

# CITY OF NEWPORT

## Investment Prospectus





# OUR OBJECTIVES

- Deliver shared prosperity
- Build an economic environment of growth and success
- Move Newport up the ‘value chain’

## ‘BRIDGING THE GAP FOR ECONOMIC SUCCESS’

“Since we opened our first office in Newport in 2008, it has been a great success. We are committed to the city and hope to grow our operation there. As well as great transport links our staff have access to all the amenities and facilities of Newport City Centre.”

Huw Llewellyn, Head of Property, Admiral Group



# FOREWORD

**On behalf of the Newport Economic Network we are delighted to present our investment prospectus for the city of Newport.**

The prospectus has been prepared by partners across the city and sets out our ambitions to transform Newport over the next 10 years. Much has been achieved in recent years – the completion and opening of Friars Walk retail and leisure centre in 2015 has perhaps been the best example of the city’s transformation.

Newport’s location, sense of identity and growing confidence means the foundations are now in place to fulfil the city’s economic potential. The city has a proud and varied history and we want to build a future which respects this legacy whilst recognising that future economic growth will be founded on very different skills.

We are home to many successful and growing businesses and the city is projected to grow significantly over the next 10 years. Our key aim over that period is to create the conditions which will stimulate further investment. This means we need to build our social capital as well as maintaining our focus on physical regeneration. Ultimately, we want to make Newport a city where everyone can achieve their potential.

The abolition of the Severn Bridge tolls has removed a critical barrier to investment and we stand on the verge of an important new era for the city. Newport is now home to the Wales International Convention Centre, which is another example of how the profile of the city is changing.

Effective partnerships will be at the heart of our approach and we want to work positively with investors to turn ambitious plans into reality to ensure all our communities see the benefit of economic growth.

We look forward to continued discussions and thank you for your interest.

Cllr Jane Mudd  
Leader of Newport City Council

Professor Simon Gibson, CBE  
Chair, Newport Economic Network





# NEWPORT THE FACTS AND FIGURES

Newport is undergoing one of the largest regeneration programmes in the UK. Projects to date have delivered huge transformation creating significant business opportunities, and positioning the city as one of the leading centres of the Cardiff Capital Region.

The highly anticipated Friars Walk opened in November 2015, bringing top retail and leisure brands to the city centre. The International Convention Centre Wales (ICCW), designed to attract events from across the world, is planned for the city.

Global leaders in technology, manufacturing, distribution, financial services and public sector organisations are located here, attracted by the city's superb location and large workforce – Admiral, Gocompare.com, Airbus, Lloyds Banking Group, Next Generation Data, the Office for National Statistics, the Intellectual Property Office and Tata Steel.

With planned investments, high-growth innovative businesses and sites ripe for development, Newport is set to realise its national and international potential.



