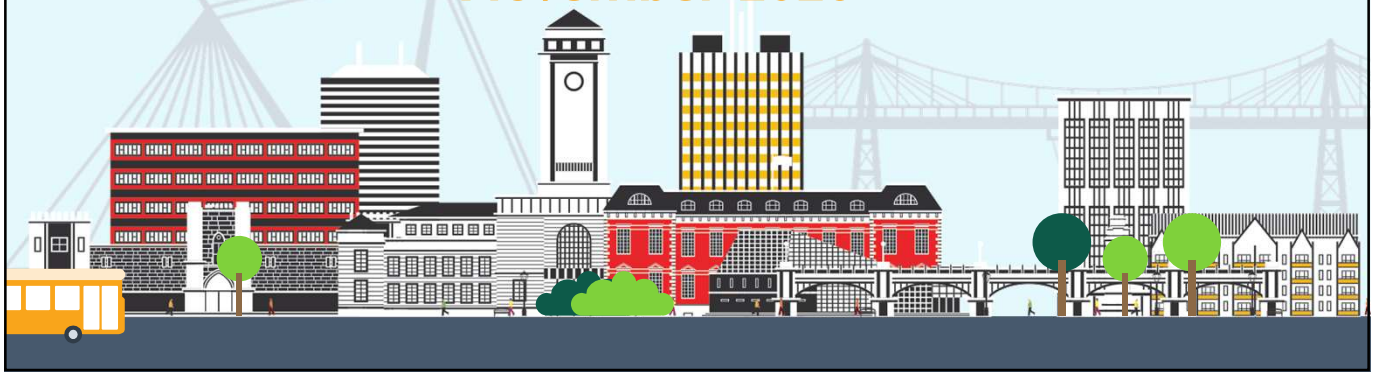
Newport CC Replacement LDP Deposit Plan Consultation
Information / Engagement Workshop
November 2026



1

Newport Replacement Local Development Plan - Deposit Plan Consultation
26th October – 31st December



2

NEWPORT CITY COUNCIL
CYNGOR DINAS CASNEWYDD

Mark Jones
Planning Engagement Officer
Planning Aid Wales



3

Newport Replacement Local Development Plan – Deposit

Welcome – Event Format

- Event format
- Recording event
- Presentation
- Questions

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About Planning Aid Wales (PAW)

- Independent Charity
- Community engagement in planning
- Welsh Government funded
- Impartial planning guidance and advice
- Helpline, Publications, training, network events

Our Role in the Newport LDP

- Attend events as facilitators for discussions and understanding the Deposit Plan:
  - Explanation of the LDP process
  - Explanation of the Deposit Plan
  - Organising and coordinating break out groups and discussion.
  - Chairing a plenary session to discuss group discussions
  - Advise on next steps and how to input into the process

Newport Replacement Local Development Plan – Deposit Plan

Our Role in the Newport LDP

What we do	We do not
Use Plain English & Welsh	Promote / denounce development
Clarify process	Seek approval or refusal of development
Support participation	Defend policies
Encourage dialogue	Make planning decisions
Promote meaningful engagement	

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Newport Replacement Local Development Plan – Deposit Plan

What is the Local Development Plan?



A Local Development Plan

Growth and change over a fifteen-year period.

What should be built where and what areas should be protected.

Basis for whether planning permission should be granted for new developments.

8

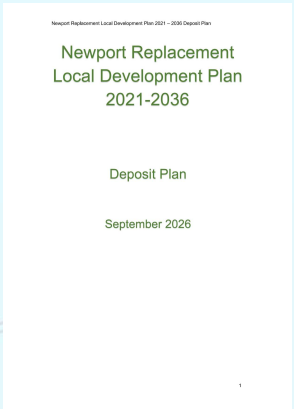
Newport Replacement Local Development Plan – Deposit Plan

Where are we now?

- Vision , Issues and Objectives 2022
- Growth Options 2023
- Preferred Strategy 2023
- Deposit Plan Consultation 2026

All about

The Newport Replacement Local Development Plan



- where people live;
- where people work;
- where people like to spend their time;
- how people get around; and
- how our environment, heritage and culture can be protected.

