housing supply has not been calculated into the housing requirement figures presented.

5. PG-Long Term	Uses an ONS 2020 MYE base year and calibrates its migration assumptions from a 19- year historical period (2001/02–2019/20).	540	8,100	448	6,720
6. Employment-led OE+D&I Uplift	Models the population impact of an average annual employment growth of +389 per year over the plan period, with an uplift applied to the OE economic forecast, based on the Cardiff Capital Region (CCR) city deal direct and indirect employment projections.	507	7,605	389	5,835

Section 4 outlines two of the recommendations made by the Employment Land Review (ELR). The first relates to the scale of employment land needed over the plan period. A requirement of 77ha is recommended. This departs from job growth scenarios under the Oxford Economics (OE) methodology and is instead based on supply trends. The principal reasoning for this is because job growth trends under the OE method tend to assume that derelict or unrequired employment sites are suitable for different and emerging sectors of employment, which isn't always the case. The second recommendation relates to employment land supply. The ELR considers existing commitments and recommends that existing employment allocations be retained. However, there is scope to consider the existing supply further, particularly to try and address needs for different types of employment land over the plan period.

Spatial Options

Section 5 indicates the five spatial distribution options which are considered to be broadly realistic for the RLDP. These options have been derived through an application of national policy principles with relation to prioritising the reuse of previously developed land, as well as an early understanding of land availability and the need to support rural communities within the authority area. Similarly to housing and job growth options, the four options that have been identified have been assessed at a high level in relation to their contribution to the emerging objectives of the plan. The following maps provide an illustration of what these distributions could be in terms of growth up to 2036.

1. Introduction

1.1 Purpose of this Paper

Newport City Council (the Council) is preparing a Replacement Local Development Plan (RLDP) to cover the period 2021-2036. Once adopted this will replace the current Local Development Plan 2011-2026 (LDP) which forms part of the statutory Development Plan for Newport. The RLDP will contain policies and proposals which together will provide for the development needs and aspirations of the City as well as protecting and enhancing the social, cultural and environmental assets of Newport.

Newport City Council (NCC) is seeking comments on growth and spatial options to inform the preparation of the RLDP. This stage of public engagement is not required by statute, but instead forms an informal consultation stage to inform the Preferred Strategy. Non-statutory consultation on the growth and spatial options will take place from:

X January 2023 to X February/March 2023.

The Growth and Spatial Options paper identifies a number of growth and spatial strategy options for consideration as part of the Replacement Local Development Plan (RLDP). The Paper is underpinned by Demographic Evidence² prepared by Edge Analytics and an Employment Land Review³ prepared by BE Group. The aim of this consultation is to gain insight into the views of interested parties on how Newport should grow over the emerging plan period.

Growth, in this context, relates to the amount of new housing and employment the RLDP will plan for over the period 2021 to 2036. The Council has identified several growth options which are to be tested to determine the most suitable and sustainable strategy for housing and employment growth up to 2036. These options have been established using scenarios concluded by evidence commissioned independently by the Council and consideration has been given to other factors to provide a smaller number of alternative options.

Employment land relates to sites where uses falling within the B Use Class (as defined in the Use Classes Order⁴) are the core uses. The adopted LDP identifies a large supply of employment land to meet needs over the period 2011-2026. An Employment Land Review (ELR) has been undertaken to inform the RLDP. It considers needs for employment over the period 2021-2036 and makes recommendations relating to the scale of employment land required to meet forecast needs and assesses the suitability of existing employment allocations.

Spatial distribution relates to the location of new growth and the principles for establishing where new development is preferred. A number of options have been identified that could be feasible within the Newport administrative boundary. These will be tested to understand the different outcomes that will result against the integrated sustainability appraisal framework and RLDP objectives. The preferred scale of growth and land availability will have an influence on the spatial distribution of growth, however exploring spatial options will enable the Council to understand which spatial approach is likely to have the most benefits to Newport as a whole.

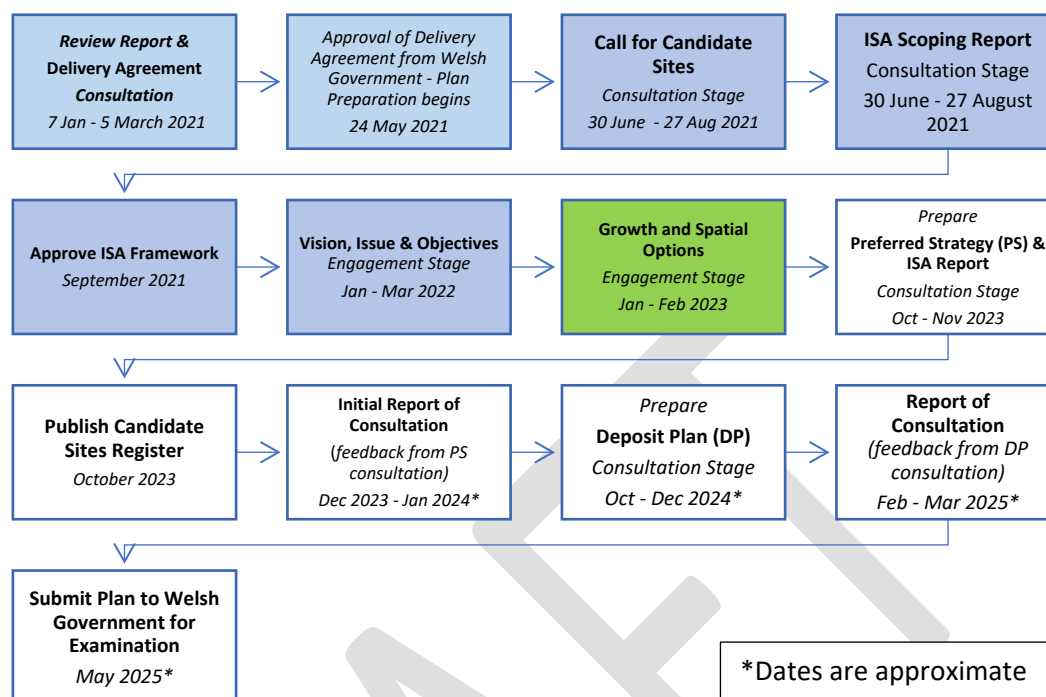
² [LINK](#)

³ [LINK](#)

⁴ The Town and Country Planning (Use Classes) Order 1987 (As Amended)

1.2 Background

The Council is in the early stages of preparing the RLDP. The various stages and timescales are set out below (blue completed, green underway):



These stages and timescales are set out in further detail within the published Delivery Agreement⁵. For more information about the RLDP please go to the Council's website at www.newport.gov.uk/rldp.

So far, the Council has invited the submission of candidate sites, developed an [Integrated Sustainability Appraisal \(ISA\) Framework](#) and consulted on the vision and objectives⁶ of the emerging RLDP. The growth and spatial options stage looks to build upon these earlier stages to begin assessing the growth and spatial strategy that the RLDP will look to deliver. Following this stage of engagement through informal consultation, the Council will consider the comments received alongside the outcomes of the initial ISA, other evidence base documents and an assessment against the emerging objectives to establish the preferred growth and spatial strategy. Preparation of the Preferred Strategy will follow this engagement and will present the outcomes of the work done to date on the Vision, Issues and options, as well as the preferred growth and spatial strategies. The preferred strategy will also introduce work undertaken to review the strategic and development management policies of the adopted LDP. The Candidate Site Register and the Initial ISA report will be published at the preferred strategy stage and an opportunity to submit new candidate sites will be available. Following this, the initial Consultation Report and Deposit Plan will be prepared, followed by further consultation and submission to Welsh Government for examination.

1.3 Consultation Process

The Growth and Spatial Options paper has been published alongside Demographic Evidence and an Employment Land Review produced for Newport for the purpose of preparing the RLDP. A consultation form has also been made available, which can be used to make representations. A revised Delivery Agreement has also been published to update the timeline which the RLDP will be

⁵ [Link to delivery agreement to be included](#)

⁶ [Vision, Issues and Objectives](#) Engagement Report was presented to [Cabinet in July 2022](#).

prepared in accordance with. Non-statutory consultation is being undertaken in line with the approved Community Involvement Scheme⁷ for 6 weeks, during which time the Council is inviting representations on the Growth and Spatial Options Paper. Comments will be accepted from X January to midnight on X February/March.

Stakeholders have been identified via the Council's RLDP database and notified via their preferred method. We will also raise awareness of this consultation through the Council's social media and through Newport Matters. All of the documents associated with the consultation are available on the Council's website. Physical copies of documents are also available to view at the Civic Centre by appointment and at the Central Library.

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⁷ Community Involvement Scheme can be found in Section 4 of the Delivery Agreement.

2. National Policy Context

2.1 Future Wales: The National Plan for 2040

The Welsh Government published Future Wales: The National Plan 2040 on 24th February 2021. Future Wales serves as the National Development Framework for Wales and is the highest tier of the development plan in Wales. It provides a spatial framework for the provision of new infrastructure/growth and seeks to manage development and the use of land through the planning system, in line with key national priorities in the public interest.

Future Wales outlines 18 national policies and four regional policies. Those relevant to Newport's growth and spatial strategy are Policy 33 – National Growth Area, Policy 34 Green Belts in the South East and Policy 36 – South East Metro. Of importance, Policy 33 identifies Newport as a National Growth Area, along with Cardiff and the Valleys. This role requires Local Development Plans to recognise the National Growth Area as a focus for strategic economic and housing growth. It should also be the focus for essential service, facilities, advanced manufacturing, transport and digital infrastructure. Specially relating to Newport, Policy 33 of Future Wales provides:

The Welsh Government supports an increased strategic role for Newport as a focus for sustainable, long-term growth and investment. The Welsh Government will work with authorities within the region and in England to promote Newport's strategic role and ensure key investment decisions in Wales and England support Newport.