**£2 BN**  
**PUBLIC/PRIVATE**  
**SECTOR INVESTMENT**



**OVER 1.6 MILLION** LIVE WITHIN **ONE HOUR'S DRIVE**

**EXCELLENT ROAD, RAIL, SEA AND AIR SERVICES**

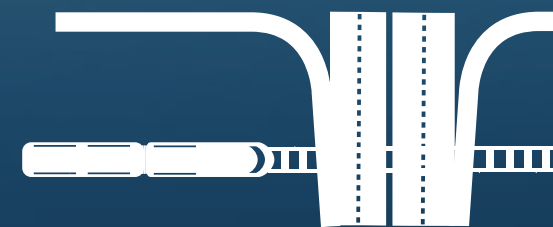


**AN IDEAL BUSINESS AND INVESTMENT LOCATION**

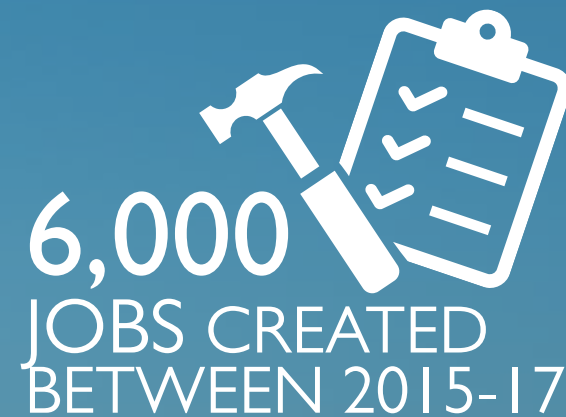


**SUPERB M4 LOCATION**

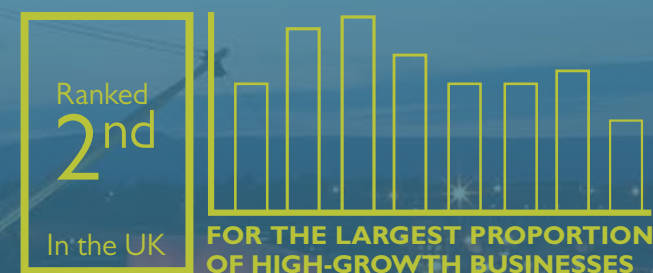
**SUPERB TRANSPORT CONNECTIONS**



**FOR DISTRIBUTION AND LOGISTICS OPERATIONS**



NOMIS 2019

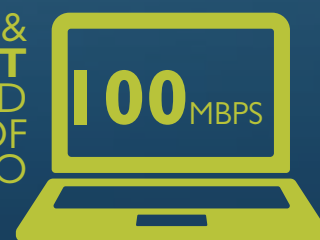


Report into best performing towns and cities in the UK. Experian 2013.

**97% OF YOUNG PEOPLE ARE IN EDUCATION, EMPLOYMENT OR TRAINING**



**SUPERFAST & ULTRAFAST BROADBAND SPEEDS OF UP TO**



**ARE AVAILABLE TO 97% OF ALL PREMISES**

Connected Nations Report gov.wales 2019



# WHY NEWPORT?

## ACORN CASE STUDY



“We have come a long way since our first Acorn branch opened in Newport in 1992. Newport - the electronics epicentre - offered opportunities to supply semi-skilled and skilled people into that fast-moving industry. Acorn met the labour demands of ambitious global inward investors, such as Panasonic, LG and Newbridge Networks.

After almost three decades in the business, we have expanded across 38 UK locations and grown our team to around 300 people.

Building on from supplying staff to South Wales companies, Acorn Global now places international executives and technical and engineering professionals. CORE delivers facilities management and the supply of machinery, and ACORN RAIL supports large-scale infrastructure projects. We are also very proud of our Australian subsidiary SYNACO, an organic start-up in 2015, the firm now has 11 offices and generates sales of over \$100m AUD, created and managed from the UK team.

As for the future in Newport, with the freedom of no bridge tolls, opportunities from the ICCW project, a commercial property boom and our scale up in the digital tech sector, Newport has exciting growth potential. The city we call home can now stand in line with established UK powerhouses such as Leeds, Leicester, Middlesbrough, Tottenham and Manchester!”

Matt Southall, Group Managing Director, Acorn Group



## SPTS CASE STUDY



“SPTS Technologies is a capital equipment manufacturer for the global semiconductor industry. Our customers use our equipment to make semiconductors, microelectromechanical systems (MEMS devices) and sensors that not only go into almost every smartphone in the world but are also used to power wind farms, enable smart and electric vehicles, and provide always-on connectivity with Bluetooth, Wi-Fi and mobile communications, to mention a few.

Being located in Newport provides excellent access for transport links which is essential as we export more than 98% of our products. We have been headquartered in Newport for more than 20 years and in the past 10 years have manufactured and exported more than £1.5 Billion worth of semiconductor processing equipment from Newport to customers around the world.

As we continue to grow our business it is essential to have access to the highly skilled workforce in the region as well as ties with the universities for research and development of next generation products. The growing Compound Semiconductor Cluster will bring new opportunities for SPTS Technologies and the local economy – it is an exciting time to be located here.”

Kevin Crofton,  
President of SPTS Technologies  
and Corporate Vice President at Orbotech





# NEWPORT - A CONNECTED CITY

Newport is served by excellent road, rail, sea and air services making it an ideal business and investment location.

London is just 90 minutes away by train and 120 minutes by car. Electrification will reduce rail journey times and the removal of tolls on 17 December 2018 has greatly improved road journeys. This will enhance the city's prospects still further.