Deposit Plan Process - Representations

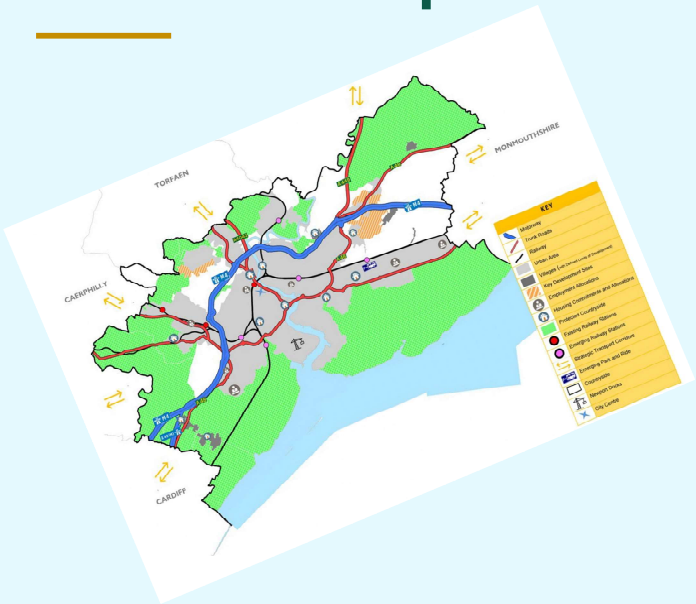
- Duly made representation - Standard Form for Representations
- Specify the particular part of the plan to which their representation relates.
- Propose a new policy or site.
- Identify how their representation fits with the overall strategy and the integrated SA assessment appraisal. (essential if seeking the inclusion of a new or amended site).

What is a 'Deposit Plan' ?

- The deposit plan is the plan the LPA considers is sound and able to be adopted.
- Consultation for a minimum of six weeks.
- Contains the strategy, policies and allocations, based on the key issues, objectives and supporting evidence base for the plan.
- Supported by relevant background evidence, such as SA report and initial consultation report.
- Shapes and guides development proposals to sustainable locations to deliver the scale and type of growth necessary for local community well-being over the plan period.
- Demonstrate development is financially viable, deliverable over a specified timeline and is supported by funded infrastructure.

Newport Replacement Local Development Plan – Deposit Plan

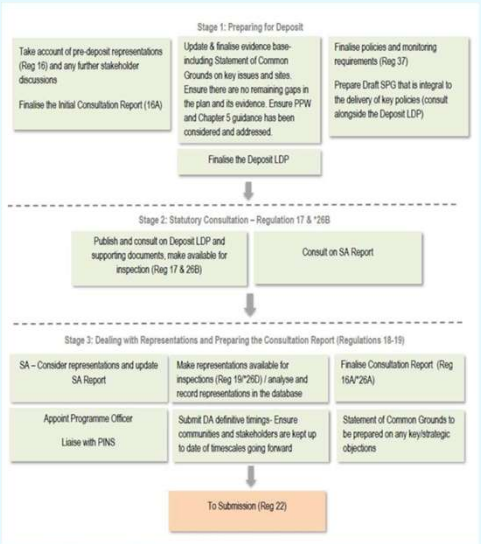
What is a 'Deposit Plan' ?



- ✓ Issues
- ✓ Vision
- ✓ Objectives
- ✓ Strategic Policies
- ✓ Policy Review

Newport Replacement Local Development Plan – Deposit Plan

Deposit Plan Process



Deposit Plan Process – Handling Representations

- Statutory right to appear before and heard at the examination by the Inspector
- Can also pursue their objections using written representations
- All representations should be made available for the public to view
- Consultation database
- Unacceptable changes
- Focussed Changes
- Test of Soundness

Deposit Plan Process – Tests of Soundness

Test 1: Does the plan fit? (Is it clear that the LDP is consistent with other plans?)

Test 2: Is the plan appropriate? (Is the plan appropriate for the area in the light of the evidence?)

Test 3: Will the plan deliver? (Is it likely to be effective?)

Finally, a Response Comparison

Make comments FOCUSSED

Focus on the key issues
O
Concise
U
Strong structure
S
Evidence-based
Diplomatic

Finally a Response Comparison

We object to this proposal/ policy

Vs

96% of our community had concerns about the proliferation of housing in our recent survey (ref:..)
Housing market statistics showed decline in house sales each quarter for the past x quarters (source: ONS…), indicating stagnating demand.
This alternative site has better access and topography..

Structure of the Consultation Document

- Introduction
- National, Regional and Local Context
- Issues, Challenges and Opportunities
- Vision
- Objectives
- Preferred Strategy
- Key Development Sites
- Strategic Framework
- Development Management Policies
- Monitoring and Implementation
- Appendices

What are the issues facing Newport?