A key aspect of supporting growth of strategic and national importance is to enhance mobility across the region through sustainable modes of transport. Policy 36 Future Wales requires Local Development Plans to support the South East Metro through planning growth and regeneration in a way that maximises opportunities arising from better regional connectivity. Specifically, this includes identifying opportunities for higher density, mixed-use and car free development around new and improved metro stations.

Future Wales also requires the future Strategic Development Plan to identify a green belt to the north of Newport to manage urban form and the extent of growth. Further the Strategic Development Plan will explore the need for the green belt and define its boundary. The role of the emerging Replacement Local Development Plan in this respect, is to avoid permitting major development in areas shown for consideration for green belts, except in very exceptional circumstances.

The inclusion of Newport as a centre for National Growth is a significant boost for the city and has accordingly informed, along with all the other considerations of Future Wales, the preparation of the Growth and Spatial Options.

2.2 Planning Policy Wales (Edition 11, February 2021)

In February 2021, Planning Policy Wales (Edition 11) (PPW) was published. The document was revised to reflect Future Wales and ensure a coherent and integrates national planning policy with both PPW and Future Wales contributing towards the statutory well-being goals of the Well-being of Future Generations Act. Planning Policy Wales sets out the Key Planning Principles and National Sustainable Placemaking Outcomes. Collectively, they serve as a framework to guide the preparation of the RLDP to deliver sustainable places and development outcomes. Local Development Plans are to be prepared in the context of the Key Planning Principles and all plans and proposals are subject to a gateway test, in which they are assessed against the Strategic and Spatial Choices issues and National Sustainable Placemaking Outcomes set out by PPW.

Chapter 3 of PPW is of particular importance when determining the appropriate growth and spatial strategy for Newport over the emerging plan period of 2021-2036. A key aspect of this is to engage interested parties on options to inform understanding of impacts and opportunities of each of the options. Chapter 3 outlines that a spatial strategy is required to be identified by a Local Development Plan and must cover the lifetime of the plan and provides the site search sequence which should be applied when identifying locations for new development or regeneration. The site search sequence sets out that in principle, preparation of the RLDP should consider previously developed land or underutilised sites within settlement boundaries prior to the consideration of land on the edge of settlements. Sites within the open countryside, including new settlements, should be considered in exceptional circumstances. The Growth and Spatial Options have been prepared having regard to PPW.

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3. Growth Options

3.1 Growth Scenarios

NCC commissioned Demographic Evidence⁸ as part of the evidence base underpinning the RLDP. The Report considers the existing demographic and employment profiles of Newport and outlines a range of housing and employment growth scenarios using a 2021 base date. The basis for these is either official projections from Welsh Government, alternative trend scenarios based on alternative migration histories, dwelling-led scenarios linked to past completion rates or employment-led scenarios. The Report provides eleven growth scenarios with a defined need for average dwellings and jobs per year over the period 2021-2036. These scenarios are provided within Figure 1.

Table 2: Newport – Scenario outcomes, 2021–2036

Scenario	Change 2021–2036				Average per year		
	Population Change	Population Change %	Households Change	Households Change %	Net Migration	Dwellings	Employment
Dwelling-led 5YR	23,838	14.9%	12,117	18.3%	836	838	863
PG-Short Term	23,569	14.8%	11,667	17.7%	808	807	844
WG-2018-HIGHPOP	18,704	11.7%	9,142	13.8%	768	632	713
Dwelling-led 10YR	16,780	10.5%	9,226	14.0%	420	638	576
WG-2018-Principal	14,664	9.2%	7,668	11.6%	673	530	627
PG-Long Term	14,112	8.8%	7,814	11.8%	235	540	448
Employment-led OE+D&I Uplift	12,638	7.9%	7,332	11.1%	143	507	389
Employment-led OE+D Uplift	10,159	6.4%	6,345	9.6%	-3	439	289
WG-2018-LOWPOP	8,944	5.6%	5,719	8.7%	582	395	537
WG-2014-Principal	6,799	4.3%	4,616	7.0%	-30	319	183
Employment-led OE	6,402	4.0%	4,847	7.3%	-225	335	137

Source: ONS, Edge Analytics POPGROUP modelling

Figure 1: Table showing growth scenarios proposed by the Demographic Evidence

All of these scenarios could be considered potential growth options to be addressed by the RLDP, however of the eleven scenarios, it is considered that some of these are unreasonable and can be discounted prior to assessment against the emerging plan objectives and the Integrated Sustainability Appraisal (ISA). Table 1 provides the output of each scenario as an average requirement per annum and the overall scale of growth under that scenario. The table also includes the current LDP strategy.

Scenario	Dwellings		Jobs	
	Per annum	Overall scale	Per annum	Overall scale
Dwelling-led 5YR	838	12,570	863	12,945
PG-Short Term	807	12,105	844	12,660

⁸ Demographic Evidence, Edge Analytics, September 2022

Current LDP Strategy	690	10,350	493	7,400
WG-2018-HIGHPOP	632	9,480	713	10,695
Dwelling-led 10YR	638	9,570	576	8,640
WG-2018-Principal	530	7,950	627	9,405
PG-Long Term	540	8,100	448	6,720
Employment-led OE+D&I Uplift	507	7,605	389	5,835
Employment-led OE+D Uplift	439	6,585	183	2,745
WG-2018-LOWPOP	395	5,925	289	4,335
WG-2014-Principal	319	4,785	537	8,055
Employment-led OE	335	5,025	137	2,055

Table 1: Overall scales of housing and job growth under all scenarios and current strategy

When considering these scenarios, the employment-led scenarios tend to result in a negative need for employment land over the plan period, forecasting frontloaded employment growth early in the plan period and decline thereafter⁹. The output is scenarios that are much lower than the adopted growth strategy. These scenarios do not reflect Newport's focus for growth role established by the Future Wales National Plan 2040 and the RLDP must conform with this plan. Alongside Employment-led OE+D Uplift and Employment-led OE, WG-2018-LOWPOP and WG-2014-Principal are also discounted as they result in a similarly low scale of growth.

Further, there is scope to consider where there are only marginal differences between scenarios to aid the assessment of these to draw on differences in the scenarios aiding comparative analysis. The two scenarios at the high end of the scale are similar, resulting in overall scales of growth that are only marginally different. As such, only the higher scale of growth is to be considered further as testing this will enable the Council to assess an ambitious scale of growth, which reflects the City's growth role.

The adopted strategy is presented alongside the growth scenarios identified by the Demographic Evidence. Key differences are noticeable when comparing the scale of housing and employment growth with the other scenarios. The scenarios presented using up to date methodologies tend to more closely pair housing and employment growth. While the scenarios propose a wide range of potential housing and employment need look to support new jobs through housing growth. This is essential in enhancing Newport's economic role within the region and avoiding a need to commute outwards to work. Further, it is unclear whether any of the growth scenarios present a roll forward of the current strategy, differences can largely be accounted to contextual changes which have affected assumptions relating to migration and natural population change used by these methodologies. A continuation of the current strategy is therefore discounted from further consideration.

Remaining strategies are therefore different from one another either as a result of the proportion of homes to jobs or as a result of the overall scales. These options are:

⁹ Employment Land Review, BE, February 2022

Scenario	Description	Dwellings		Jobs	
		Per annum	Overall scale	Per annum	Overall scale
Dwelling-led 5YR	Models the population impact of an average annual dwelling growth of +838 dwellings per annum (dpa), based on a 5-year history of pre-COVID-19 housing completions in Newport (2015/16–2019/20).	838	12,570	863	12,945
WG-2018-HIGHPOP	Replicates the Welsh Government 2018-based high population projection, rebased to the 2021 Census population figure and incorporating high fertility, mortality and migration assumptions.	632	9,480	713	10,695
Dwelling-led 10YR	Models the population impact of an average annual dwelling growth of +638 dpa, based on a 10-year history of pre-COVID-19 housing completions in Newport (2010/11–2019/20).	638	9,570	576	8,640
WG-2018-Principal	Replicates the Welsh Government 2018-based Principal population projection, using historical population data for 2001–2018.	530	7,950	627	9,405
PG-Long Term	Uses an ONS 2020 MYE base year and calibrates its migration assumptions from a 19-year historical period (2001/02–2019/20).	540	8,100	448	6,720
Employment-led OE+D&I Uplift	Models the population impact of an average annual employment growth of +389 per year over the plan period, with an uplift applied to the OE economic forecast, based on the Cardiff Capital Region (CCR) city deal direct and indirect employment projections.	507	7,605	389	5,835

Table 2: Housing and job growth options

Questions:

1. Are there any scenarios that have been discounted which should be considered further, and why?
2. Which of the above options do you feel is the most appropriate, and why?

3.2 Assessment of Growth Options Against RLDP Objectives

Growth options have been assessed against the emerging RLDP objectives. This assessment can be found in Appendix A.

A red, amber or green score has been given to each of the options against each objective. Red and green scores indicate whether a broadly negative or positive contribution towards achieving each objective is anticipated. Amber scores have been used where potential both positive and negative contributions are anticipated, or a neutral contribution or uncertainty is apparent. The outcome of

this high-level assessment is provided in Table 3. All of these options will be subject the Integrated Sustainability Appraisal and further analysis as a part of determining a preferred strategy.

