

Newport Local  
Development Plan

# Preferred Strategy (Summary Version)

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Creu Lleuedd Cymru  
Placemaking Wales

Llofnodydd y Siarter | Charter Signatory



**NEWPORT**  
CITY COUNCIL  
CYNGOR DINAS  
**CASNEWYDD**

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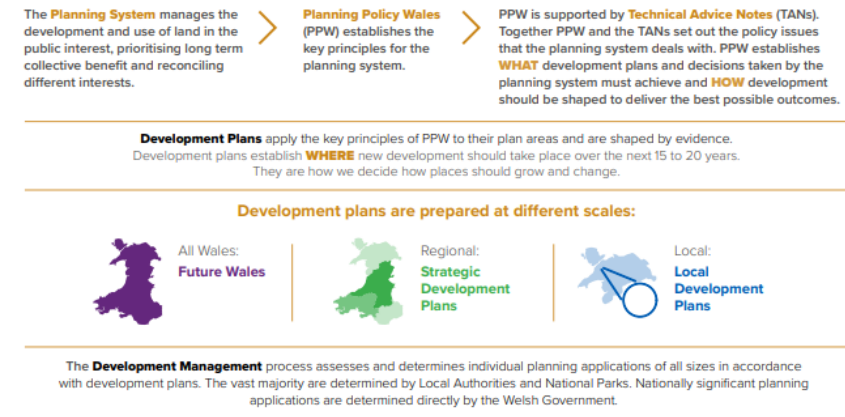
## Introduction

The Council is required to maintain an up to date Local Development Plan (LDP). An LDP sits within a wider planning framework, which includes other Development Plans. The following figure, is extracted from Planning Policy Wales and shows the wider planning framework in Wales.

The current planning context includes a National Development Framework, which is Future Wales: The National Plan 2040 (Future Wales). A Strategic Development Plan will sit at the regional scale, but is not yet under preparation, which this likely to emerge in the next few years.

The Replacement Local Development Plan (RLDP) will ensure that the Local Development Plan remains relevant and up to date in light of changes to the national context and local circumstances. The RLDP will be able to support the expansion of Newport by directing land uses to the

most appropriate locations and maximise benefits of development for existing and new communities, ensuring identified issues, opportunities and challenges are addressed.



The Preferred Strategy outlines the national, regional and local context and identifies the associated issues, challenges and opportunities anticipated over the period 2021-2036. A Vision has been established which responds to key issues and sets out an ambition for the RLDP. Ten objectives provide more detailed aims to be achieved through the RLDP.

A preferred growth and spatial strategy is outlined and Key Sites to be allocated to deliver these have been identified. A strategic framework has been outlined and provides 16 policies which have the most importance for the delivery of the preferred strategy. These will be supported by more detailed policies for development management. Detailed recommendations have been outlined relating to the review of 2011-2026 LDP policies.

Consultation on the Preferred Strategy is the next formal stage of plan making and develops consensus on key elements of the RLDP. The Preferred Strategy will be consulted on for an 8-week period alongside other technical and supporting documents. Following this stage, further work will be undertaken to assess all Candidate Sites, draft policies for

## Easy Read Preferred Strategy

development management, prepare an initial consultation report, review the monitoring framework and consider comments made on the Preferred Strategy.

## National, Regional and Local Context

The Local Development Plan preparation is informed by a range of context and understanding at the national, regional and local scale. Firstly, the local historic and geographic context can be described as:

National policy, strategies and legislation make up the national context, several documents have been identified and inform the preparation of the Replacement Local Development Plan either through the identification of issues, alignment with objectives or as a part of the wider planning policy context. The wider planning context includes Future Wales: The National Plan 2040 (Future Wales), which forms part of the Development Plan.

Relevant policies set out within Future Wales have been identified as:

Policy 1 – Where Wales will grow	Policy 9 – Resilient Ecological
Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking	Networks and Green Infrastructure
Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership	Policy 11 – National Connectivity
Policy 4 – Supporting Rural Communities	Policy 12 – Regional Connectivity
Policy 5 – Supporting the rural economy	Policy 13 – Supporting Digital Communications
Policy 6 – Town Centre First	Policy 15 – National Forest
Policy 7 – Delivering Affordable Homes	Policy 16 – Heat Networks
Policy 8 – Flooding	Policy 33 - National Growth Area – Cardiff, Newport and the Valleys
	Policy 34 – Green Belts in the South East
	Policy 36 – South East Metro

## Regional Context

While limited progress has been made towards developing a Strategic Development Plan for South East Wales, a number of regional strategies,

projects and partnerships are apparent and address local issues or seek to enhance the region and sub-regional assets. These are:

- Cardiff Capital Region and City Deal
- South East Wales Metro
- Western Gateway
- Natural Resource Wales Area Statements
- Minerals Regional Technical Statements
- Waste Monitoring
- Severn Estuaries Partnership

Additionally, all of Newport's adjoining local authorities are progressing the review of their own Local Development Plans, creating an opportunity to work together to address cross boundary issues to maximise opportunities.

## Local Context

Newport City Council (NCC) has adopted a range of corporate strategies, with the Council delivering a number of programmes associated with these. The Corporate Strategy is the overarching plan of the Council and the Local Development Plan, including the Preferred Strategy seeks to concur with the objectives and priorities set out within this document.

Further NCC strategic plans are:

- The Digital Strategy 2015-2020
- The Strategic Equalities Plan 2020-2024
- The Welsh Language Strategy 2022-2027
- Climate Change Plan 2022-2027
- Local Area Energy Plan 2022

These are supported by a number of other resources, including the Newport Economic Growth Strategy 2020 and Biodiversity and Resilience of Ecosystems Duty Report 2019.

## Issues, Challenges and Opportunities

The following issues, challenges and opportunities have been informed by the national, regional and local context. These are summarised as the following Key Issues:

### *National and Regional*

1. Newport has a nationally important role and an increasing strategic role. The City forms part of the Cardiff Capital Region and Western Gateway.
2. Transport capacity issues, with the South East Wales Metro forming an opportunity to address issues as well as support modal shift through new active and public travel infrastructure.
3. Need to protect nationally and international environmental and historic designations, including Regionally Important Geodiversity Sites.
4. Managing strategic flood risks, including the effects of climate change, in line with national policy.
5. Mitigation, adaptation and resilience building to the causes and impacts of climate change to meet national targets, including supporting the growth of the National Forest.
6. Maintaining separation from surrounding urban areas such as Cardiff and Cwmbran through the Green Belt.
7. Welsh Government target to achieve net zero waste by 2050.
8. *Economic*
9. Need to identify a suitable amount of land to meet the requirement for 77ha of employment land identified by the evidence base.
10. Need to support upskilling and education of the local population. Including maximising opportunities to meet skills gaps in delivering solutions to the climate change challenge.
11. Support growth of the rural economy, including sustainable tourism.
12. Supporting Covid-19 post-pandemic and Brexit economy recovery.
13. Maximise economic opportunities through historic environment, including through culture, tourism and regeneration. One challenge is the need for investment in managing, protecting and enhancing these.