Homes (including affordable homes)



Providing for jobs



Transport & Infrastructure



Upskilling & Education

Newport Replacement Local Development Plan – Deposit Plan

What is the 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.

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Newport Replacement Local Development Plan – Deposit Plan

How will the city grow?

11517 (10470)

new homes by 2036, including affordable homes



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Newport Replacement Local Development Plan – Deposit Plan

How will the city grow?

106.5ha (77ha)
of employment land
13875 new jobs by 2036



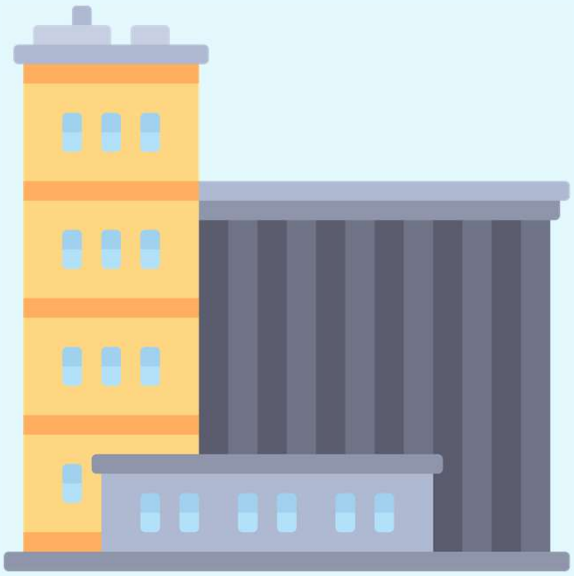
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Newport Replacement Local Development Plan – Deposit Plan

How will the city grow?

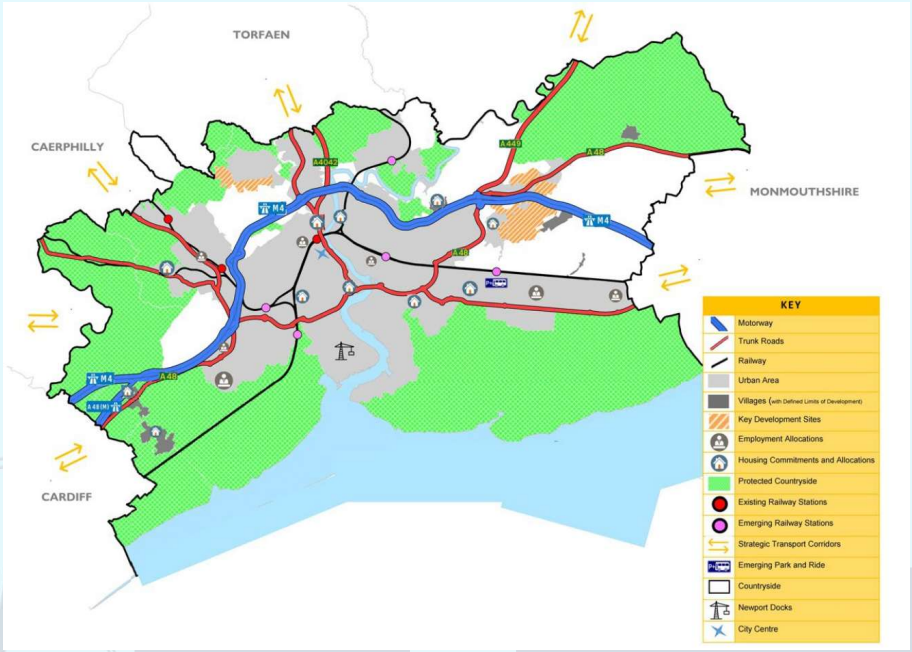
Delivery Strategy

- Urban Area
- Rural Communities
- Countryside



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Key Diagram



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Newport Replacement Local Development Plan – Deposit Plan