RLDP Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Economy and Employment	Green	Green	Green	Green	Orange	Orange
Population and Communities	Green	Green	Green	Orange	Orange	Orange
Health and Well-being	Green	Green	Green	Green	Green	Green
Equality, Diversity, and Inclusion	Green	Orange	Orange	Orange	Orange	Orange
Transport and Movement	Orange	Orange	Green	Orange	Orange	Green
Natural Resources	Red	Red	Red	Orange	Orange	Green
Biodiversity and Geodiversity	Red	Orange	Orange	Orange	Green	Green
Historic Environment	Orange	Orange	Red	Green	Orange	Orange
Landscape	Red	Orange	Orange	Orange	Green	Green
Climate Change	Red	Red	Red	Orange	Orange	Orange

Table 3: Outcomes of assessment of growth options

Questions:

- Are there any other matters that should be taken account of when assessing these scenarios and identifying a Preferred Strategy?

4. Employment Land Options

An Employment Land Review (ELR) has been undertaken to support the preparation of the RLDP¹⁰. The considers employment needs over the period 2021-2036 and assesses whether the existing employment land supply is sufficient to meet projected needs. The paper outlines a range of employment land needs applying different methods and then assessed whether the existing supply is sufficient in supporting these needs.

The methods used for assessing needs are either based on previous rates of delivery or on the Oxford Economics projections. Both bases are also modelled using an uplift to reflect the outcomes of the Larger Than Local regional employment study. Using the Oxford Economics method is identified as being subject to a number of constraints, not least that that the approach assumes that declining employment land could be taken up by growing employment sectors. The result is negative need for employment land and low levels of need under 'growth only' scenarios. The method based on previous delivery is more closely linked to land consumption and suggests a higher forecast need to meet changing sectoral needs.

4.1 Recommendation One

The first recommendation outlined by the ELR suggests that the RLDP takes forward an employment land requirement of 77ha. This figure uses past delivery as a basis and includes a buffer to enable flexibility and an uplift to reflect regional employment demand. The adopted Local Development Plan identified a large amount of employment land to be delivered over the period 2011-2026. This was in surplus of the requirement for 35ha of new employment land. The employment land supply remains buoyant in the emerging plan period of 2021-2036.

Questions:

4. Is this requirement appropriate for Newport?
5. Should it be different and if so, why?

4.2 Recommendation Two

The second recommendation identifies site allocations that should be retained, which amount to 157.8ha of supply. Larger sites are assessed and there is scope to identify specific uses linked to expansion of the Eastman firm at the Eastman / Solutia site and to consider a reduced portfolio of employment land. The East of the Queensway site is recommended as a site that could be removed in the case that the amount of land identified by the RLDP is consolidated. This is because the site is largely built out with industrial units but would benefit from renewal. Removing this site would result in a sufficient supply of 90.4ha against the requirement of 77ha.

Questions:

6. Should some sites be removed from the employment supply? Why?
7. Should alternative land uses be considered for some sites? Please provide examples of such uses and your rationale for this.

¹⁰ Employment Land Review, BE, February 2022

5 Spatial Options

The Spatial Strategy is a requirement of Development Plans to establish a pattern of development to support the delivery of growth in accordance with RLDP objectives and Key Planning Principles set out within Planning Policy Wales¹¹. There are a number of spatial options available for supporting the delivery of new growth in Newport up to 2036. In line with national policy there is a need for new development to be plan-led through identification within a Development Plan. There is a need to prioritise the re-use of previously developed land (PDL). The adopted strategy supports a PDL-led approach, with a considerable amount of development being delivered on previously developed land¹² since the adoption of the LDP in 2015. While the merits of continuing this strategy are understood, there is some concern that previously developed land is a finite resource and the availability of sites may not be as buoyant as it was or the reuse of land for housing may require the de-allocation of some employment sites. As a result, alternative options of urban expansion, village focus and a mixture of all options are to be considered in preparing the RLDP.

Similarly to the growth options, these have been subject to a high level assessment against emerging RLDP objectives where a red, amber or green score has been given to each of the options against each objective. Red and green scores indicate whether a broadly negative or positive contribution towards achieving each objective is anticipated. Amber scores have been used where potential both positive and negative contributions are anticipated, or a neutral contribution or uncertainty is apparent. The assessment can be found in Appendix B, however the RAG scores are outlined in Table 4. All of these options will be taken forward through the Integrated Sustainability Appraisal and other matters such as the preferred growth option and land availability will form further considerations when determining a preferred spatial option. All of these options assume that existing employment land allocations will be retained.

RLDP Objective	PDL-led	Urban Expansion	Village Focus	Hybrid
Economy and Employment	Green	Amber	Amber	Green
Population and Communities	Amber	Green	Red	Amber
Health and Well-being	Amber	Amber	Amber	Green
Equality, Diversity, and Inclusion	Green	Amber	Amber	Amber
Transport and Movement	Green	Red	Red	Red
Natural Resources	Amber	Red	Red	Red
Biodiversity and Geodiversity	Amber	Amber	Red	Green
Historic Environment	Amber	Amber	Amber	Amber
Landscape	Amber	Amber	Amber	Amber
Climate Change	Amber	Red	Red	Amber

Table 4: Outcomes of assessment of spatial options

Questions:

8. Are there any spatial distributions that haven't been considered, and if so, why?
9. Which of these options do you feel is the most appropriate, and why?
10. Are there any other matters than should be given consideration when assessing these?

¹¹ Planning Policy Wales Edition 11

¹² Annual Monitoring Report 2022 indicates 93% of new homes have been delivered on PDL land

Evidence underpinning this paper:

Demographic Evidence prepared by Edge Analytics, September 2022

Employment Land Review prepared by BE, February 2022

Emerging Evidence to inform the growth and spatial options:

Village Appraisal

Urban Capacity Study

Local Housing Market Assessment

Question:

11. Are there any other pieces of evidence that you believe should inform the development of the preferred growth and spatial options strategies?
12. Are there any other comments you'd like to make regarding anything within this consultation document?

Appendix A

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Option 1: Dwelling-led 5YR models the population impact of an average annual dwelling growth of +838 dwellings per annum (dpa), based on a 5-year history of pre-COVID-19 housing completions in Newport (2015/16–2019/20). This option is a high growth option, resulting in an annual requirement for 838 new homes 863 new jobs. **Overall requirement would equate to 12,570 new homes and 12,945 new jobs over the period 2021-2036.**

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport’s economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a high level of new employment alongside housing. High scales of employment growth reflect Newport’s nationally important role identified by Future Wales. A higher scale of employment growth would likely require a high amount of employment land to be supported by the Plan Could support new jobs in rural areas through new development in these locations.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a high level of housing growth, reflecting Newport’s role regionally and nationally. A good range of different house types and tenures in a range of locations could be supported through this option. The use of both PDL sites and new communities on the edge of Newport are likely to be needed to deliver this scale of growth.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> A high amount of new housing and employment under this option could enhance the labour force, introduce new skills or economic opportunities. Option could have benefits of supporting new or existing health, social, recreational and leisure facilities both through investment and new users.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport’s culture, including the Welsh language, is valued and promoted.</p>	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> High level of growth in housing and employment will likely result in more investment into opportunities across the whole city, including for people living in deprived communities. Increased levels of development will likely result in a greater variety of housing types, which will provide a more diverse range of tenures and dwelling sizes to meet different needs. Increasing growth under this option could encourage more businesses to operate in Newport and therefore increase the range of services available to residents.
<p>Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.</p>	1, 3, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Could result in development in less sustainable locations if enough land isn’t available in locations with good sustainable transport connectivity, increasing the need to travel. High growth will increase demand on existing road infrastructure and therefore will need greater investment in sustainable alternatives.

			<ul style="list-style-type: none"> • More opportunities for investment into new provision could be apparent under a high growth scenario
Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.	1, 2, 3, 7	1, 2, 5	<ul style="list-style-type: none"> • Under a high growth option, water consumption is likely to increase significantly and therefore this could place pressure on existing infrastructure • Considerable amount of land will be required to support this level of growth, which could put natural landscapes and quality agricultural land at risk from development. • Greater opportunity to encourage sustainable lifestyles and developments under a high growth scenario, as it is more likely to attract greater investment and expertise from construction companies.
Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.	2, 7	2, 5	<ul style="list-style-type: none"> • High growth of jobs and houses under this scenario is likely to result in pressure to find suitable development sites, which could negatively impact designated and important sites. • Significant opportunities to ensure new developments maximise green infrastructure and create or enhance existing ecological networks in urban areas. • More development should correlate with higher planning contributions, funds which can be spent to mitigate any impacts of higher growth and enhance/protect ecologically important sites.
Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.	5, 6, 7	4, 5	<ul style="list-style-type: none"> • High growth scenarios may result in pressure to increase density of development or locate it in areas which could negatively impact on the setting of historic assets/landscapes. • High demand for sites could help bring derelict historical assets which may have otherwise been overlooked back into use and provide developers with greater economic incentive to restore/enhance listed buildings. • Significant number of jobs is required under this option, with potential to generate employment opportunities within the tourism and heritage sector.
Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> • High levels of growth are likely to put pressure on land availability within existing urban and village boundaries. • Uncertain as to whether this level of growth could be accommodated on previously developed land, so it may inevitably put pressure on greenfield sites further out of town, or rural communities.
Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> • Under a high growth option, it is likely that a greater amount of land would be required to accommodate this level of demand for housing and employment. It is therefore likely that a greater proportion of development will require flood mitigation strategies and SUDS to reduce the impact of flood risk on new and existing communities • High levels of growth are likely to exhaust land situated in well-connected and more sustainable locations, therefore pushing development into areas which increase the need to travel to access schools, jobs, and services. • High employment growth under this scenario might encourage greener businesses to locate themselves in Newport and ensure the city is better placed to meet the jobs and upskilling levels required to tackle climate change.