Newport is also realising its ambition to become a national digital hub through a multi-million pound investment in its broadband and digital connections.

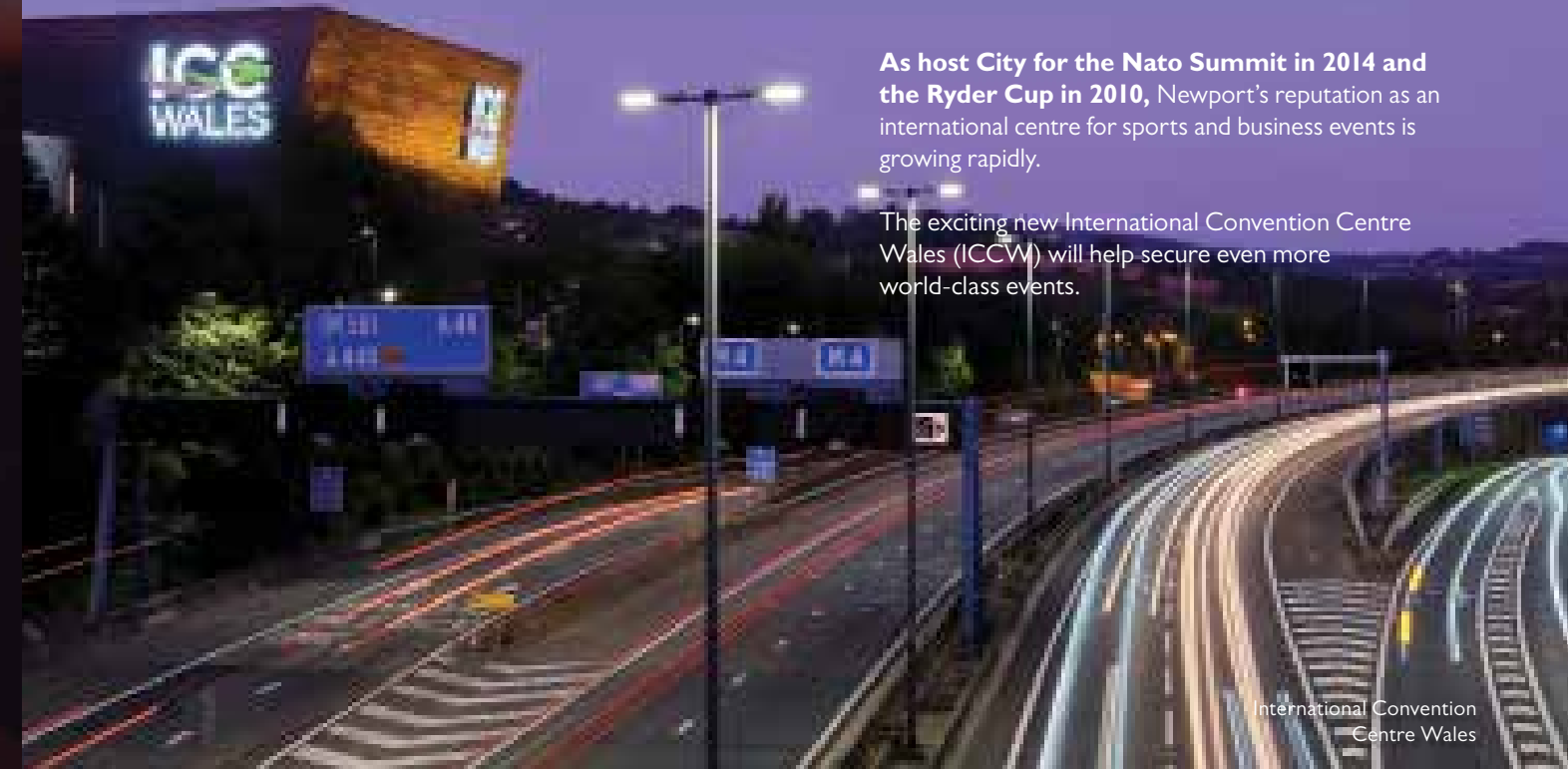
**RAIL LINKS FROM NEWPORT:**  
**CARDIFF:** 15 MINUTES  
**BRISTOL:** 20 MINUTES  
**LONDON:** 90 MINUTES  
**MANCHESTER:** 175 MINUTES



# NEWPORT - AN INTERNATIONAL CITY

As host City for the **Nato Summit in 2014** and the **Ryder Cup in 2010**, Newport's reputation as an international centre for sports and business events is growing rapidly.