Key Sites

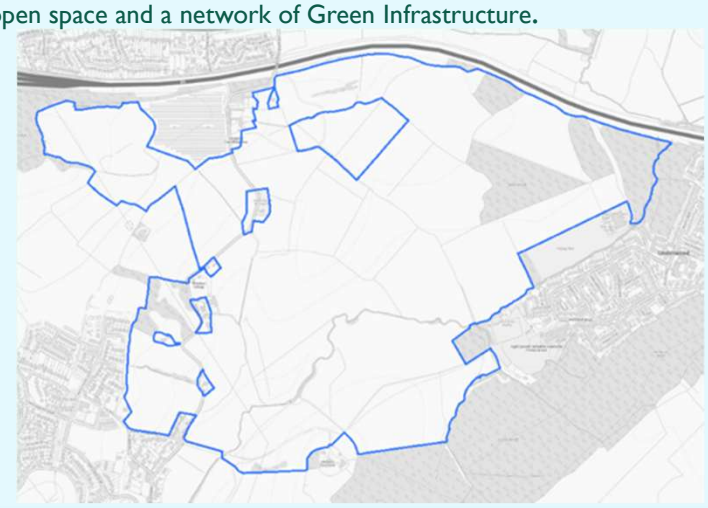
- Langstone Growth Area
- Eastern Expansion Area
- Bettws Growth Area

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Newport Replacement Local Development Plan – Deposit Plan

Key Sites – KS4 Langstone Road, Llanwern

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.



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Newport Replacement Local Development Plan – Deposit Plan

Key Sites – KS6 Bettws

Land to the south and west of Bettws is identified for residential development of up to 650 dwellings along with employment/community uses and public open space.



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Newport Replacement Local Development Plan – Deposit Plan

Key Sites - KS7 North Langstone

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



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Newport Replacement Local Development Plan – Deposit Plan

Key Sites - KS8 South Langstone

Land south of Langstone is identified for residential development for up to 360 homes, SuDs and Green Infrastructure



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Strategic Policies

SP3 Sustainable Placemaking and Design
SP4 Climate Change
SP5 Health and Well-being
SP6 Infrastructure
SP7 Affordable Housing
SP8 Employment Land Provision
SP9 Retail and Commercial Centres
SP10 Sustainable Transport
SP11 Transport Proposals
SP12 Flood Risk
SP13 Green Wedges
SP14 Special Landscape Area
SP15 Green Infrastructure and Biodiversity
SP16 Conservation of the Historic Environment
SP17 Renewable Energy
SP18 Minerals
SP19 Waste Management

Development Management Policies

- Economy and Employment
- Population
- Community Infrastructure and Facilities
- Health, Well-being and Inclusion
- Transport and Movement
- Natural Environment and Resources
- Historic Environment
- Climate Change

Newport Replacement Local Development Plan – Deposit Plan

Proposed Housing Sites

RLDP Ref	Site Name	Ward	Total Capacity of the Site	Completions 2020-2025	Under Construction @ 1 April 2025	Estimated Remaining Units to be delivered between 2025 – 2036	Affordable Housing (AH) element of estimated remaining units within the Plan period (+ AH Target %)	Site Size (Ha)	Site Status @ 1 April 2025
Key Site Proposals									
KS4	KS4 Langstone Road, Llanwern	Langstone / Llanwern	2500	0	0	1450	580 (40%)	165	Key Site Proposal
KS6	KS6 Land to the South of Bettws	Bettws / Rogerstone	650	0	0	650	65 (10%)	23	Key Site Proposal
KS7	KS7 North Langstone	Langstone	750	0	0	750	300 (40%)	23.4	Key Site Proposal
KS8	KS8 South Langstone	Langstone	360	0	0	360	144 (40%)	35.3	Key Site Proposal
Housing Site Proposals									
HS1	Chuckles Nursery, Bettws	Bettws	18	0	0	18	0 (0%)	0.4	Housing Proposal
HS2	Land to the North of Old Hill, Christchurch	Caerleon	120	0	0	120	48 (40%)	10.1	Housing Proposal
HS3	Land North of Christchurch Hill	Caerleon	75	0	0	75	30 (40%)	3.1	Housing Proposal
HS4	Land at Gloch Wen, Rhiwderin	Graig	160	0	0	160	64 (40%)	4.6	Housing Proposal
HS5	Coleg Gwent, Lliswerry	Lliswerry	190	0	0	190	48 (25%)	4.1	Housing Proposal
HS6	Land at Bakery Lane, Marshfield Road	Marshfield	32	0	0	32	10 (30%)	1.7	Housing Proposal
HS7	Land at Coal Pit Lane, Castleton	Marshfield	40	0	0	40	12 (30%)	1.7	Housing Proposal
HS8	Land at Colinda, Marshfield	Marshfield	60	0	0	60	18 (30%)	2	Housing Proposal