Option 2: WG-2018-HIGHPOP replicates the Welsh Government 2018-based high population projection, rebased to the 2021 Census population figure and incorporating high fertility, mortality and migration assumptions. This is the highest option using Welsh Government projections and would result in an employment requirement that is slightly higher than the requirement for new homes, resulting in an annual requirement for 632 new homes 713 new jobs.

Overall requirement would equate to 9,480 new homes and 10,695 new jobs over the period 2021-2036.

Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport's economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a reasonably high level of new employment, with the number of new jobs outgrowing new homes. High scales of employment growth reflect Newport's nationally important role identified by Future Wales. A higher scale of employment growth would likely require a high amount of employment land to be supported by the Plan. Could support new jobs in rural areas through new development in these locations.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a high level of housing growth, reflecting Newport's role regionally and nationally. A good range of different house types and tenures in a range of locations could be supported through this option. The use of both PDL sites and new communities on the edge of Newport are likely to be needed to deliver this scale of growth.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> A high amount of new housing and employment under this option could enhance the labour force, introduce new skills or economic opportunities. Option could have benefits of supporting new or existing health, social, recreational and leisure facilities both through investment and new users.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport's culture, including the Welsh language, is valued and promoted.</p>	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> A high level of growth in housing and employment will likely result in more opportunities across the whole city, including for people living in deprived communities. Increased levels of development will likely result in a greater variety of housing types, which will provide a more diverse range of tenures and dwelling sizes to meet different needs. A higher scale of employment could result in more job opportunities for existing residents, but could lead to greater in-commuting if labour and skills required could not be met by the existing community. Increased employment will result in more businesses operating in Newport which will potentially increase the range of services available to residents.

<p>Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.</p>	1, 3, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> • Less development pressure for housing than in Option 1, however Newport could still see a shortage of suitable sites particularly for employment leading to these being located in less well-connected areas. • Growth, particularly employment growth under this option, will increase demand on existing road infrastructure and therefore will require greater investment in sustainable alternatives.
<p>Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.</p>	1, 2, 3, 7	1, 2, 5	<ul style="list-style-type: none"> • Growth of homes and jobs is high therefore water consumption is likely to increase and therefore this could place pressure on existing infrastructure • Considerable amount of land will be required to support this level of growth, which could put natural landscapes and quality agricultural land at risk from development. • Greater opportunity to encourage sustainable lifestyles and developments under a high growth scenario, as it is more likely to attract greater investment and expertise from construction companies.
<p>Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.</p>	2, 7	2, 5	<ul style="list-style-type: none"> • Relatively high level of jobs and houses required under this scenario is likely to result in pressure to find suitable development sites, which could negatively impact designated sites, although this pressure would be less than under Option 1. • Opportunities to ensure new developments maximise green infrastructure and create or enhance existing ecological networks in urban areas. • Potential to use planning contributions from new development to mitigate any impacts of higher growth and enhance/protect ecologically important sites.
<p>Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.</p>	5, 6, 7	4, 5	<ul style="list-style-type: none"> • High growth scenario may result in pressure to increase density of development or locate it in areas which could negatively impact on the setting of historic assets/landscapes. • Greater demand for development could help bring derelict historic assets which may have otherwise been overlooked back into use and provide developers with greater economic incentive to restore/enhance listed buildings. • Significant number of jobs is required under this option, with potential to generate employment opportunities within the tourism and heritage sector.
<p>Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.</p>	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> • Relatively high levels of growth are likely to put pressure on land availability within existing urban and village boundaries, potentially resulting in amendments/extensions. • Uncertain as to whether this level of growth could be accommodated on previously developed land, so it may inevitably put pressure on greenfield sites further out of town, or rural communities.
<p>Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.</p>	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> • High level of growth that is likely to require a significant amount of land to accommodate housing and employment development. More likely that some of this development will require flood mitigation strategies and SUDS to reduce the impact of flood risk on new and existing communities. • High levels of housing growth are likely to exhaust land situated in well-connected and more sustainable locations, although this is less than under scenario 1. • High employment growth under this scenario might encourage new greener businesses to locate themselves in Newport and ensure the city is better placed to meet the jobs and upskilling levels required to tackle climate change.

Option 3: Dwelling-led 10YR models the population impact of an average annual dwelling growth of +638 dpa, based on a 10-year history of pre-COVID-19 housing completions in Newport (2010/11–2019/20). This option outlines a similar scale of housing growth to Option 2, but would be paired with a lower employment requirement, resulting in an annual requirement for 638 new homes 576 new jobs.

Overall requirement would equate to 9,570 new homes and 8,640 new jobs over the period 2021-2036.

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport’s economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a moderate level of new employment, with the number of new homes outgrowing new jobs. Although moderate, the scale of growth would contribute to Newport’s nationally important role identified by Future Wales. A good amount of employment land to be supported by the plan. New jobs in rural areas could also be supported if new development was to be distributed to these locations.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a high level of housing growth, reflecting Newport’s role regionally and nationally. A good range of different house types and tenures in a range of locations could be supported through this option. The use of both PDL sites and new communities on the edge of Newport are likely to be needed to deliver this scale of growth.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> A high amount of new housing and employment under this option could enhance the labour force, introduce new skills or economic opportunities. Option could have benefits of supporting new or existing health, social, recreational and leisure facilities both through investment and new users.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport’s culture, including the Welsh language, is valued and promoted.</p>	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> A high level of growth in housing and employment will likely result in more opportunities across the whole city, including for people living in deprived communities. Level of development could result in a greater variety of housing types, which will provide a more diverse range of tenures and dwelling sizes to meet different needs. More housing than employment could increase competition for work as there will be less jobs available per person, exacerbating. Still likely to be a good amount of education and training opportunities, although less than under options 1 and 2 which have higher job growth.
<p>Transport and Movement</p>	1, 3, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Good potential to direct new development in locations with good sustainable transport connectivity or opportunities for enhancements.

Reduce the need to travel and increase the use and provision of sustainable travel options.			<ul style="list-style-type: none"> • New development could provide a boost to investment in public transport and active travel measures. • While the scale of growth in this option is likely to be more manageable than in Option 1, pressure will still be placed on existing infrastructure.
Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.	1, 2, 3, 7	1, 2, 5	<ul style="list-style-type: none"> • Growth of homes is high, therefore domestic water consumption is likely to increase and could place pressure on existing infrastructure. • Considerable amount of land will be required for new homes which could put natural landscapes and quality agricultural land at risk from residential development. Less problematic for employment land as growth rates are moderate. • Greater opportunity to encourage sustainable lifestyles and developments under a reasonably high level of growth, as it is more likely to attract greater investment and expertise from construction companies.
Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.	2, 7	2, 5	<ul style="list-style-type: none"> • Relatively high level of jobs and houses required under this scenario is likely to result in pressure to find suitable development sites, which could negatively impact designated sites, although this pressure would be less than under Option 1. • Opportunities to ensure new developments maximise green infrastructure and create or enhance existing ecological networks in urban areas. • Potential to use planning contributions from new development to mitigate any impacts of growth and enhance/protect ecologically important sites. • Less land required for new jobs under this option meaning development pressure for new employment sites is reduced.
Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.	5, 6, 7	4, 5	<ul style="list-style-type: none"> • Relatively high growth scenario for housing may result in pressure to increase density of development or locate it in areas which could negatively impact on the setting of historic assets/landscapes. • Greater demand for sites could help bring derelict historical assets which may have otherwise been overlooked back into use and provide developers with greater economic incentive to restore/enhance listed buildings. • Jobs required under this option could help to generate employment opportunities within the tourism and heritage sector, albeit opportunities could be limited compared to higher employment growth scenarios.
Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> • This scenario generates relatively high levels of growth for housing, but moderate growth in jobs so demand for new development land is likely to be lower than under options 1 and 2, reducing the likelihood of negative effects on Newport's landscapes. • Moderate growth in employment is likely to correlate with greater preservation of designated landscapes.
Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> • High level of growth that is likely to require a large amount of land to accommodate housing and employment projections. Likely that some of this development will require flood mitigation strategies and SUDS to reduce the impact of flood risk on new and existing communities. • High levels of housing growth are likely to exhaust land situated in well-connected and more sustainable locations, although this is less than under scenario 1. • Less employment growth under this scenario might reduce the chance of meeting the jobs and upskilling levels required to tackle climate change, and not fully exploit the economic opportunities associated with developing new green industries.

Option 4: WG-2018-Principal replicates the Welsh Government 2018-based Principal population projection, using historical population data for 2001–2018. Option 4 provides a similar proportion of housing to employment as Option 2, with the requirement for employment also being higher than housing in this option. However, Option 4 does not incorporate assumptions and produces a lower population, resulting in an annual need for 530 new home and 627 new jobs.

Overall requirement would equate to 7,950 new homes and 9,405 new jobs over the period 2021-2036.

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport’s economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a high level of new employment, with the number of new jobs outgrowing new homes by some margin. The scale of employment growth would reflect Newport’s nationally important role identified by Future Wales, but it is unlikely that housing growth would result in a similarly positive contribution towards this identified role. A higher amount of employment land to be supported by the plan. New jobs in rural areas could through new development in these locations.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a good level of growth, but wouldn’t make as much of a contribution towards Newport’s role regionally and nationally. A good range of different house types and tenures could be supported through this option. Opportunities to direct new homes towards a higher number of locations where they are most needed could be less apparent. The use of both PDL sites and new communities on the edge of Newport could be needed to deliver this scale of growth.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> A good amount of new housing and employment under this option could enhance the labour force, introduce new skills or economic opportunities. Option could have benefits of supporting new or existing health, social, recreational and leisure facilities both through investment and new users.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport’s culture, including the Welsh language, is valued and promoted.</p>	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> Scale of growth could lead to new opportunities across the whole city, including for people living in deprived communities. New housing under this option could lead to a greater variety of housing types, which will provide a more diverse range of tenures and dwelling sizes to meet different demographic needs. Opportunities under this option are considered to be more limited than those under Options 1 and 2. A higher scale of employment could result in more job opportunities for existing residents, but could lead to greater in-commuting if labour and skills required could not be met by the existing community.