The exciting new International Convention Centre Wales (ICCW) will help secure even more world-class events.



International Convention Centre Wales

DRIVE TIME FROM NEWPORT:

**CARDIFF:** 20 MINUTES  
**BRISTOL:** 30 MINUTES  
**BIRMINGHAM:** 1HR 30  
**LONDON:** 2 HRS

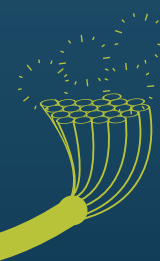
NEWPORT'S  
**DEEP-WATER PORT**  
 HANDLES SHIPS  
 UP TO

**40,000 TONNES**

**FREE  
 PUBLIC  
 WI-FI**



**SUPER-FAST  
 FULL FIBRE  
 CONNECTIVITY**



**INTERNATIONAL  
 AIRPORTS:**

**CARDIFF AIRPORT:** 35 MINUTES  
**BRISTOL AIRPORT:** 45 MINUTES  
**HEATHROW AIRPORT:** 2 HRS



World leaders at Nato  
 Summit in Newport



Ryder Cup Winners!



Celtic Manor Resort

# A LEARNING CITY

## EDUCATION

Investment in education, skills and entrepreneurialism has been at the heart of Newport's regeneration. We now have an award-winning university campus in the city centre which forms part of the University of South Wales (USW).

The university is a key player in the economic growth of south east Wales. With a turnover of £190m the university is a major partner to UK government, industry, Welsh government and a broad range of businesses.

A core USW strength is to deliver industry relevant education and research which is applied to real life.

5 UNIVERSITIES  
WITHIN  
30 MILES OF  
NEWPORT

University of South Wales City Campus



AWARD-WINNING  
UNIVERSITY CAMPUS  
IN THE CITY CENTRE



Name	Ranking		N <sup>o</sup> of Students	Employment Success
University of South Wales	Ranked in the Top 10 UK universities for Complementary Medicine		22,800 students studying at the University of South Wales	95% of graduates are in employment and/or further education shortly after graduation
Cardiff University	Ranked in the Top 10 UK universities for Architecture, General Engineering and Medical Technology (amongst others).		31,935 students studying at Cardiff University 10th largest university in UK in terms of student numbers	95.7% of graduates are in employment and/or further education shortly after graduation
Cardiff Metropolitan University	Ranked in the Top 10 UK universities for Complementary Medicine		12,000 students studying at Cardiff Metropolitan University	95% of graduates are in employment and/or further education shortly after graduation
Bristol University	Ranked in the Top 10 UK universities for Aeronautical and Manufacturing Engineering, Civil Engineering, Electrical and Electronic Engineering, Economics, Mechanical Engineering.		26,100 students studying at Bristol University	93% of graduates are in employment and/or further education shortly after graduation 4th most targeted university by Top 100 employers
University of the West of England	Ranked in the Top 10 UK universities for Medical Technology and Education		30,700 students studying at the University of the West of England	96% of graduates are in employment and/or further education shortly after graduation



# A LEARNING CITY

## TECHNOLOGY TRAINING

Newport is realising its ambition to become a national digital hub. We are home to:

- The National Cyber Security Academy (NCSA), the first of its kind in Wales is located in USW's city centre campus
- Cardiff University has established the UK's first software academy in the city
- TESTIA is here, training highly-skilled engineers for the aerospace industry



# A LEARNING CITY

## COLEG GWENT

Coleg Gwent is one of Wales' top performing further education colleges. It is home to over 23,000 students with five campuses in Newport, Crosskeys, Usk, Pontypool and Blaenau Gwent.

There are 463 courses delivered at Coleg Gwent covering a broad range from Art, Sport & Leisure to Engineering, to name but a few. Students may choose to study part time, full time, take up one of the employability skills courses on offer or study a university level qualification.