### *Environmental*

14. Maintaining a brownfield-led strategy is a challenge and the identification of greenfield sites will require the identification of appropriate infrastructure, e.g. active travel routes, to support connectivity and alleviate impact on roads.
15. Need to support the sustainable management of natural resources, including energy, trees, minerals and waste, in line with Natural Resource Wales policies and Area Statements. This includes energy, trees, minerals and waste.
16. Reducing resource consumption and promoting circular economies, including ensuring the recycling of materials and sustainable sourcing of minerals.
17. Protection of Best and Most Versatile Agricultural Land.
18. Efficient use and improvements to the quality of water resources.
19. Overcoming air quality issues, reducing impacts from transport, fuel consumption and agriculture.
20. Addressing the local climate change and ecological emergencies to meet local targets and ecosystem resilience.
21. Maximising opportunities for biodiversity enhancement and net gain, as well as explore opportunities for existing and new green infrastructure corridors to improve connectivity, particularly within urban areas.
22. Preserving and enhancing landscape features and protection Special Landscape Areas for their special characteristics.
23. Consider a settlement hierarchy, urban and village boundaries, and opportunities for development in rural areas.
24. Consider whether the current Green Wedge designations be preserved, amended or removed.
25. Combatting pressure from development in the coastal area and levels due to their outstanding visual, historic and ecological interest.
26. Promote energy from low carbon sources to address demand for heating and transport, including exploring opportunities for district heat networks, encouraging more energy efficient buildings and supporting more renewable and low carbon energy production schemes.

*Social*

27. Need to address housing requirements arising from forecast population growth and identify a suitable amount of land to support these. This includes understanding shortfalls in delivering the 2011-2026 LDP requirements.
28. Delivery of a diverse range of new homes of different types and tenures in different locations, addressing specific needs, affordable housing needs and accessibility to all.
29. Identification of needs for Gypsy and Traveller accommodation and delivery necessary accommodation.
30. Promote high-quality development, that is safe and accessible, that will create and regenerate places for people, and will maintain and enhance community and settlement identity.
31. Ensuring development takes place in sustainable locations, supported by the necessary social, environmental and physical infrastructure, including employment opportunities.
32. Need to support the provision, protection and improvement of open spaces, play spaces and sporting facilities, as well as supporting the provision of the green infrastructure networks.
33. Reducing the need to travel and encouraging sustainable travel choices is a challenge and opportunity.
34. Negating the polluting impacts of development is important for avoiding impacts on health.
35. Creating safer environments and decreasing opportunities for crime.
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37. Creating safer environments and decreasing opportunities for crime.
38. Promote regeneration for benefits of addressing deprivation and supporting the foundational economy.
39. Ensuring the consideration of health and well-being in decision making, including supporting a reduction in health inequalities.
40. Delivering local services and facilities to meet day to day needs of communities in accessible locations.

41. Support improved access to education and training opportunities to bring levels more in line with Wales as a whole.
42. Tackling fuel poverty through supporting the transition to net zero and decarbonisation.
43. Resilience and protection for existing and new communities against the impacts of climate change, specifically flooding.

*Cultural*

44. Promotion of placemaking in planning and design to support balanced communities, foster a shared sense of place, and promote community cohesion for both new and existing communities.
45. Addressing the needs of a multilingual city and providing opportunities to enhance and protect the Welsh language. Opportunities may include providing access to key community and educational services, good quality homes and jobs, and promotion of Welsh heritage through the preservation and restoration of key cultural areas/features.
46. Supporting conservation and enhancement of historic buildings and structures for architectural and historic interest due as they are sources of pride and part of cultural identity. This includes Conservation Areas and other locally defined heritage assets aid our understanding and appreciation of place.
47. Securing the conservation and enhancement of archaeological remains, and archaeologically sensitive areas, and support the undertaking of archaeological investigations.

## Vision

An overarching vision is essential for a Local Development Plan. The Vision sets out a positive aspiration, which addresses the national, regional and local issues, challenges and opportunities. The emerging Vision of the Replacement LDP is:

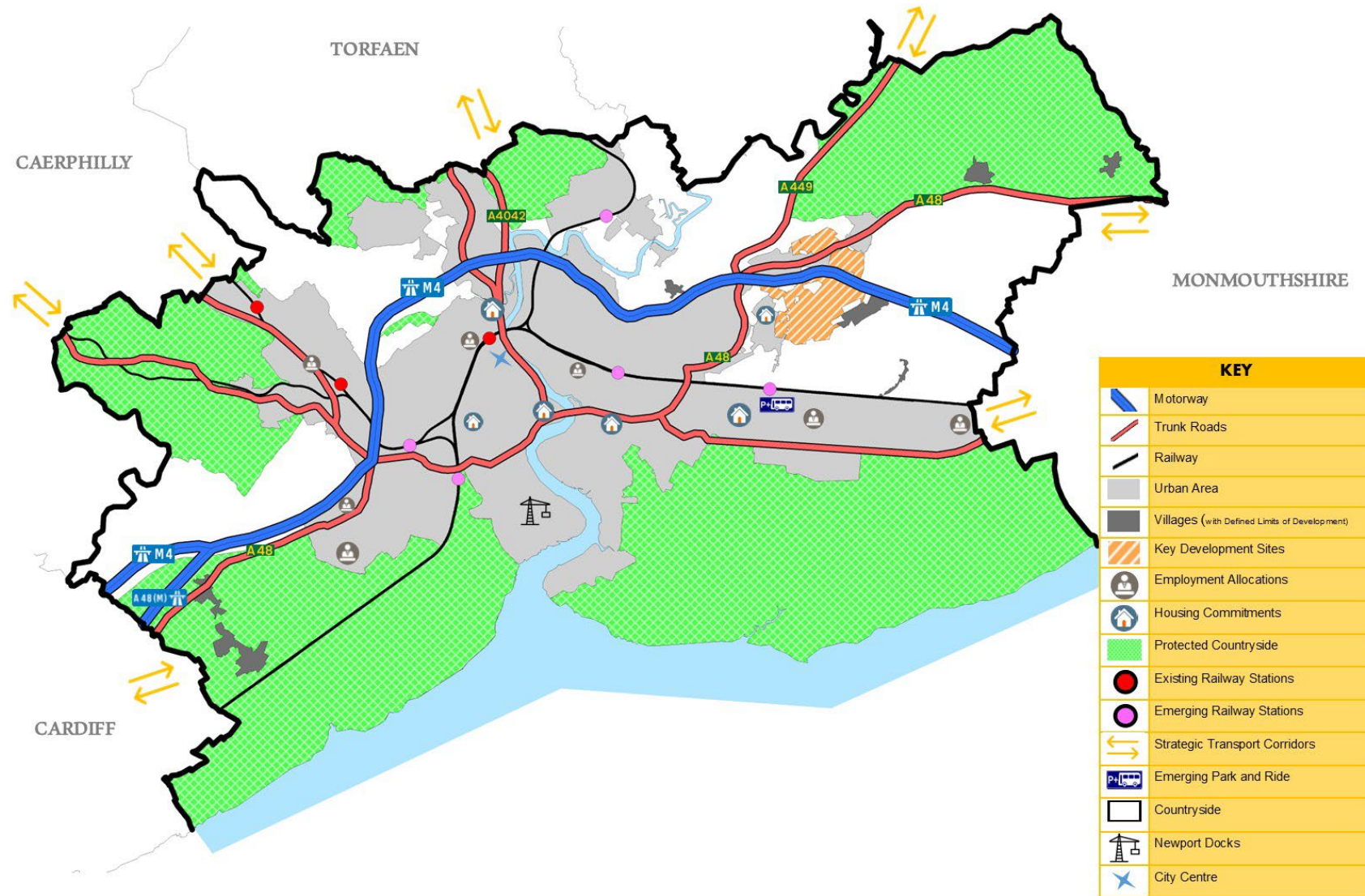
RLDP Vision	
Newport will be a destination where people will want to live, work and visit:	
❖	A strategically significant City which will contribute towards the national growth of Wales.
❖	A City that tackles inequality through sustainable patterns of development, creating places that are safe, connected, inclusive, healthy, and well designed with access to housing, jobs, services and the natural environment.
❖	A City that promotes and protects its historic assets, diverse cultures and languages.
❖	An economically thriving City which supports and attracts business and industry at all scales, particularly where they focus on sustainable, innovative and technologically leading practices, which contribute towards cultivating a skilled and adaptable workforce.
❖	A resilient City which sustainably manages its natural resources, protecting and enhancing the biological and ecological values of the natural environment, including the benefits of ecosystem services, in a carbon neutral and climate responsible manner.