			<ul style="list-style-type: none"> Increased employment will result in more businesses operating in Newport which will potentially increase the range of services available to residents.
Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.	1, 3, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Potential for a higher proportion of housing development to be directed towards locations which have existing sustainable transport connections. Much less development pressure for housing than in Options 1, 2 and 3. Growth rates for employment are still quite high and therefore Newport could see a shortage of sustainable sites for employment. Job growth will increase demands on existing road infrastructure which could result in more congestion at peak times. Lesser potential for significant investment in public transport to accommodate sustainable commuting patterns.
Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.	1, 2, 3, 7	1, 2, 5	<ul style="list-style-type: none"> Amount of land required for new homes and employment sites is more manageable than under higher growth options, so there is likely to be less pressure on natural landscapes and quality agricultural land Growth of homes and jobs will still put more pressure on water consumption so network will have to incorporate additional capacity.
Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.	2, 7	2, 5	<ul style="list-style-type: none"> Significantly less land required for housing under this scenario is likely to result in less pressure to find suitable development sites than under higher growth options, therefore it is possible to be more selective and ensure sites chosen, protect ecologically important sites. Opportunities to ensure new developments maximise green infrastructure and create or enhance existing ecological networks in urban areas. Lower growth means fewer planning contributions from new development which could be used to protect ecologically important sites.
Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.	5, 6, 7	4, 5	<ul style="list-style-type: none"> Lower growth for housing is likely to reduce the need to increase density of development or locate it in areas which could negatively impact on the setting of historic assets/landscapes. More likely to be able to protect historical conservation areas and direct development away from sensitive landscapes, than under a higher growth scenario.
Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> High levels of growth for employment, but more moderate growth in housing so demand for new housing sites is likely to be lower, reducing the likelihood of negative effects on Newport's landscapes. High demand for employment sites under this scenario could result in city centre sites being exhausted and potentially increasing demand for new employment centres on the periphery of Newport.
Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> Fewer new homes will be required under this scenario, which is likely to ensure development is restricted to areas which are less prone to flooding. Potentially resulting in fewer flood mitigation strategies and SUDS to reduce the impact of flood risk on new and existing communities. High employment growth under this scenario might encourage new greener businesses to locate themselves in Newport and ensure the city is better placed to meet the jobs and upskilling levels required to tackle climate change Opportunities to encourage new development associated with employment to incorporate more low carbon measures and reduce environmental impact

Option 5: PG-Long term uses an ONS 2020 MYE base year and calibrates its migration assumptions from a 19- year historical period (2001/02–2019/20). Option 5 provides a similar housing requirement to Option 4, but a much lower employment requirement. The result is an annual requirement for 540 new homes and 448 new jobs. **Overall requirement would equate to 8,100 new homes and 6,720 new jobs over the period 2021-2036.**

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport’s economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a lower level of new employment, with the number of new home outgrowing new jobs by some margin. The scale of employment growth would have less of a contribution towards Newport’s nationally important role identified by Future Wales. Housing growth would have more of a positive contribution towards this identified role as part of stimulating the economy through an increased population and short-term benefits of construction. A lower employment requirement would likely require less employment land to be supported by the Plan. It is also unlikely to support new jobs in rural areas, unless new development was to be directed towards these areas.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a good level of growth, but wouldn’t make as much of a contribution towards Newport’s role regionally and nationally. A good range of different house types and tenures could be supported through this option. Opportunities to direct new homes towards a higher number of locations where they are most needed could be less apparent. The use of both PDL sites and new communities on the edge of Newport could be needed to deliver this scale of growth.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> A good amount of new housing and employment under this option could enhance the labour force, introduce new skills or economic opportunities. Option could have benefits of supporting new or existing health, social, recreational and leisure facilities both through investment and new users.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive</p>	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> Moderate growth in housing and employment will likely result in more development and opportunities across the whole city, including for people living in deprived communities. New development will likely result in a greater variety of housing types, which will provide a more diverse range of tenures and dwelling sizes to meet different needs.

and where Newport's culture, including the Welsh language, is valued and promoted.			<ul style="list-style-type: none"> • If housing demand outstrips employment growth, then this is likely to result in fewer jobs available per person and increase competition for work, potentially exacerbating existing inequalities. • Moderate growth is likely to mean greater opportunity to select more sustainable locations for new housing and employment sites.
Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.	1, 3, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> • Moderate growth in both homes and jobs will provide opportunities to increase density of housing and create compact neighbourhoods. • Greater opportunity to prioritise sites well connected by sustainable transport to reduce the need to travel. • Infrastructure will be required to facilitate growth, although this is more manageable than under higher growth options. However, opportunities for investment may be more limited.
Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.	1, 2, 3, 7	1, 2, 5	<ul style="list-style-type: none"> • Amount of land required for new homes and employment sites is more manageable than under higher growth options, so there is likely to be less pressure on natural landscapes and quality agricultural land • Growth of homes and jobs will still put more pressure on water consumption so network will have to incorporate additional capacity.
Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.	2, 7	2, 5	<ul style="list-style-type: none"> • Lower growth means less pressure to find suitable development sites, therefore it is possible to be more selective and ensure sites chosen protect ecologically important sites. • Opportunities to ensure new developments maximise green infrastructure and create or enhance existing ecological networks in urban areas. • Significantly less land required for new jobs under this option meaning the development pressure for new employment sites is reduced.
Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.	5, 6, 7	4, 5	<ul style="list-style-type: none"> • Lower growth for housing is likely to reduce pressure to increase density of development or locate it in areas which could negatively impact on the setting of historic assets/landscapes. • More likely to be able to protect historical conservation areas and direct development away from sensitive landscapes, than under a higher growth scenario. • Less job growth may result in fewer opportunities to expand tourism and heritage sectors which would provide economic opportunities for Newport.
Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> • Comparatively lower growth in both housing and employment is likely to reduce demand for new development sites, therefore providing greater opportunity to locate them in areas which minimise impacts on Newport's designated landscapes.
Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> • Significantly fewer new homes will be required under this scenario, which is likely to ensure development is restricted to areas which are less prone to flooding. Potential resulting in fewer flood mitigation strategies and SUDS to reduce the impact of flood risk on new and existing communities. • Opportunities to encourage new development associated with employment and housing to incorporate more low carbon measures and reduce environmental impact. • Less employment growth under this scenario might reduce the chance of meeting the jobs and upskilling levels required to tackle climate change, and not fully exploit the economic opportunities associated with developing new green industries.

Option 6: Employment-led OE+D&I Uplift models the population impact of an average annual employment growth of +389 per year over the plan period, with an uplift applied to the OE economic forecast, based on the Cardiff Capital Region (CCR) city deal direct and indirect employment projections. While this option takes direct account of policy considerations and includes an uplift to reflect the CCR city deal, the Oxford Economics employment forecasts provide for a lower growth option despite this being the highest of the employment-led scenarios. The result is an annual requirement for 507 new homes and 389 jobs.

Overall requirement would equate to 7,605 new homes and 5,835 new jobs over the period 2021-2036.

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport's economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a lower level of new employment, with the number of new home outgrowing new jobs by some margin. The scale of employment growth would have a lesser contribution towards Newport's nationally important role identified by Future Wales. Housing growth would have more of a positive contribution towards this identified role as part of stimulating the economy through an increased population and short-term benefits of construction, however the level of housing growth is only moderate in this option and overall contribution is therefore limited. A lower employment requirement would likely require less employment land to be supported by the Plan. It is also unlikely to support new jobs in rural areas, unless new development was to be directed towards these areas.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> Option would support a good level of growth, but wouldn't make as much of a contribution towards Newport's role regionally and nationally. A good range of different house types and tenures could be supported through this option. Opportunities to direct new homes towards a higher number of locations where they are most needed could be less apparent. The use of both PDL sites and new communities on the edge of Newport could be needed to deliver this scale of growth.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> A good amount of new housing and employment under this option could enhance the labour force, introduce new skills or economic opportunities. Option could have benefits of supporting new or existing health, social, recreational and leisure facilities both through investment and new users.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport's culture, including the Welsh language, is valued and promoted.</p>	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> Fewer new job opportunities under this option, despite relatively moderate levels of housing growth is likely to exacerbate existing deprivation and inequality issues, as there would likely be fewer jobs per person. Low employment growth is likely to lead to less opportunities for new education and training. New housing is likely to still provide a greater range and mix of dwelling types which would increase inclusivity.