JOINT  
FIRST  
IN  
WALES



FOR ALL  
VOCATIONAL AND  
MAIN QUALIFICATIONS

PASS  
RATE  
OF



FOR ALL FULL  
TIME LEARNERS

[www.coleggwent.ac.uk](http://www.coleggwent.ac.uk)

ONE OF THE  
LARGEST



FURTHER EDUCATION  
COLLEGES IN WALES



“The Alacrity Foundation will give young entrepreneurs a chance of a lifetime to create sustainable businesses in the information and communications sector.”

Simon Gibson CBE,  
Chief Executive of Wesley Clover Corporation



### Newport Schools

Newport's school estate currently comprises of two nursery schools, 42 primary schools, nine secondary schools, two special schools and one pupil referral unit.

Within this, there are three Welsh-medium primary schools and one Welsh-medium secondary school, six Roman Catholic primary schools and one Roman Catholic secondary school, and two Church in Wales primary schools.

A new community-maintained primary school is also due to open on the Glan Llyn development from September 2019.



£64M INVESTED IN  
NEWPORT SCHOOLS  
IN LAST 4 YEARS,

£70M INVESTMENT IN  
NEXT 5 YEARS



# WHY NEWPORT?

## TINY REBEL CASE STUDY



“Tiny Rebel started its journey in a garage by brothers in law, Gareth Williams and Brad Cummings. Since its origin, the business has grown from grass roots to a £10 million turnover business in just 7 years. A small venture, generated from a shared passion in home brewing and starting with a 50-litre brew kit, the brewery now has the capacity to brew 20,000 litres a day!

The business predominantly produces craft beer, yet have diversified into cider, gin and clothing. Having invested £3.8 million back in 2017 into a bespoke brewery and tap house based in Newport, the team are now continuing to invest in the area expanding their 65,000 sqft premises by 60,000 sqft to increase their warehousing capacity. The £1.6 million expansion will enable the business to double its turnover within the next 3 years. Tiny Rebel also own and manage

three bars, one tap house based at the brewery, one in Newport city centre and one in Cardiff city centre. Brad and Gareth both live in Newport and chose to base and expand their business here for a number of reasons. Firstly location, both being passionate about their home city they felt that establishing themselves here gave them a unique selling point and an opportunity to be part of the significant regeneration of Newport city. Transport links in the city are unlimited, being only 2 hours from London and 5 minutes from the M4 corridor. Secondly (but definitely not second!), employees. Since establishing Tiny Rebel, we have recruited and retained the most loyal and incredibly driven workforce who have evolved with the company. Moving forward with two and growing to 126 members of staff (and still expanding) the business is constantly evolving. Other significant factors that finalised the decision to

permanently base in Newport, was the expansion opportunities on land potential. Newport is by no means saturated and therefore in the infancy of its growth potential. Being located 20 minutes from the Welsh capital also has benefits.

Being a proud Newport business, Tiny Rebel will continue to invest in the thriving economy to realise its full potential. The future is vibrant and exciting for Newport with a huge investment strategy for corporations and SMEs based in the city. Newport- Wales' third largest city- continues to thrive and grow its profile with significant transformation, constantly creating new business opportunities. Ambition continues to run high within the city with innovative businesses continually seeking to settle in the city.”

Hannah Williams CFO,  
Tiny Rebel

*Tiny Rebel*

## A THRIVING CITY LEISURE & SPORT

New walking and cycle routes link the city centre with its rural hinterland. Wales' top football players, coaches and keen youngsters develop their skills at the National Football Development Centre.

Olympians and Paralympians have trained at the city's Geraint Thomas National Velodrome of Wales, and spectators and players now enjoy new facilities at Rodney Parade rugby and football stadium.

- In 2016, 4.78 million people came to the city, an increase of more than 57 per cent compared to the previous year
- Beautiful rural and coastal surroundings
- City amenities
- Excellent quality of life
- Perfect work-life balance



Javelin report 2014



Geraint Thomas National Velodrome of Wales



# WHAT'S NEW FOR NEWPORT?

- Creation of the world's first semiconductor cluster project
- £40 million investment for **IQE** compound semiconductor factory
- 5,000 jobs over the next 5 years



Imperial Park - site of IQE

“IQE's new facility in Newport was secured in partnership with the Cardiff Capital Region, supported by both Welsh and UK Governments. The location provides easy access for international trade within our global industry and is in close proximity to leading academic expertise, industrial research institutes, prototyping facilities and uniquely, an established cohort of semiconductor related businesses.