## Objectives

The objectives underpin the Vision and are essential to achieving it through more specific and direct goals, which directly address the issues, challenges and opportunities in achieving the overarching Vision. Emerging objectives are:

<b>1. Economy and Employment</b> 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.		
<b>Links to Well-being Goals:</b> 1, 2, 4, 5, 7	<b>Links to KPP and NSPO:</b> 1, 2, 3, 4	<b>Links to Issues:</b> 1, 8, 9, 10, 11
<b>2. Population and Communities</b> 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		
<b>Links to Well-being Goals:</b> 1, 2, 3, 4, 5, 6	<b>Links to KPP and NSPO:</b> 1, 2, 3, 4	<b>Links to Issues:</b> 26, 27, 28, 29, 38, 39,
<b>3. Health and Well-being</b> 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.		
<b>Links to Well-being Goals:</b> 1, 2, 3, 4, 5, 6	<b>Links to KPP and NSPO:</b> 3, 4	<b>Links to Issues:</b> 30, 31, 32, 33, 34, 35
<b>4. Equality, Diversity, and Inclusion</b> 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.		
<b>Links to Well-being Goals:</b> 1, 4, 5, 6	<b>Links to KPP and NSPO:</b> 1, 3, 4	<b>Links to Issues:</b> 27, 34, 36, 37, 40, 41
<b>5. Transport and Movement</b> Reduce the need to travel and increase the use and provision of sustainable travel options.		
<b>Links to Well-being Goals:</b> 1, 3, 4, 5, 7	<b>Links to KPP and NSPO:</b> 1, 2, 3, 4	<b>Links to Issues:</b> 2, 6, 13, 31
<b>6. Natural Resources</b> 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.		
<b>Links to Well-being Goals:</b> 1, 2, 3, 7	<b>Links to KPP and NSPO:</b> 1, 2, 5	<b>Links to Issues:</b> 3, 6, 14, 15, 16, 17, 18
<b>7. Biodiversity and Geodiversity</b> 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.		
<b>Links to Well-being Goals:</b> 2, 7	<b>Links to KPP and NSPO:</b> 2, 5	<b>Links to Issues:</b> 3, 19, 20
<b>8. Historic Environment</b> 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.		
<b>Links to Well-being Goals:</b> 5, 6, 7	<b>Links to KPP and NSPO:</b> 4, 5	<b>Links to Issues:</b> 3, 12, 42, 43
<b>9. Landscape</b> To protect and enhance the quality and character of Newport's landscape, townscape and seascape, and maximise the opportunities these features offer.		
<b>Links to Well-being Goals:</b> 2, 3, 6, 7	<b>Links to KPP and NSPO:</b> 2, 5	<b>Links to Issues:</b> 21, 22, 23, 24
<b>10. Climate Change</b> 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.		
<b>Links to Well-being Goals:</b> 1, 2, 3, 4, 7	<b>Links to KPP and NSPO:</b> 1, 2, 3, 5	<b>Links to Issues:</b> 4, 5, 7, 9, 19, 25, 38, 39

## Newport Preferred Strategy Key Diagram



## Preferred Strategy

The delivery of the Vision and ten objectives required the identification of a Preferred Strategy. Key elements to this are:

- The scale of population and housing growth over the plan period.
- The scale of job and employment growth over the plan period.
- The spatial distribution/ location of new growth and strategy applied to determining where different types of development should or shouldn't go.

The emerging growth strategy for Newport over the period 2021-2026 is set out in PS1. This has been determined as the preferred growth strategy by taking account of a number of considerations, including feedback from the community and other key stakeholders.

### PS1 Scale of Growth

To support Newport's vision as a destination where people want to live, work and visit, the plan will make provision for:

- ❖ 10,530 homes to deliver a housing requirement of 9,570; and
- ❖ 87.5ha of employment land to meet an employment land requirement of 77ha and minimum of 8,640 new jobs.

To provide new homes and jobs development will be delivered in a number of ways. Overarching principles of this can be summarised as:

- Maximising and prioritising opportunities to redevelop land within the urban boundary.
- Urban expansion in less constrained areas on sites of a range of sizes, adjoining the settlement boundary.
- Redevelopment and new development of an appropriate size and type in rural areas to support the vibrancy of Newport's rural communities.

PS2 sets out the delivery strategy which seeks to implement these principles.

A review of housing land supply has indicated that in delivering the requirements for housing and employment land set out in PS1, there are different ways in which development is expected to come forward. These can be summarised as:

- 5,800 new homes which have already been completed or are on sites with planning permission or existing allocations. These are predominately Previously Developed Land.
- 1,690 homes to come forward through small and large windfall sites.
- 2,850 new homes to come forward on Key Sites in Langstone and Llanwern.
- 1,830 new homes to be identified on additional sites of up to 299 within and adjoining the urban area, as well as some smaller sites of an appropriate size at defined villages.

### PS2 Delivery Strategy

#### Urban Area

New development will predominately occur within, and adjoining, the Newport urban boundary. The urban area of Newport forms the highest tier of the settlement hierarchy and the most sustainable location for growth.

Proposals within the urban area will be considered most favourably, particularly where they contribute to:

- i) the vitality, viability and quality of the environment of the city centre;
- ii) the provision of residential and business opportunities within the urban area;
- iii) reuse of vacant, underused or derelict land;
- iv) encourage the development of community uses where appropriate.