<p>Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.</p>	1, 3, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> • Greater opportunity to prioritise sites with existing sustainable transport connections to reduce the need to travel especially for employment sites as this growth rate is lower. • Infrastructure pressures and improvements will likely be apparent, although this is more manageable than under higher growth options • Opportunities for investment into improved or new sustainable transport provision through new development are likely to be more limited, but could be apparent.
<p>Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.</p>	1, 2, 3, 7	1, 2, 5	<ul style="list-style-type: none"> • Amount of land required for new homes and employment sites is more manageable than under higher growth options, so there is likely to be less pressure on natural landscapes and quality agricultural land. • Growth of homes and jobs will put additional pressure on water consumption so network will have to incorporate additional capacity. • Lower growth in the number of homes and jobs required means that under this scenario the natural environment and resources in Newport are more likely to be protected than in other options.
<p>Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.</p>	2, 7	2, 5	<ul style="list-style-type: none"> • Possible to be more selective under this lower growth option and ensure sites chosen, protect ecologically important sites. • Opportunities to ensure new developments maximise green infrastructure and create or enhance existing ecological networks in urban areas. • Less money from planning contributions under this low growth scenario to mitigate any impacts of growth and enhance/protect ecologically important sites. • Less land required for new jobs under this option meaning development pressure for new employment sites is reduced.
<p>Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.</p>	5, 6, 7	4, 5	<ul style="list-style-type: none"> • Lower growth for housing is likely to reduce pressure to increase density of development or locate it in areas which could negatively impact on the setting of historic assets/landscapes. • More likely to be able to protect historical conservation areas and direct development away from sensitive landscapes, than under a higher growth scenario. • Low job growth may result in fewer opportunities to expand tourism and heritage sectors which would provide economic opportunities for Newport.
<p>Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.</p>	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> • Comparatively lower growth in both housing and employment is likely to reduce demand for new development sites, therefore providing greater opportunity to locate them in areas which minimise impacts on Newport's designated landscapes. • A greater proportion of employment sites could potentially be accommodated in city centre, as this level of job growth is the lowest out of all scenarios.
<p>Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.</p>	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> • More manageable number of new homes will be required under this scenario, which is likely to ensure development is restricted to areas which are less prone to flooding. Potentially resulting in less of a need for flood mitigation strategies and SUDS to reduce the impact of flood risk on new and existing communities. • Opportunities to encourage new development associated with employment and housing to incorporate more low carbon measures and reduce environmental impact.

			<ul style="list-style-type: none">• Less employment growth under this scenario could reduce the chance of meeting the jobs and upskilling levels required to tackle climate change, and not fully exploit the economic opportunities associated with developing new green industries.
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PDL Led

A PDL led approach would constitute a continuation of the current spatial strategy, focusing growth on previously developed land. It would require high density development within the urban boundary and would need to explore the reuse of declining employment or industrial land for either housing or new types of employment uses. Under this option the use of greenfield land should be avoided as far as possible.

[< illustrative map >](#)

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport’s economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> • Would align with national policy focus for PDL and town centre first development. • Recognising Newport’s identification as a National Growth Area, this option may limit the ability to fulfil this strategic role if there is a lack of suitable sites. • PDL land is finite, and as such may not meet projected needs across the full 15 year life of the plan. • Option could help rejuvenate land which is currently under utilised or are in disrepair. • Further work required to determine what areas could be repurposed for other uses following evidence from the Employment Land Review and Urban Capacity Study.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> • Reuse of PDL sites within the urban boundary supports a compact settlement pattern which concentrates development in the areas which have the greatest access to facilities/services (i.e. social, environmental, cultural and physical infrastructure). • New housing may not be able to be distributed evenly across the city. This may result in some areas benefitting from this growth, and associated facilities/services, while others may not. • Pressures to provide new or upgrade existing social, environmental, cultural and physical infrastructure necessary to support new housing may occur unevenly across the city, or not be achievable due to constraints within established areas. • There may also be a limitation on the variety of housing types (i.e. detached, semi-detached, apartments, studios, 2bed+, etc.) that can be delivered recognising the likely financial viability constraints utilising PDL land within the existing settlement boundaries.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> • Concentrating new growth to PDL land within the existing settlement boundaries could have an adverse effect on the current air quality management areas if new developments are car dependent. • Increasing the concentration and variety of housing types within existing settlement boundaries may positively activate more areas throughout the city, limiting perceived opportunities for crime and anti-social behaviour. • Could positively contribute towards the improvement of existing facilities that promote active lifestyles (i.e. parks, active travel networks, daily facilities and services within

PDL Led			
<p>A PDL led approach would constitute a continuation of the current spatial strategy, focusing growth on previously developed land. It would require high density development within the urban boundary and would need to explore the reuse of declining employment or industrial land for either housing or new types of employment uses. Under this option the use of greenfield land should be avoided as far as possible.</p> <p>< illustrative map ></p>			
			walking/cycling distance) in the existing settlement boundary. However, this may not occur evenly across the city depending on the PDL sites available.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport's culture, including the Welsh language, is valued and promoted.</p>	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> • Benefits of directing development in close proximity of employment opportunities and day to day services generally. • Potential to tailor development to meet specific needs within certain areas throughout the city. • Could positively contribute towards the improvement of existing facilities that promote active lifestyles (i.e. parks, active travel networks, daily facilities and services within walking/cycling distance) in the existing settlement boundary. However, this may not occur evenly across the city depending on the PDL sites available.
<p>Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.</p>	1, 3, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> • Supports a compact settlement pattern which concentrates development in the areas which have the greatest access to services, consequently reducing reliance upon less sustainable means of transport. • Provide the critical mass required to justify and support the upgrade of more sustainable and active forms of transport (i.e. public transport, cycle infrastructure, pedestrian infrastructure). • Could generate an increase in individual vehicle trips which will add pressure to existing road networks, parking availability, charging facilities for electric vehicles, and Air Quality Management Areas.
<p>Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.</p>	1, 2, 3, 7	1, 2, 5	<ul style="list-style-type: none"> • Could protect the natural resources outside of the existing settlement boundaries from the pressures of urban expansion (e.g. minerals, air, land, water, wildlife, forests, fisheries, plants and soil). • Pressure of delivering levels of growth required to meet Newport's strategic role could increase pressure on existing natural resources and their quality in the existing settlement boundaries (i.e. air, water, wildlife, plants). • The compact settlement and concentrated pattern of development this option supports may have potential for local circular economy schemes to be developed for waste management (e.g. public or private collection of sorted waste for specific reuse/reprocessing).
<p>Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience,</p>	2, 7	2, 5	<ul style="list-style-type: none"> • Protects ecologically sensitive areas currently outside of the existing settlement boundaries from the pressures of urban expansion. • Protects the Regionally Important Geodiversity Sites in Newport from the pressures of urban expansion.

PDL Led			
<p>A PDL led approach would constitute a continuation of the current spatial strategy, focusing growth on previously developed land. It would require high density development within the urban boundary and would need to explore the reuse of declining employment or industrial land for either housing or new types of employment uses. Under this option the use of greenfield land should be avoided as far as possible.</p> <p>< illustrative map ></p>			
<p>diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.</p>			<ul style="list-style-type: none"> • Pressure of delivering levels of growth required to meet Newport's strategic role may restrict opportunities to enhance biodiversity and connectivity within urban areas. Would also increase pressure on existing features and their quality in these areas.
<p>Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.</p>	5, 6, 7	4, 5	<ul style="list-style-type: none"> • May place undue pressure on the preservation of historic assets within the existing settlement boundaries due to the levels of growth required. • May also provide the incentive necessary to reinstate and repurpose historic assets which have fallen into disrepair due to disuse.
<p>Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.</p>	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> • This option would preserve the current landscape, townscape and seascape characteristics of Newport. • May limit enhancement opportunities due to the amount of development, and the potential locations for it, that may be accommodated.
<p>Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.</p>	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> • Supports a compact settlement pattern which concentrates development in the areas which have the greatest access to services, consequently reducing reliance upon less sustainable means of transport. • Protects ecologically sensitive areas currently outside of the existing settlement boundaries from the pressures of urban expansion. • Increases potential for the establishment of district heat networks to reduce heating and energy demands. • A large proportion of PDL land is within areas vulnerable to flood risk. The safeguarding against current and future flood risk as a result of climate change is a key consideration.

Urban Expansion

Taking an urban expansion approach would require the identification of land on the edge of the urban boundary. This is likely to constitute a substantial amount of greenfield growth and it is unclear whether land-based constraints would restrict the scale of growth.

<illustrative map >

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport's economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> • Option would rely significantly on appropriate greenfield land being identified to accommodate. As such, it would not strictly adhere to the prioritisation of brownfield land, which is contrary to national policy. • Significant constraints outside of existing settlement boundaries would limit where potential urban expansion could occur (i.e. Green Belts, Green Wedges, Gwent Levels, etc). • For similar reasons, urban expansion may not occur evenly from the existing settlement boundary. Consequently, some areas may benefit more than other parts of the city from expansion. • Urban expansion would allow greater capacity to try and meet the levels of regional growth and investment expected as part of Newport's National Growth Area designation.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> • Sites identified for urban expansion would be likely to have a greater capacity to provide a variety of housing types and compositions to support a balanced and sustainable community, as well as the numbers required to meet national policy. • Sites identified for urban expansion would be likely to have a greater capacity to provide the social, environmental, cultural and physical infrastructure required to support the needs of these areas, as well as any existing urban areas nearby. • Opportunity to deliver high quality homes to the highest sustainability and construction standards.

Urban Expansion

Taking an urban expansion approach would require the identification of land on the edge of the urban boundary. This is likely to constitute a substantial amount of greenfield growth and it is unclear whether land-based constraints would restrict the scale of growth.