Our industry sector already provides high quality employment for around 1,500 people across the region but is expected to grow to around 5,000 jobs over the next five years. We believe the region provides the ideal environment in which our business and industry can grow as a major global centre for advanced semiconductor research, prototyping, production and design expertise.”

Dr Drew Nelson OBE,  
Chief Executive Officer of IQE plc

The **International Convention Centre Wales** is on the site of the five-star Celtic Manor Resort. The striking slate and glass building opened in 2019.

## International Convention Centre Wales



- £100 million Convention Centre
- £70 million into the local economy
- Demand for an additional 100,000 bedroom nights pa
- Catering for more than 5,000 delegates



CAF

**Construcciones y Auxiliar de Ferrocarriles** CAF has invested £30m in a new factory at Celtic Business Park in Newport, creating up to 300 new jobs.

The 46,000 sqm factory will be located next to a proposed new rail station and park and ride facility at Llanwern. Construction of the factory at the Celtic Business Park is complete, manufacturing of trains has started, with the first train being completed Summer 2019.

This factory will manufacture high speed trains, diesel and electric trains and light rail trams, which will be supplied to operators across the UK.



Glan Llyn



Chartist Tower

“As South Wales based developers, we were keen to work in Newport as we feel it is a city on an upward trajectory. We have been warmly welcomed by a supportive Newport City Council, keen to facilitate the continued regeneration of the city centre. The possibility to acquire the iconic **Chartist Tower**, which is the tallest building in Newport, was a fantastic opportunity and our ambitious redevelopment will have a striking appearance, accommodating first class offices and retail units in addition to the 154 bed hotel.”

Andrew Innes  
Garrison Barclay Estates

£1bn transformation of the 600 acre former Llanwern Steelworks site.

- Creating:
- 4,000 new homes
  - 6,000 new jobs
  - Business park, offering office and industrial space
  - Public open space
  - A range of community facilities





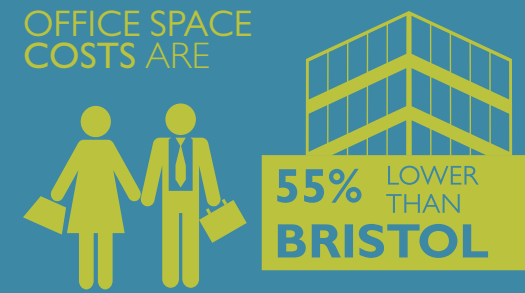
# A CITY FOR ECONOMIC GROWTH AND SUCCESS

## BUSINESS PREMISES

**New purpose-built offices have been constructed in the city centre and on business parks adjacent to the M4 motorway.** New Sites have been developed for commercial and industrial use.

- Established cluster of technology businesses
- Growing financial and professional services sector
- Superb transport connections for distribution and logistics operations
- Accessibility and superb M4 location
- A large motivated workforce
- Top quality business parks in prime locations

**OVER 1.6 MILLION** LIVE WITHIN **ONE HOUR'S DRIVE**



Alder King Market Monitor 2019



Hesa

“Being in Newport has allowed Ballet Cymru the time and space to grow into a mature and outward looking arts organisation with a national footprint.

While sometimes challenging, the creativity and enthusiasm, especially from the young people in the city is infectious. We look forward to working in the city for many years to come and helping it realise its potential as a vibrant city for the arts.”

Darius James OBE,  
Artistic Director  
Ballet Cymru

balletcymru



Admiral



Friars Walk

“Over the past three years, more new homes have been built in Newport than any other Welsh Local Authority (demonstrating confidence in Newport). A further 3,500 homes are to be built by 2023.”



**BUILD RATES**  
OF APPROXIMATELY  
**800 UNITS A YEAR**  
OVER THE NEXT 3 YEARS

Mariner's Quay



City Vizion



Glan Llyn



The Old Arts College



Loftus Gardens



## HOUSING

New homes have been created, including award-winning environmental developments and luxury riverside apartments close to the city centre.