#### Rural Communities

Several villages are defined outside of the urban boundary, these form the second and lowest tier of the settlement hierarchy. These are rural communities which are relatively less constrained and where good access to services and facilities has been assessed, suggesting an appropriate level of self-sufficiency. Development of an appropriate type and scale will be supported within village boundaries, including that which comprises infilling and rounding off. Development adjoining boundaries may be appropriate where local a need can be evidenced.

Defined villages are Bishton, Underwood, Parc Seymour, Christchurch, Castleton and Marshfield.

#### Countryside

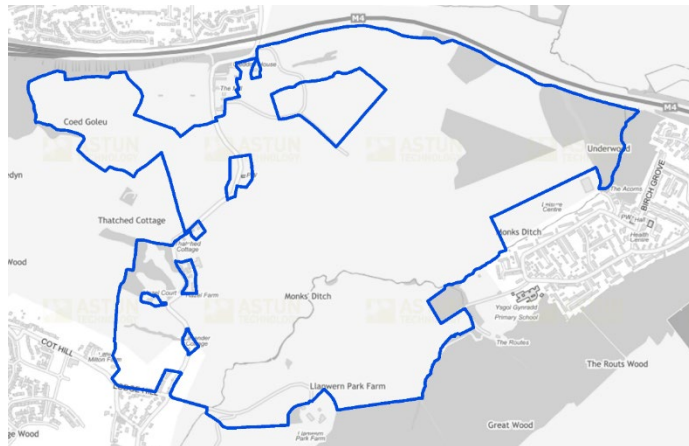
Land outside and disconnected from settlement boundaries is defined as countryside. Development will only be permitted in these locations where there is an evidenced need for such development and where it can be demonstrated that development sufficiently addresses any site specific constraints, including respecting the landscape character and biodiversity of the immediate and surrounding area. Development must also be appropriate in scale and design.

## Key Sites

Three Key Sites have been identified within the urban boundary, these are supported by initial development frameworks, which will inform a collaborative masterplanning process. The assessment process is outlined within the Candidate Site Assessment Report.

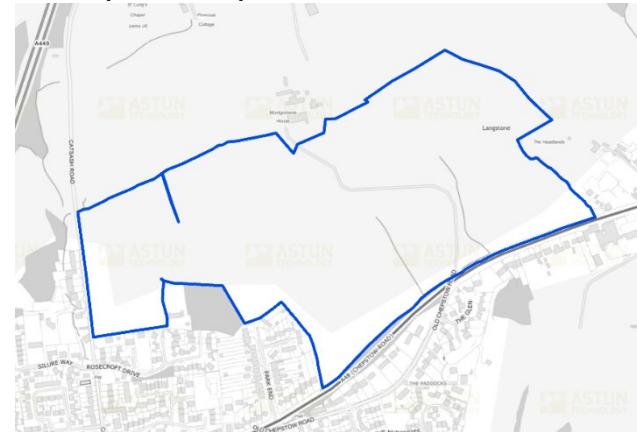
### **KS4: Langstone Road, Llanwern, Ref CS0032**

**Land east and west of Langstone Road, Llanwern is identified for mixed use development for up to 2,500 homes, a district centre, public open space and a network of Green Infrastructure.**



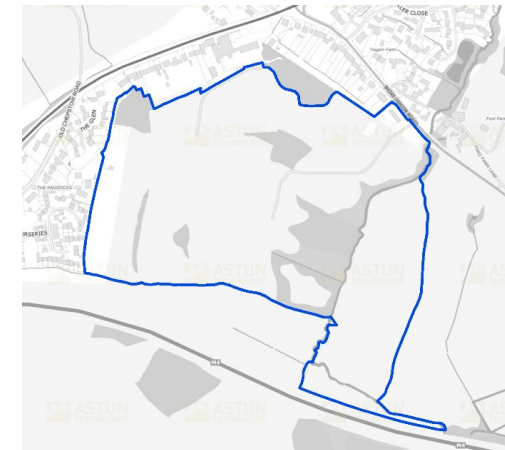
### **KS7: North Langstone, Ref CS0014, CS0053, CS0065**

**Land north of Langstone is identified for residential development for up to 750 homes and a local centre.**



### **KS8: South Langstone, Ref CS0016, CS0040**

**Land south of Langstone is identified for residential development for up to 300 homes, SuDs and Green Infrastructure.**



## Strategic Framework

The Strategic Framework is the strategic policies which have the most importance for delivering the strategy. These will be further underpinned by more detailed policies for development management. These policies set out the strategy for addressing a range of issues.

All new developments in Newport should comprise sustainable developments, one aspect of this is the delivery of sustainable placemaking which incorporates good design principles and responds to local circumstances. To achieve this, PS3 outlines:

### PS3 Sustainable Placemaking and Design

All new development proposals will be required to make a positive contribution to sustainable places to support the high-quality design, health and well-being of communities. They will be assessed as to their contribution towards the following:

- i. High quality design, which is inclusive and accessible, meeting the full needs of existing and future communities, while protecting and enhancing the built and natural environment.
- ii. A Green Infrastructure led approach, which is informed by the Council's Green Infrastructure Assessment.
- iii. The efficient use of land, which supports a mix of uses at appropriate densities.
- iv. Meeting a range of housing needs through the appropriate mix of housing types and tenures.
- v. A plot-based approach to design, providing opportunities for small plots, including custom and self-build schemes.
- vi. Supporting active travel within communities by ensuring that streets are safe, comfortable and enjoyable and that developments offer access to public transport and range of facilities within walking distance of most residents.
- vii. Prioritising access and movement by active and sustainable transport across the city, by route and system integration, reducing dependency on private vehicles for short trips.
- viii. Encouraging economic diversification and in particular improving the vitality and viability of the city centre and district centres.
- ix. Supporting and sustaining the long-term growth of the Welsh language.
- x. Avoiding unacceptable harm to health as a result of land contamination, air quality, noise, light or flooding.

Climate Change is a significant challenge at all scales and locally, it is proposed that development proposals must align with PS4 to achieve local targets set out within the Council's Climate Change Plan.

### PS4 Climate Change

All development proposals must make a positive contribution towards mitigating, adapting and building resilience to the impacts of climate change. Proposals must take account of the need to:

- i. avoid development in areas assessed as being at risk of flooding and, where these locations cannot be avoided, development is to be designed in a way which minimises risks and ensures flood resilient design;
- ii. achieve low / zero carbon building development, including designing buildings in a way which minimises energy consumption and incorporates renewable, low or zero carbon energy sources, including on site energy provision;
- iii. incorporate local heat networks and low carbon heating, such as heat pumps;
- iv. adopt sustainable construction practices, including reuse or recycling of existing construction materials present on the site or using local materials;
- v. improve sustainable access through spatial design, digital connectivity and maximised sustainable travel and transport opportunities;
- vi. integrate electric vehicle charging infrastructure and Zero Emission Vehicle infrastructure onsite;
- vii. maximise Green Infrastructure opportunities as a part of nature-based solutions as a part of increasing on site resilience;
- viii. minimise, re-use and recycle waste; and
- ix. ensuring the sustainable and efficient use of energy and resources such as land, water and minerals.

A key aspect of the planning system is to support the health and well-being of existing and new communities through new development and redevelopment. Achieving this is essential to the sustainable development aims of the Well-Being of Future Generations Act 2015.