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			<ul style="list-style-type: none"> Pressure to ensure these expansion areas are appropriately connected to existing urban areas, and do not appear removed or in isolation from the existing urban areas.
Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> Depending on the location of any potential expansion areas, they may have an adverse effect on the current air quality management areas contrary to policy. Appropriate urban design throughout expansion areas could serve to discourage perceived opportunities for crime and anti-social behaviour. Could positively contribute towards the delivery of facilities that promote active lifestyles (i.e. parks, active travel networks, daily facilities and services within walking/cycling distance) in these expansion areas, as well as potentially in support of existing urban areas nearby.
Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport's culture, including the Welsh language, is valued and promoted.	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> Opportunity to ensure that expansion areas comprise of an appropriate mix of housing types and composition to support the diverse range of needs in the community. Expansion areas must explore and deliver facilities, infrastructure and services necessary to support these areas, including those that support active lifestyles. Any new facilities, infrastructure or services delivered as part of these expansion areas may relieve pressure on those existing within the urban areas. Equally, investment in these new facilities, infrastructure and services may mean existing facilities, infrastructure and services are not enhanced within existing urban areas.
Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.	1, 3, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> Urban expansion may occur in areas with poorer access to existing services that support day to day life, and would therefore likely increase the length and number of individual vehicle trips.

Urban Expansion

Taking an urban expansion approach would require the identification of land on the edge of the urban boundary. This is likely to constitute a substantial amount of greenfield growth and it is unclear whether land-based constraints would restrict the scale of growth.

<illustrative map >

			<ul style="list-style-type: none"> • Consequently, will add pressure to existing road networks, parking availability, charging facilities for electric vehicles, and Air Quality Management Areas, etc. • Any urban expansion would need to have regard to this and ensure those new areas are appropriately serviced by sufficient social, environmental, cultural and physical infrastructure to reduce travel demands, and to offer more sustainable alternatives for transport (i.e. public transport, cycle infrastructure, pedestrian infrastructure).
<p>Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.</p>	1, 2, 3, 7	1, 2, 5	<ul style="list-style-type: none"> • Puts pressure on the natural resources outside of the existing settlement boundaries (e.g. minerals, air, land, water, wildlife, forests, fisheries, plants and soil), including high quality agricultural land. • Expansion areas will need to consider opportunities for local circular economy schemes to be developed (e.g. public or private collection of sorted waste for specific reuse/reprocessing).
<p>Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.</p>	2, 7	2, 5	<ul style="list-style-type: none"> • Puts pressure on ecologically sensitive areas currently outside of the existing settlement boundaries. • Puts pressure on the Regionally Important Geodiversity Sites in Newport. • Opportunities to explore enhancement of the biodiversity, connectivity of existing features and link to urban areas through this option.
<p>Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the</p>	5, 6, 7	4, 5	<ul style="list-style-type: none"> • May place undue pressure on the preservation of historic assets within the countryside due to the levels of growth required. • May provide opportunity to reinstate and repurpose historic assets which have fallen into disrepair due to disuse. • May provide opportunity to enhance historic assets and their prominence which have been in less accessible locations.

Urban Expansion

Taking an urban expansion approach would require the identification of land on the edge of the urban boundary. This is likely to constitute a substantial amount of greenfield growth and it is unclear whether land-based constraints would restrict the scale of growth.

[<illustrative map >](#)

distinctive historic environment and archaeological assets.			
Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> Option may create pressure on the current landscape, townscape and seascape characteristics of Newport. Further assessment of landscape areas to protect may be required. Opportunity to enhance specific landscape features and outlooks which would otherwise be inaccessible.
Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> Urban expansion would likely increase the number and distance of individual vehicle trips. As such, any expansion would need to be supported by facilities, infrastructure, services which would meet the needs of these areas and promote more active and sustainable forms of transport. Puts pressure on ecologically sensitive areas currently outside of the existing settlement boundaries. Expansion areas should explore potential opportunities to establish district heat networks to reduce heating and energy demands. Expansion should avoid areas which are vulnerable to flood risk. The safeguarding against current and future flood risk as a result of climate change is a key consideration.

Village Focus

A village focus would direct housing development towards the nine defined villages of Castleton and Marshfield; St Brides; Bishton; Llanwern; Underwood; Llanvaches; Parc Seymour; Christchurch and Caerleon. Some villages are more constrained than others and as a result less constrained villages would support a high proportion of growth under this scenario. Directing development towards villages alone is likely to result in a high amount of greenfield land consumption and is unlikely to support a higher scale of growth due to land availability and the level of existing services and facilities.

[<illustrative map >](#)

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport’s economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> • Could potentially support diversification of the rural economy. • Could support the resilience and vitality of these rural communities. • May significantly alter the current local distinctiveness and identity of these villages. • May allow for employment uses which would not ordinarily be considered appropriate in more isolated locations (i.e. higher traffic volumes, incompatible uses). • Option would rely significantly on appropriate greenfield land being identified to accommodate. As such, it would not strictly adhere to the prioritisation of brownfield land required by national policy. • Significant constraints outside of existing village boundaries would limit where potential expansion could occur (i.e. Green Belts, Green Wedges, Gwent Levels, etc). • It is unlikely this option would adequately accommodate the levels of regional growth and investment expected as part of Newport’s National Growth Area designation.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> • Could support the resilience and vitality of these rural communities. • May significantly alter the current local distinctiveness and identity of these villages. • Could provide opportunities for current residents of these villages and their families to remain in the community into the future. • Option would rely significantly on appropriate greenfield land being identified to accommodate. As such, it would not strictly adhere to the prioritisation of brownfield land by national policy. • Significant constraints outside of existing village boundaries would limit where potential expansion could occur (i.e. Green Belts, Green Wedges, Gwent Levels, etc). • It is unlikely this option would adequately accommodate the levels of regional growth and investment expected as part of Newport’s National Growth Area designation.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> • Allowing for growth in these communities would support the resilience and vitality of these rural communities into the future. • Provide opportunities for current residents of these villages and their families to remain in the community into the future, fostering community ties and a clear sense of identity with place.

Village Focus

A village focus would direct housing development towards the nine defined villages of Castleton and Marshfield; St Brides; Bishton; Llanwern; Underwood; Llanvaches; Parc Seymour; Christchurch and Caerleon. Some villages are more constrained than others and as a result less constrained villages would support a high proportion of growth under this scenario. Directing development towards villages alone is likely to result in a high amount of greenfield land consumption and is unlikely to support a higher scale of growth due to land availability and the level of existing services and facilities.

<illustrative map >

<p>socio-economic inequality through sustainable growth.</p>			<ul style="list-style-type: none"> • Growth may positively activate these villages and consequently limit perceived opportunities for crime and anti-social behaviour in these areas. • Benefits would likely be spatially limited to these communities.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport’s culture, including the Welsh language, is valued and promoted.</p>	<p>1, 4, 5, 6</p>	<p>1, 3, 4</p>	<ul style="list-style-type: none"> • Allowing for growth in these communities would support the resilience and vitality of these rural communities into the future. • Growth in and around the villages could accommodate the diverse needs of the wider community. • May be limited opportunities to expand local facilities, infrastructure, services to meet growth. As such, current and future residents may need to travel further to meet daily needs.
<p>Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.</p>	<p>1, 3, 4, 5, 7</p>	<p>1, 2, 3, 4</p>	<ul style="list-style-type: none"> • Access to services varies from village to village, but generally access to most daily services are poorer than in existing urban areas. As such, growth in these isolated locations would be highly likely to increase the length and number of individual vehicle trips. • Consequently, will add pressure to existing road networks which may already be of a low standard for the potential levels of growth.
<p>Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.</p>	<p>1, 2, 3, 7</p>	<p>1, 2, 5</p>	<ul style="list-style-type: none"> • Puts pressure on the natural resources outside of the existing village boundaries (e.g. minerals, air, land, water, wildlife, forests, fisheries, plants and soil), including high quality agricultural land.
<p>Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net are</p>	<p>2, 7</p>	<p>2, 5</p>	<ul style="list-style-type: none"> • Puts pressure on ecologically sensitive areas currently outside of the existing settlement boundaries. • Puts pressure on the Regionally Important Geodiversity Sites in Newport. • Opportunities to explore to enhancements to the biodiversity and connectivity of existing features in these areas could be apparent, albeit additional pressure that may result.

Village Focus

A village focus would direct housing development towards the nine defined villages of Castleton and Marshfield; St Brides; Bishton; Llanwern; Underwood; Llanvaches; Parc Seymour; Christchurch and Caerleon. Some villages are more constrained than others and as a result less constrained villages would support a high proportion of growth under this scenario. Directing development towards villages alone is likely to result in a high amount of greenfield land consumption and is unlikely to support a higher scale of growth due to land availability and the level of existing services and facilities.

[<illustrative map >](#)

benefits facilitated from development.			
<p>Historic Environment To preserve, enhance and realise the value of Newport’s heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.</p>	5, 6, 7	4, 5	<ul style="list-style-type: none"> • May place undue pressure on the preservation of historic assets within villages and the countryside. • May provide opportunity to reinstate and repurpose historic assets which have fallen into disrepair due to disuse. • May provide opportunity to enhance historic assets and their prominence which have been in less accessible locations.
<p>Landscape To protect and enhance the quality and character of Newport’s landscape, townscape and seascape, and maximise the opportunities these features offer.</p>	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> • Option may create pressure on the current landscape, townscape and seascape characteristics of Newport. Further assessment of landscape areas to protect may be required. • Opportunity to enhance specific landscape features and outlooks which would otherwise be inaccessible to most.
<p>Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.</p>	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> • Village focus would be highly likely to increase the number and distance of individual vehicle trips, with limited opportunities to promote more active and sustainable forms of transport in these areas. • Puts pressure on ecologically sensitive areas currently outside of the existing settlement boundaries. • Expansion should avoid areas which are vulnerable to flood risk. The safeguarding against current and future flood risk as a result of climate change is a key consideration.

Hybrid Approach

A hybrid approach would include a mix of previously developed land, sites on the edge of the urban boundary and sites at and surrounding existing villages. This strategy would be able to draw upon the spatial benefits of the other options, but it could be difficult to balance growth across this option.