DRAFT

Newport Replacement Local Development Plan – Deposit Plan

Proposed Housing Sites

RLDP Ref	Site Name	Ward	Total Capacity of the Site	Completions 2020-2025	Under Construction @ 1 April 2025	Estimated Remaining Units to be delivered between 2025 – 2036	Affordable Housing element of estimated remaining units within the Plan period	Site Size (Ha)	Site Status @ 1 April 2025
HS9	Land North West of A48 Castleton	Marshfield	55	0	0	55	17 (30%)	1.6	Housing Proposal
HS10	Land to the North of Marshfield	Marshfield	75	0	0	75	30 (40%)	3.8	Housing Proposal
HS11	Land to the West of Blacksmiths Way	Marshfield	12	0	0	12	2 (20%)	1.1	Housing Proposal
HS12	Herbert Road, Phase 4	St. Julians	70	0	0	70	7 (10%)	2.5	Housing Proposal
HS13	St Woolos Hospital, Stow Hill	Stow Hill	139	0	0	139	35 (25%)	2.2	Housing Proposal

Newport Replacement Local Development Plan – Deposit Plan

Gypsy and Traveller Accommodation

POP17 Gypsy and Traveller Residential Site Provision

Land is allocated for permanent gypsy and traveller residential accommodation at Ellen Ridge, Ringland (8.64ha).

The council will identify and deliver a suitable gypsy and traveller residential accommodation site in accordance with the assessed need as set out in the latest Gypsy and Traveller Accommodation Needs Assessment.

a. Any provision by public bodies should be designed to meet the Welsh Government guidance, Designing Gypsy Traveller sites in Wales.

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Newport Replacement Local Development Plan – Deposit Plan

Affordable Housing

POP5 Affordable Housing

POP5 Affordable Housing

On-site provision of affordable housing will be required on residential developments in accordance with the relevant submarket area targets as follows:

b. Submarket Areas	Scale, Type and Mix of Residential Development						
	Flats		Mixed; Houses; Walk-up Flats				
	20-39 units	40+ units	10-29 units	30-49 units	50-69 units	70-99 units	150+ units
Band 2	0%	0%	0%	0%	0%	10%	10%
Band 3	0%	0%	0%	10%	15%	25%	25%
Band 4	0%	0%	10%	20%	25%	35%	35%
Band 5	0%	0%	20%	30%	30%	40%	40%

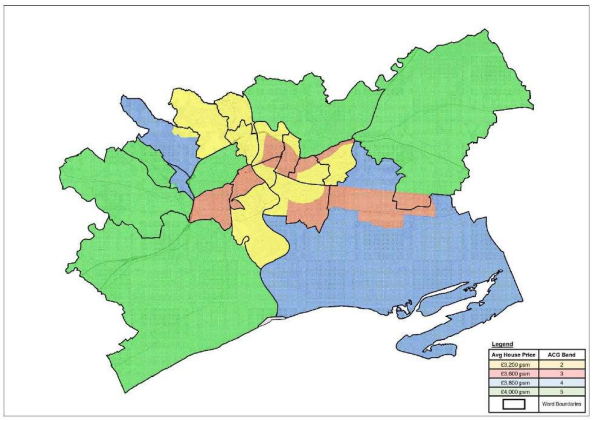
(the submarket areas are defined on the Affordable Housing Submarket Areas Diagram below)

Specific site targets may vary subject to viability and negotiation.

Affordable housing will be sought to be delivered on-site unless there are exceptional circumstances.

The Council will seek a commuted sum contribution for residential developments which do not have an identified on-site provision target in the above table, and for all schemes for 100% market housing located within the defined City Centre. The methodology for calculating the commuted sum payments will be detailed in an updated Affordable Housing SPG.

Affordable Housing Submarket Areas Diagram



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Newport Replacement Local Development Plan – Deposit Plan

Employment Land Allocations

EC1 Employment Land Allocations and Investment Zone

106.5ha of employment land is allocated to address the requirement for 77ha of employment land, the following sites are allocated as employment land:

i. Imperial Park (formerly Celtic Lakes) – 66 hectares for B1, B2, and B8 uses;
ii. Celtic Springs – 3 hectares primarily for B1 use;
iii. Gwent Europark – 12 hectares for B8 distribution uses;
iv. Land Off Chartist Drive, Rogerstone – 2 hectares for B1, B2 and B8 uses;
v. Indurent Park (formerly Celtic Business Park / St Modwen Park) – 21.5 hectares for B1, B2 and B8 uses;
vi. Newport Rail Station Precinct – 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.