### PS5 Health and Well-being

All development proposals should seek to maximise their positive contribution to health and wellbeing of existing and new communities, including the reduction of health inequalities. Negative impacts should be avoided by ensuring development is located in the most sustainable locations and supports:

- Community assets and cohesion to support wellbeing
- Transport and active travel
- Lifetime Homes Standards

New or improved infrastructure will be required to support new development meeting the needs of existing and new communities. Primarily new or improved infrastructure will be secured through Section 106 legal agreements and will have a role in avoiding any negative impacts which could arise from the development. PS6 sets out the type of infrastructure which may be provided.

**PS6 Infrastructure**

To support healthy and sustainable communities, all development will need to be supported by sufficient existing or new infrastructure through provision or financial contributions towards such infrastructure, where necessary. This list is not exhaustive, but the following are infrastructure priorities that developments will be expected to provide or contribute to in order to mitigate any negative consequences of development:

- educational facilities and/or their upgrades;
- affordable housing;
- improvements to the highway network, including walking and cycling routes and public transport;
- outdoor recreation;
- protection, enhancement and management of the natural, historic and built environments;
- community facilities and/or their upgrades; and
- improvements to the public realm.

The delivery of affordable housing tenancies of different types and sizes throughout new housing development is a key priority of the RLDP. PS7 sets out an overarching approach to this.

**PS7 Affordable Housing**

To address affordable housing needs in the City, new housing developments will incorporate or contribute to affordable housing provision, supporting a mix of housing types and tenures be delivered on or, if necessary, off-site.

Affordable homes should be dispersed throughout development.

To maintain a location for investment and vibrant economy where new employment and training opportunities are available, land for employment uses is identified. PS8 sets out the employment land requirement and allocations to address this.

**PS8 Employment Land Provision**

87.5ha of employment land is allocated to address the requirement for 77ha of employment land, the following sites are allocated as employment land:

- i) Celtic Lakes – 38.5 hectares for B1, B2, and B8 uses;
- ii) Celtic Springs – 3 hectares primarily for B1 use;
- iii) Gwent Europark – 16 hectares for B8 distribution uses;
- iv) Land Off Chartist Drive, Rogerstone – 2 hectares for B1, B2 and B8 uses;
- v) Celtic Business Park (St Modwen Park) – 25.9 hectares for B1, B2 and B8 uses;
- vi) Godfrey Road (Rear of Station) – 2 hectares for B1 and other commercial uses;

these allocations will be protected for employment uses, and alternative uses for the sites will be resisted.

Newport City Centre is a vital element of Newport's urban core, providing a range of retail and commercial services for all of Newport to access. The City Centre is the principal location for commercial development and will be a focal point for regeneration up to 2036 to ensure this role is supported, maintained and enhanced. PS9 sets out a hierarchy of retail and commercial centres in Newport and the types of development which is expected to be directed towards these locations.

**PS9 Retail and Commercial Centres**

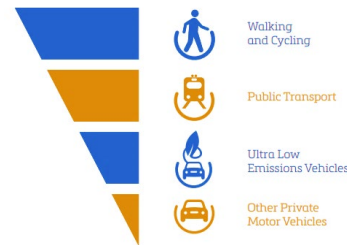
Proposals for new retail, commercial, leisure, higher education, health and public service facilities, best located in a city centre, will be subject to an assessment of need and the sequential test, where these proposals are not within the City Centre.

Development will be preferentially located according to the following hierarchy of centres:

1. Newport City Centre
2. District Centres
3. Local centres
4. Out of centre sites

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The Sustainable Transport Hierarchy is outlined within national planning policy and has a role in changing movement choices and behaviours by promoting walking and cycling and public transport. Within this hierarchy private vehicle use has less priority, with Ultra Low and Zero emission vehicles being a favoured option to other private motor use. As well as supporting national policy and



### PS10 Sustainable Transport

Development must seek to be sustainable transport oriented and accord with the Sustainable Transport Hierarchy by being located and designed in a way which reduces the need to travel, promotes sustainable access to a range of services and facilities, including employment, and reduce dependency on the private car. Development will need to be supported by appropriate transport measures and infrastructure and proposals will need to:

be well located to reduce the need to travel to employment and other services and facilities;

- i. prioritise walking and cycling through the safeguarding, improvement and expansion of the existing active travel network;
- ii. ensure that street design balances network efficiency with safe and comfortable access for all users;
- iii. promote accessibility to and from new development through sustainable modes of transport;
- iv. enhance public transport opportunities, such as bus priority, safeguarding and enhancement of rail routes and identification of new railway stations;
- v. prioritise transport measures and schemes in line with regional and local transport plans;
- vi. Consider the designation of transport interchanges for park and ride, park and share, and road to rail freight centres;
- vii. provide an appropriate level of parking provision for a range of parking needs, including charging infrastructure for Zero Emission Vehicles.
- viii. utilise green infrastructure for its well being and air quality benefits in place shaping;
- ix. integrate with digital monitoring and systems for traffic and air quality management.

Transport Assessments, including Sustainable Travel Plans / Transport Implementation Strategies will be required in accordance with Technical Advice Note 18: Transport.

strategy objectives, PS10 has a role in aligning development with the Newport Climate Change Plan and the Local Transport Plan.

The development of the South East Wales Metro will bring forward a number of new transport projects to create additional capacity for people to use the active travel, bus and rail networks, particularly longer journeys to and from South West Wales or Bristol. A number of transport proposals are anticipated as coming forward in the short, medium and long term to support the project, while transport infrastructure will be required to support growth through new development. PS11 outlines the Council's approach to considering these proposals.

### PS11 Transport Proposals

Transport proposals should seek to align with the Sustainable Transport Hierarchy and will be supported where they:

- i. provide infrastructure to support walking and cycling and expansion of the existing active travel network;
- ii. provide new and enhanced local and regional connections by public transport
- iii. support transition towards Zero Emissions Vehicles;
- iv. improve road safety and reduce congestion, particularly on the m4 and strategic road networks;
- v. provide access to new development areas through sustainable transport modes;
- vi. will demonstrably result in other environmental improvements, including air quality, noise reduction, sustainable drainage and enhanced biodiversity.

Flood risks, particularly those arising from the sea, are a strategic constraint in Newport. National planning policy and guidance is being reviewed and sets out a robust approach to considering flood issues through development, forming the basis for decision making. Policy PS12, builds on national policy to highlight the importance of mitigating flood risks, adapting and building resilience to flood consequences in Newport.

### PS12 Flood Risk

Newport's coastal and riverside location necessitates that development be directed away from flood risk areas and must avoid increasing the risk of flood elsewhere. Development proposals will be considered on the basis of accordance with national guidance. Where appropriate, a detailed technical assessment will be required to ensure that the development is designed to cope with the threat and consequences of flooding over its lifetime. Nature-based solutions to manage flood risk should be prioritised.

Green Wedges are spatial designations which seek to protect built up areas from merging into one another. In Newport four Green Wedges are designated. PS13 outlines these and identifies their role to maintain openness.