<illustrative map>

RLDP Objective	Links to Well-being Goals	Links to Key Planning Principles and National Sustainable Placemaking Outcomes	Analysis
<p>Economy and Employment Provide for Newport’s economic growth by offering a diverse range and choice of new and improved employment opportunities, which are adaptive to change and meet the needs of Newport and beyond, supporting a strong skilled and resilient workforce.</p>	1, 2, 4, 5, 7	1, 2, 3, 4	<ul style="list-style-type: none"> • Would align with national policy focus for PDL and town centre first development sequential test. • Utilising a combination of PDL and greenfield land, in and surrounding the existing urban and village boundaries, would allow for greater capacity and flexibility to fulfil Newport’s strategic identification as a National Growth Area. • Given PDL land is finite, it may not meaningfully contribute towards meeting the projected needs across the full 15 year life of the plan. The Hybrid Option would likely still need to rely significantly on appropriate greenfield land being identified to accommodate the projected need. • Significant constraints outside of existing settlement boundaries would limit where potential urban expansion could occur (i.e. Green Belts, Green Wedges, Gwent Levels, etc). • For similar reasons, urban expansion may not occur evenly from the existing settlement boundary. Consequently, some areas may benefit more than other parts of the city from expansion. • Urban expansion would allow greater capacity to try and meet the levels of regional growth and investment expected as part of Newport’s National Growth Area designation. • Option could help rejuvenate sites which are currently under utilised or are in disrepair. • Work required to determine what areas could be repurposed for other uses following evidence from the Employment Land Review and Urban Capacity Study.
<p>Population and Communities To provide high-quality homes that meet the needs of Newport, as a national growth area, and to ensure that these homes are supported by the necessary social, environmental, cultural and physical infrastructure to provide safe and healthy places for people that maintain and enhance community and settlement identities.</p>	1, 2, 3, 4, 5, 6	1, 2, 3, 4	<ul style="list-style-type: none"> • New housing may not be able to be distributed evenly across the city. This may result in some areas benefitting from this growth, and associated facilities/services, while others may not. • Pressures to provide new or upgrade existing social, environmental, cultural and physical infrastructure necessary to support new housing may occur unevenly across the city, or not be achievable due to constraints within established areas.

			<ul style="list-style-type: none"> • Sites identified for urban expansion should have a greater capacity to provide a variety of housing types and compositions to support a balanced and sustainable community, as well as the numbers required to meet national policy. • There may be limited capacity to achieve the same variety of housing types and composition in brownfield areas recognising the likely financial viability constraints utilising such sites within the existing settlement boundaries. • Opportunity to deliver high quality homes to the highest sustainability and construction standards. • Pressure to ensure these expansion areas are appropriately connected to existing urban areas, and do not appear removed or in isolation from the existing urban areas. • Allowing growth in and around defined villages would support the resilience and vitality of these rural communities. • Conversely, growth in and around defined villages may significantly alter the current local distinctiveness and identity of these villages. • It would provide opportunities for current residents of these villages and their families to remain in the community into the future. • Potential for any growth in and around villages would be significantly reliant on appropriate greenfield land being identified to accommodate. As such, it would not strictly adhere to the prioritisation of brownfield land by national policy.
<p>Health and Well-being To improve health and well-being through the creation of well-connected, accessible, healthy and active places, tackling health and socio-economic inequality through sustainable growth.</p>	1, 2, 3, 4, 5, 6	3,4	<ul style="list-style-type: none"> • Given the levels of growth required, and the range of areas this option would allow it to be delivered, it is highly likely to have an adverse effect on the current air quality management areas contrary to policy. • Utilising appropriate urban design throughout the different parts of the city could serve to discourage perceived opportunities for crime and anti-social behaviour. • Could positively contribute towards the improvement or delivery of facilities that promote active lifestyles (i.e. parks, active travel networks, daily facilities and services within walking/cycling distance) in both the existing settlement boundary and expansion areas. However, this may not occur evenly across the city depending on the sites available. • Allowing for growth in villages would support the resilience and vitality of these rural communities into the future. • Provide opportunities for current residents of defined villages and their families to remain in the community into the future, fostering community ties and a clear sense of identity with place.
<p>Equality, Diversity, and Inclusion To create quality positive places where development realises the multiple benefits from</p>	1, 4, 5, 6	1, 3, 4	<ul style="list-style-type: none"> • Opportunity to ensure that any new development, regardless of brownfield or greenfield, comprises of an appropriate mix of housing types and composition to support the diverse range of needs in the community.

<p>the creation of inclusive, connected, adaptable and accessible communities that are cohesive and where Newport's culture, including the Welsh language, is valued and promoted.</p>			<ul style="list-style-type: none"> • Could positively contribute towards the improvement of existing facilities that promote active lifestyles (i.e. parks, active travel networks, daily facilities and services within walking/cycling distance) in the existing settlement boundary. However, this may not occur evenly across the city depending on the brownfield sites available. • Expansion areas must explore and deliver facilities, infrastructure and services necessary to support these new areas, including those that support active lifestyles. Any new facilities, infrastructure or services delivered as part of these expansion areas may relieve pressure on those existing within the urban areas. Equally, investment in these new facilities, infrastructure and services may mean existing facilities, infrastructure and services are not enhanced within existing urban areas. • Allowing for growth in villages would support the resilience and vitality of these rural communities into the future. • Growth in and around the villages could accommodate the diverse needs of the wider community. • May be limited opportunities to expand local facilities, infrastructure, services within villages to meet growth. As such, current and future residents may need to travel further to meet daily needs.
<p>Transport and Movement Reduce the need to travel and increase the use and provision of sustainable travel options.</p>	<p>1, 3, 4, 5, 7</p>	<p>1, 2, 3, 4</p>	<ul style="list-style-type: none"> • The hybrid option may allow for expansion into areas with poorer access to existing services that support day to day life and would therefore likely increase the length and number of individual vehicle trips. • Consequently, will add pressure to existing road networks, parking availability, charging facilities for electric vehicles, and Air Quality Management Areas, etc. • Any urban expansion would need to have regard to this and ensure those new areas are appropriately serviced by sufficient social, environmental, cultural and physical infrastructure to reduce travel demands, and to offer more sustainable alternatives for transport (i.e. public transport, cycle infrastructure, pedestrian infrastructure). • Nevertheless, there may still be limited capacity to deliver such upgrades in more isolated locations such as villages. As such, the levels of growth appropriate for each village would need to be considered on the merits of each settlement.
<p>Natural Resources Sustainably manage the natural resources in Newport to meet the needs of present and future communities, by ensuring resource efficiency, improved health outcomes, and the creation of a successful circular economy and green growth.</p>	<p>1, 2, 3, 7</p>	<p>1, 2, 5</p>	<ul style="list-style-type: none"> • Puts pressure on the natural resources across the city (e.g. minerals, air, land, water, wildlife, forests, fisheries, plants and soil), including high quality agricultural land. • Expansion areas will need to consider opportunities for local circular economy schemes to be developed (e.g. public or private collection of sorted waste for specific reuse/reprocessing).

<p>Biodiversity and Geodiversity To maintain, enhance and improve the biodiversity and geodiversity of Newport and its surrounds, including improved ecological resilience, diversity, connectivity and adaptability, whilst ensuring net benefits are facilitated from development.</p>	2, 7	2, 5	<ul style="list-style-type: none"> • Puts pressure on ecologically sensitive areas currently outside of the existing settlement boundaries. • Puts pressure on the Regionally Important Geodiversity Sites in Newport. • Expansion areas will need to explore opportunities to enhance the biodiversity and connectivity of existing features in these areas, including linkages to urban areas. • The hybrid option would specifically allow for greater flexibility to spread the required growth for Newport across the city. Consequently, this may afford greater opportunities for the enhancement of existing biodiversity, features and connectivity within current urban areas and their quality, with the pressures of delivering required growth solely within brownfield areas no longer applicable.
<p>Historic Environment To preserve, enhance and realise the value of Newport's heritage resources, through investment, interpretation and maximisation of those opportunities provided by the distinctive historic environment and archaeological assets.</p>	5, 6, 7	4, 5	<ul style="list-style-type: none"> • May place undue pressure on the preservation of historic assets due to the levels of growth required. • May provide opportunity to reinstate and repurpose historic assets which have fallen into disrepair due to disuse. • May provide opportunity to enhance historic assets and their prominence which have been in less accessible locations.
<p>Landscape To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.</p>	2, 3, 6, 7	2, 5	<ul style="list-style-type: none"> • Option may create pressure on the current landscape, townscape and seascape characteristics of Newport. Further assessment of landscape areas to protect may be required. • Opportunity to enhance specific landscape features and outlooks which would otherwise be inaccessible.
<p>Climate Change To ensure that development and land uses in Newport are resilient to the effects of climate change, and actively tackle the causes and impacts of climate change through minimisation, adaptation and mitigation.</p>	1, 2, 3, 4, 7	1, 2, 3, 5	<ul style="list-style-type: none"> • The hybrid option would likely increase the number and distance of individual vehicle trips. As such, any expansion would need to be supported by facilities, infrastructure, services which would meet the needs of these areas and promote more active and sustainable forms of transport. • Some villages will likely have limited opportunities to promote more active and sustainable forms of transport in these areas, and as such this will need to be considered on the merits of each village separately. • Puts pressure on ecologically sensitive areas currently outside of the existing settlement boundaries. • Opportunities to establish district heat networks to reduce heating and energy demands should be explored within the existing urban area and expansion areas. • The safeguarding against current and future flood risk as a result of climate change is a key consideration.