Sites identified as being within the Cardiff and Newport Investment Zone (see details below) are to be delivered for B1, B2 and B8 uses, and other complementary uses, that are for or support digital and tech enterprises. Alternatives uses for those sites, or proposals unrelated to the semiconductor, digital and tech industries, will be resisted. For non-semiconductor, digital and tech industry related uses, evidence of a minimum three years of unsuccessful marketing must be provided to justify any proposed loss of land within the Investment Zone

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Newport Replacement Local Development Plan – Deposit Plan

Development Management Policies

- Economy and Employment
- Population
- Community Infrastructure and Facilities
- Health, Well-being and Inclusion
- Transport and Movement
- Natural Environment and Resources
- Historic Environment
- Climate Change

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Newport Replacement Local Development Plan – Deposit Plan

Background Papers

- Regional renewable and low carbon energy report, Carbon Trust December 2020.pdf
- Larger than local employment study April 2020.pdf
- Employment Land Review BE Group February 2022.pdf
- Retail and Leisure Study Nexus November 2019.pdf
- Retail and Leisure Study Supplementary Report Nexus July 2023.pdf (PDF, 3.91 MB)
- Urban Capacity Study Lambert Hampton Smith April 2022.pdf
- Newport Renewable and Low Carbon Energy Report CBA February 2022.pdf
- Green Infrastructure Assessment June 2023.pdf
- Minerals report.pdf (PDF, 2.82 MB)

Newport Replacement Local Development Plan – Deposit Plan

Background Papers

- Newport-Houses-in-Multiple-Occupation-report-RRR-consultancy-February-2026.pdf
- Newport-Houses-in-Multiple-Occupation-HMO-report-opinion-research-services-October-2024.pdf
- Demographic-evidence-update-Edge-Analytics-July-2026.pdf
- Newport-employment-land-review-update-with-appendices-BE-Group-September-2026.pdf
- Renewable-and-low-carbon-energy-assessment-update-Carbon-Trust-July-2024.pdf
- South-East-Wales-transport-model-technical-note-AtkinsRealis-August-2026.pdf
- Strategic-flood-consequences-assessment-site-assessments-JBA-Consulting-September-2026.pdf
Strategic-flood-consequences-assessment-JBA-Consulting-September-2026.pdf

Newport Replacement Local Development Plan – Deposit Plan

Other Consultations

- Initial Integrated Sustainability Appraisal (ISA)
- Habitat Regulations Assessment (HRA) screening report

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Newport Replacement Local Development Plan

How can you have your say?

Location	Venue	Date	Time
Langstone	Coldra Court	9/11/26	18.00 - 20.00
Underwood	Community Hall	10/11/26	18.00 - 20.00
Bassaleg	Graig Community Centre	16/11/26	18.30 – 20.30
Castleton	Masonic Centre	19/11/2026	18.00 - 20.00
LLanwern	Community Hall	23/11/26	18.00 - 20.00
Newport City	Urban Circle	24/11/26	18.00 - 20.00
Bettws	Newport High School	30/11/26	17.45 - 19.45
Caerleon	Town Hall	02/12/26	18.00 - 20.00
Online		09/12/26	18.00 - 20.00
Online		10/12/26	10.30- 12.30

Newport Replacement Local Development Plan

How can you have your say?

The sessions will run between 09.30am and 4.30pm at the Civic Centre, and between 09.30am and 4.00pm at Newport Central Library (no appointment necessary).

Newport City Council, Civic Centre, NP20 4UR:

- Thursday 12 November 2026
- Wednesday 18 November 2026
- Thursday 19 November 2026
- Thursday 26 November 2026
- Tuesday 1 December 2026
- Tuesday 8 December 2026
- Thursday 10 December 2026
- Tuesday 15 December 2026
- Thursday 17 December2026

Newport Central Library, Second Floor, John Frost Square, NP20 1PA:

- Monday 2 November 2026
- Monday 9 November 2026
- Monday 16 November 2026
- Monday 23 November 2026
- Monday 30 November 2026

Newport Replacement Local Development Plan

How can you have your say?

We need your help:

Information on involvement and events is available at

www.newportrldp.co.uk &
www.newport.gov.uk/planning/planning-policy/planning/planning-policy/replacement-local-development-plan/planning

DEADLINE 31/12/26

Email Newport
ldp.consultation@newport.gov.uk