**PS13 Green Wedges**

Green wedges have been identified in order to prevent coalescence between the following settlements:

- i) Newport and Cardiff;
- ii) Rogerstone and Risca;
- iii) Bettws, Malpas and Cwmbran;
- iv) Caerleon and Cwmbran.

Within these areas development which prejudices the open nature of the land will not be permitted.

An increase in size of a dwelling of more than 30% of the volume of the original size of the dwelling, or as existed in 1948, will not be approved.

The publication of Future Wales means that the designation of Green Belts by Local Development Plans is no longer appropriate, as these are a responsibility for Strategic Development Plans. The South East Wales Strategic Development Plan will need to designate a strategic Green Belt for South East Wales. The 2011-2026 LDP designates a Green Belt on the Cardiff – Newport Local Authority border and seeks to maintain separation between the urban area of Cardiff and Newport's communities. On the basis on emerging evidence, it can be assumed that the current Green Belt is in within the Area for Consideration as Green Belt, which the Strategic Development Plan will assess further. There is no certainty at this stage that area currently designated will be included in the new strategic South East Wales Green Belt and further consideration will be given to whether a Green Wedge designation is appropriate to protect the openness of this area.

Special Landscape Areas are apparent around the built form of Newport and have been designated to protect their special characteristics. PS14 outlines these designations and the approach to be taken to managing development proposals in these. Further evidence may inform a change to the boundaries of these.

**PS14 Special Landscape Areas**

Special landscape areas are designated as follows within which proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features:

- i) North of Bettws
- ii) West of Rhiwderin
- iii) Wentlooge Levels
- iv) River Usk
- v) Caldicot Levels
- vi) Wentwood

Green Infrastructure and biodiversity are important aspects of Newport's ecological systems. In addition to the climate emergency, Newport is facing an ecological emergency. Green Infrastructure has a number of benefits to both ecosystems and communities. PS15 provides the Council's approach to supporting and encouraging Green Infrastructure for its wide ranging benefits, including the protection of the natural environment.

### **PS15 Green Infrastructure and Biodiversity**

Development will protect and enhance Newport's green infrastructure and biodiversity assets to ensure the integrity and connectivity of this multi-functional resource is maintained and strengthened and positively managed.

Green infrastructure is key to Newport's character, distinctiveness and sense of place, and can include:

- Parks, playing fields, green play areas and open spaces
- Trees (including street trees), woodlands, hedgerows, soils and landscaping
- Strategic recreational routes, cycleways, active travel and the public rights of way network
- Sustainable drainage systems
- Growing spaces including allotments, community orchards and larger public and private gardens
- Undeveloped countryside and coastline
- Landscape, geological and heritage features which contribute to the City's setting
- Strategically important river valleys of the Usk and the Ebbw
- Biodiversity interests including designated sites and the connectivity of priority habitats and species
- Roadside verges, roundabout islands and screen planting along roads.

Protection and conservation of green infrastructure needs to be reconciled with the benefits of development. Proposed development should therefore demonstrate how green infrastructure has been considered and integrated into a placemaking approach; that there is a Net Benefits for Biodiversity; and how the resilience of ecosystems can be maintained. If development results in loss of diversity, extent, connectivity and condition of green infrastructure, appropriate compensation will be required.

Potential conflicts between different elements of green infrastructure should be reconciled as part of any development, and where appropriate, a Green Infrastructure Statement should set out how the layout and design of the scheme will contribute to, or be compatible with, any published local or regional Green Infrastructure Strategy.

Newport has a rich and attractive historic environment, which contributes to local culture and local identity. PS16 sets out the approach to managing both listed and non-listed assets.

### **PS16 Conservation of the Historic Environment**

All proposals will need to ensure the protection, conservation and/or enhancement of Newport's rich historic environment, including listed and non-listed assets.

One way of addressing the climate emergency is to transition to generating energy from cleaner sources. Newport has very good potential to support new energy generation from solar technologies. All new buildings are to incorporate solar panels as a part of low carbon design. Local Search Areas for ground mounted solar have been identified, these are broad locations where ground mounted solar has been assessed as being more feasible. It is expected that these types of proposals will be directed towards these locations to positively contribute addressing local energy needs. PS17 provides the approach to managing proposals for these.

### **PS17 Renewable Energy**

Renewable and low carbon energy schemes will be supported. Proposals for renewable energy generating development will be subject to all of the following criteria:

- i. there would be no over-riding environmental, including on designated ecological sites;
- ii. there would be no unacceptable impact on amenity; and
- iii. there would be no unacceptable cumulative impacts in combination with existing or consented development.

Within the Local Search Areas, as shown on the Proposals Map, proposals for ground mounted solar energy generation will be permitted or supported subject to the above criteria. Proposals for other development within these areas will only be permitted where it is demonstrated that the renewable energy potential of the Local Search Area would not be undermined.

Minerals are an essential and limited resource in Newport. Working and winning minerals to meet demands in Newport tend to occur outside of the authority due to the nature of demands. Mineral extraction has a cross boundary relationship as a result. PS18 seeks to positively contribute to regional minerals working.

### PS18 Minerals

The plan will sustainably contribute towards meeting regional demand for mineral resources by:

- Promoting the appropriate use of secondary and recycled aggregates;
- Safeguarding hard rock and sand and gravel resources from development which may preclude its potential future extraction;
- Safeguarding existing and potential wharves and rail infrastructure at Newport Docks for the sustainable transportation of aggregate;
- Supporting proposals for the winning and working of minerals in the regional context, whilst having appropriate regard to local constraints.

Sustainable management of waste relates to managing waste produced in Newport in accordance with the hierarchy. This means reducing waste at the source. This is prevention. Supporting the reuse, ahead of recycling materials. Burning them for energy or other types of recovery and then sending them to landfill are last resorts.



### PS19 Waste Management

To delivery sustainable waste management in Newport, Waste will be managed in the following ways:

- Supporting waste prevention, reuse and the provision of facilities that use recycled or composted products
- Promoting and supporting additional sustainable waste management facilities in a manner that follows the waste hierarchy and the principles of an integrated and adequate network of waste installations; nearest appropriate installation; self-sufficiency and protection of human health and the environment;
- Supporting the provision and maintenance of sustainable waste management storage and collection arrangements in all appropriate new developments.

## Review of Development Management Policies

The 2011-2026 LDP sets out a range of policies for development management. These will be reviewed to reflect changes to the strategy and overarching strategic policies, responding to contextual changes and local challenges. The following table details the proposed changes, building on the review report.

General Policies		Commentary	Recommendation
GP1	Climate Change	Revision necessary to reflect spatial strategy over the extended period and to align with the Newport Climate Strategy. Opportunity to promote the policy to a strategic policy, reflecting the importance of the climate emergency.	Updated with amendments and promote the policy. Draft policy forms part of the Preferred Strategy.
GP2	General Amenity	Functioning effectively.	Carry forward with minimal changes.
GP3	Service Infrastructure	Functioning effectively.	Carry forward with minimal changes.
GP4	Highways and Accessibility	Amendments required to consider Active Travel and transport hierarchy.	Update required to reflect the transport strategy.
GP5	Natural Environment	Amendments to include signposting to enhancement requirements, Bee Friendly City status, outcome of HRA and ISA.	Update to strengthen policy, reflect changes to national planning policy, outcomes of environmental assessments and strategic policy changes.
GP6	Quality of Design	Amendments required to clearer define "Good Design," and opportunity to stress the importance of placemaking.	Update required to align policy with the strategic policy for Sustainable Placemaking and Good Design and to provide clarity to support implementation.
GP7	Environmental Protection and Public Health	Revision necessary - to reflect and provide enhanced clarity on dealing with pollution matters e.g. noise, overheating and air quality matters.	Delete, overarching policy matters to be addressed through strategic policy for sustainable placemaking and matters to be split and addressed through individual detailed policies for air quality, land contamination, overheating and noise and any other environmental health issues.
Environment Policies		Commentary	Recommendation

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CE1	Routeways, Corridors and Gateways	Functioning effectively	Update to more clearly link to green infrastructure and greening of main roads and transport corridors.
CE2	Waterfront Development	Functioning effectively	Carry forward with minor amendments
CE3	Environmental Spaces and Corridors	Functioning effectively	Carry forward with minor amendments
CE4	Historic Landscapes, Parks, Gardens and Battlefields	Functioning effectively	Carry forward with minor amendments
CE5	Locally Listed Buildings and Sites	Review whether a local list is to be produced	Update to be linked to a new local list.
CE6	Archaeology	Functioning effectively	Carry forward with minor amendments
CE7	Conservation Areas	Functioning effectively	Carry forward with minor amendments
CE8	Locally Designated Nature Conservation and Geological Sites	Functioning effectively	Carry forward with minor amendments
CE9	Coastal Zone	Revisions needed to reflect Technical Advice Note 15, National Marine Plan, Shoreline Management Plan 2 and Newport Flood Risk Management.	Update with amendments to reflect changes to national and local context.
CE10	Renewable Energy	Revision necessary to reflect government and local targets, with the policy text updated to be more in line with national policy. Opportunity to promote to strategic policy as a result of incorporation of targets.	Update to reflect changes to national policy, recommendations made by the evidence base and the Newport Local Area Energy Plan. Draft policy forms part of the Preferred Strategy.
SP5	Water Resources	Functioning effectively, but there is an opportunity to consider demoting the policy or incorporating it with the strategic climate change policy.	Update to reflect the role of the policy in decision taking and possible integration with climate policy.
New	Low Carbon Building		Further consideration to be given to a low carbon building policy.

New	District Heat Networks		Further consideration to be given to a district heat network policy.
Housing Policies		Commentary	Recommendation
H1	Housing Sites	Revision necessary – revised level of housing growth over new plan period in relation to housing requirement and spatial strategy.	Update to outline housing site allocations.
H2	Housing Standards	Review whether the policy can further reflect updates in design and lifetime development needs.	Updates to wording to reflect latest changes to national policy, standards and guidance.
H3	Housing Mix and Density	Revision necessary – to reflect on why the policy has not been met and whether the allocation of new development sites will require further clarification within this policy	Update required to indicate targets for different housing types and tenures, if necessary, and to reflect higher density ambitions. Changes will be made in line with the emerging Local Housing Market Assessment.
H4	Affordable Housing	Revision necessary – revised level of housing growth over new plan period in relation to housing requirement and spatial strategy. A review of site viability and previous success of commuted sum requirements.	Update to targets as informed by the emerging Local Housing Market Assessment.
H5	Affordable Housing Exceptions	Revision necessary – required greater clarification on what is local need.	Update to be informed by Local Housing Market Assessment and consideration of what is required to demonstrate local need.
H6	Sub-division of Curtilages, Infill and Backland Development	Functioning effectively	Carry forward with only minor amendments where necessary.
H7	Annexes to Residential Dwellings	Functioning effectively	Carry forward with only minor amendments where necessary.
H8	Self Contained Accommodation and Houses in Multiple Occupation	Revision Necessary – Whilst an additional SPG has been prepared, appeal decisions are not always supporting the Council's position so a review is considered timely.	Update needed and will be informed by the Housing in Multiple Occupation Research Report.

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H9	Housing Estate Regeneration	Update in line with successful delivery of Alway, Ringland and Pillgwenly Regeneration schemes. Identify specific allocations if required.	Update to reflect progress and consider allocations in line with an understanding of any estate regeneration strategies.
H10	Conversions in the Countryside	Functioning effectively	Carry forward with only minor amendments where necessary.
H11	Outbuildings and Extensions to Conversions	Functioning effectively	Carry forward with only minor amendments where necessary.
H12	Replacement Dwellings in the Countryside	Functioning effectively	Carry forward with only minor amendments where necessary.
H13	Extensions to Dwellings in the Countryside	Functioning effectively	Carry forward with only minor amendments where necessary.
H14	Caravans	Functioning effectively	Carry forward with only minor amendments where necessary.
H15	Gypsy and Traveller Transit Accommodation	Revision Necessary – to reflect updated needs assessment.	Update to reflect GTAA 2021 and regional transit needs evidence base.
H16	Gypsy and Traveller Residential Accommodation	Revision Necessary – to reflect updated needs assessment.	Update to reflect GTAA 2021.
H17	Gypsy and Traveller Accommodation Proposals	Functioning effectively	Update to reflect GTAA 2021.
New	One Planet Development		Further consideration to be given to a locally specific One Planet Development policy.
New	Self and Custom Build		Further consideration to be given to a self and custom build policy.
New?	Tourism Accommodation		Further consideration to be given to a policy directly related to proposals falling in to Use Classes C5 and C6.
Employment Policies		Commentary	Recommendation
EM1	Employment Land Allocations	Revision Necessary. Policy to be informed by the recommendations of the Employment Land Review 2022.	Updated to reflect recommendations made by the evidence base and in line with the strategic policy for employment land. There is potential to split the policy to provide site allocation policies for those proposals where

			certainty of delivery is needed and constraints need to be addressed.
EM2	Newport Docks	Functioning effectively	Carry forward with potential minor amendments to reflect most up to date proposals.
EM3	Alternative uses of Employment Land	Revision Necessary - Revision Necessary. Policy to be informed by the recommendations of the Employment Land Review 2022. Revisions will reflect growth strategy; impacts of Covid-19; marketing requirements; definition of commercial leisure development; and restrictions on Change of Use of recently developed employment land.	Updated to reflect recommendations made by the evidence base and to address issues with implementation.
New	Rural Diversification		Further consideration to be given to a policy to support and control the rural economy, rural enterprises and rural diversification.
Transport Policies		Commentary	Recommendation
SP16	Major Road Schemes	Amendments required to considered transport hierarchy, outcome of WG decision on M4 relief road, RLDP growth options and development allocation decisions.	Deleted to reflect changing priorities away from major road building and towards increasing capacity of other modes of movement and travel in line with the Transport Hierarchy.
T1	Railways	Functioning effectively	Update to reflect changing priorities for both local and strategic rail programmes and projects.
T2	Heavy Commercial Vehicle Movements	Functioning effectively	Carry forward with some changes needed to reflect the wider transport strategy.

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T3	Road Hierarchy	Functioning effectively	Carry forward with any necessary changes to reflect wider approach to traffic management.
T4	Parking	Revision required – to reflect national policy requirements, consider boundaries of parking zones and ULEV charging implications.	Update to widen scope to address a range of parking needs, including ULEV and cycle parking within policy.
T5	Walking and Cycling	Functioning effectively	Update to identify and safeguard active travel routes and network maps.
T6	Public Rights of Way Improvement	Functioning effectively	Carry forward with minor changes where necessary.
T7	Public Rights of Way and New Development	Functioning effectively	Ca Carry forward with minor changes where necessary.
T8	All Wales Coast Path	Should this be combined with Policy T7?	Deleted to be merged with policy T7.
<b>Retailing and the City Centre Policies</b>		<b>Commentary</b>	<b>Recommendation</b>
R1	City Centre Schemes	Revision necessary to all City Centre Retail Policies. Changes are required to reflect the changing way in which people use Newport City Centre and to address challenges, such as vacancy rates, falling footfall and pressures of out of town retail.	Update with amendments to reflect recommendations of the evidence base, and City Centre Masterplan and the emerging City Centre placemaking plan.
R2	Primary Shopping Frontage		Update required to reflect the changing spatial aspect of the Primary Shopping Area and to ensure the policy isn't overly restrictive to change.
R3	Non-Retail Uses in Secondary City Centre Shopping Areas		Update required to reflect the changing spatial aspect of the Primary Shopping Area and to ensure the policy isn't overly restrictive to change.
R4	Non-Retail Uses in Other City Centre Shopping Areas		Update to define complementary uses and commercial leisure development in line with national policy.
R5	Café Quarter		Deleted. Policy assessed by Retail and Leisure Study 2019 as having limited efficacy. Evidence proposes supporting food and beverage leisure elsewhere in the City.

R6	Retail Proposals in District Centres	Revisions to respond to health of defined centres and provide clarity relating to application of tests, in line with strategic policy.	Update to reflect strategic policy and the retail strategy.
R7	Non-Retail Uses in District Centres		Update to reflect strategic policy and the retail strategy.
R8	Small Scale Retail Proposals	Revisions to provide clarity relating to the application of policies and the management of proposals outside of the urban boundary.	Update to provide clarity on how the policy will be applied.
R9	Change of Use to Non-Retail Uses Inside Local Centres		Update to provide clarity on how the policy will be applied.
R10	New Out of Centre Retail Sites	Revision necessary to all Out of Center Retail Policies. Pressures of out of town retail on the vitality and viability of the City Centre remain apparent. Policies to be reviewed to ensure this pressure is managed and seek to address a wider range of uses in line with the retail strategy.	Update to reflect strategic policy and the retail strategy.
R11	Development of Existing Out-of-Centre Retail Sites		Update to reflect strategic policy and the retail strategy.
New	City Centre Housing Mix		Further consideration to be given to a City Centre housing mix policy to overcome an identified concentration of affordable housing of smaller housing types in the City Centre area. Any policy will be informed by the emerging Local Housing Market Assessment and the Housing Supply Review 2022.
New	Takeaways		Further consideration to be given to a policy addressing the location of food takeaways and promote the consideration of health impacts as a part of relevant proposals.
<b>Community Facilities &amp; Other Infrastructure Policies</b>		<b>Commentary</b>	<b>Recommendation</b>
CF1	Protection of Playing Fields, Land and Buildings Used for Leisure, Sport,	Functioning effectively	Update to reflect outcomes of an Open Space Assessment and any new standards set out by Fields in Trust.

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	Recreation and Play		
CF2	Outdoor Play Space Requirements	Revision of calculations required to reflect revised level of housing growth over new plan period in relation to housing requirement and spatial strategy	Delete and merge with infrastructure and planning obligations policy.
CF3	Water Based Recreation	Functioning effectively	Carry forward with minor changes to incorporate requirements regarding lifeboats and leisure access.
CF4	Riverfront Access	Functioning effectively	Carry forward with minor changes to incorporate placemaking.
CF5	Usk and Sirhowy Valley Walks	Update to ensure this covers the requirement of PROW strategy	Carry forward with minor changes to incorporate other walks and placemaking.
CF6	Allotments	Functioning effectively	Carry forward
CF7	Horse Related Developments	Functioning effectively	Carry forward
CF8	Tourism	Amendments required to consider what is defined as tourism, very permissive at present possible implications from temporary accommodation from housing stock.	Update is needed to more clearly define the scope of the policy to exclude development falling into Use Classes C5 and C6.
CF9	Celtic Manor	Is a specify policy still necessary, can this be incorporated into CF8?	Delete and merge with Policy CF8.
CF10	Commercial Leisure Developments	Amendments required to consider what is defined as commercial leisure developments	Update to ensure cross over with retail and commercial policies is minimised or potential to delete if found to be sufficiently address through the changes to the retail and commercial policies.
CF11	Outdoor Leisure Developments	Functioning effectively	Carry forward.
CF12	Protection of Existing Community Facilities	Amendments required to consider what is defined as community facilities and where they are best located or how they can be protected if a private business.	Updates to clarify wording of policy and supporting text.

CF13	School Sites	Revisions will be necessary to reflect the proposed strategy.	Updates to reflect school provision required to address the strategy.
New	Utilities/ Electricity Infrastructure		Further consideration to be given to a policy directed towards addressing utilities infrastructure, specifically linked to overcoming grid capacity issues.
New	Digital Infrastructure		Consideration to be given to a policy to support the development and enhancement of digital infrastructure in line with Future Wales.
SP12	Community Facilities	Amendments required to considered what is defined as community facilities and where they are best located. There is a need to consider the purpose of the policy and what is trying to be achieved.	Policy to be retained with clarification provided in wording. Policy to be demoted to a Development Management policy, supporting the delivery of wider infrastructure objectives in line with PS6.
<b>Minerals Policies</b>		<b>Commentary</b>	<b>Recommendation</b>
M1	Safeguarding of Mineral Resource	Revision Necessary – AMR highlighted that further training is needed every year. Review whether category 2 minerals should be safeguarded.	Update required to provide clarity regarding implementation of policy.
M2	Mineral Development	Functioning effectively	Carry forward
M3	Oil and Gas	Question whether this policy goes beyond national policy	Consideration to be given to deleting this policy.
M4	Wharves and Rail	Functioning effectively	Carry forward
<b>Waste Policies</b>		<b>Commentary</b>	<b>Recommendation</b>
W1	Sites for Waste Management Facilities	Review to ensure adequate land supply to meet requirements of PPW.	Update to bring policy wording up to date and reflect most recent legislative, local and policy contextual changes.
W2	Waste Management Proposals	Review to ensure adequate land supply to meet local requirements.	Update to bring policy wording up to date and reflect most recent legislative, local and policy contextual changes.
W3	Provision for Waste Management Facilities in Development	Functioning effectively	Carry forward