- Newport boasts a 6 year housing land supply
- Steadily growing house prices
- 7% above the Welsh average - testament to its popularity as a place to live as well as work
- Major housing developments across Newport have contributed to record dwelling completion figures in recent years
- More than 950 new homes were completed in Newport in 2016/17



# LIFE IN AND AROUND NEWPORT

Newport's combination of city amenities, beautiful countryside and coast provide an excellent quality of life. Perfect for work-life balance.

In Newport, we get things done. Our regeneration programme has transformed the city, providing a new railway station, a world class city centre university campus, state of the art business premises, waterfront homes, new leisure opportunities and iconic new architecture.

## ECONOMIC GROWTH



Nomis 2019



Nomis 2019



Nomis 2019



Newport City Council  
Local Development Plan

“The government were trying to encourage many civil servants to leave the South East and we decided that this would be a great opportunity to leave London. We thought our quality of life has to get better so we came down here and we found that's exactly what happened. We have countryside on our doorstep, we have beaches just down the road and it's fantastic.”

**Dave Sharp**  
Head of Executive Business Support,  
Office for National Statistics



**OVER 13 ha  
OF NEW  
EMPLOYMENT LAND**

National Trust's Tredegar House



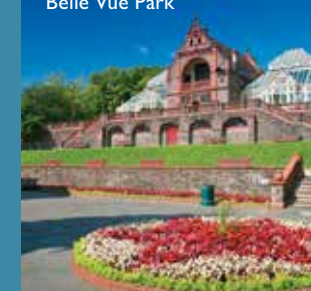
Newport Food Festival



RSPB Newport Wetlands Nature Reserve



Belle Vue Park



Roman Caerleon





## REGENERATION: THE OBJECTIVES

### A WELCOMING CITY

to provide an inviting environment and a coordinated marketing, information and wayfinding offer

### A CONNECTED CITY

to improve movement in and around the city centre allowing easy access by public transport, walking and cycling.

### A DIVERSE CITY

to integrate a broad range of land uses and activities and a diversity of people who live in and use the city centre for different purposes at different times of day or night.

### A RESTORED CITY

to repair the built fabric of the city, reuse vacant buildings, and manage and celebrate key assets.

### A RIVERSIDE CITY

to capture the potential of the river and riverside spaces for activities, events and development as a key source of its identity.

### A CITY OF QUALITY PLACES

to include a distinctive public realm that forms attractions for visitors from the city and wider area and raise the profile of the city within the surrounding region.



## REGENERATION: KEY PROJECTS

### NORTHERN GATEWAY

Improvements in connectivity from the railway station with rejuvenation and reuse of key assets.

#### KEY PROJECTS:

- Increased supply of high quality Grade A/B space adjacent to the station
- Improved public realm around gateway connections

### CITY CORE

The consolidation of assets through new developments and the diversification of land uses.

#### KEY PROJECTS:

- Creation of new education facilities along the riverbank
- Re-use or demolition of vacant buildings
- Improved transport nodes and green spaces

### RIVERSIDE

Creating improved linkages and more successfully integrating sports facilities, new development and the riverside.

#### KEY PROJECTS:

- Clarence Place: rejuvenation and reactivation
- Sports & leisure: improve stadium accessibility and visibility
- Riverside Public Realm: complete the visitor circuit





# REGENERATION: NEWPORT DEVELOPMENT

## **International Convention Centre Wales (ICCW)**

The ICCW is a major visitor destination expected to create demand for an additional 100,000 bedroom nights in the region per year.

## **Llanwern Development Site/ Celtic Business Park**

There is an ongoing development of a large new community to the east of the city with up to 1.3 m sq ft of employment space. Well connected to the M4 corridor and serviced by a new Llanwern station, the site is well located to operate as a logistical hub.

## **Metro and M4 corridor project**

Welsh Government's Proposals for a future integrated transport system to enhance the economic performance of South East Wales. The proposals have been put forward in collaboration with the ABP Newport operators.

## **ABP Newport**

The port of Newport contributes £186m to the Welsh economy annually and supports around 3,000 local jobs throughout its operations and supply chain. The port handles 1.85m tonnes of general cargo per year and acts as a major global gateway for the region.

## **IQE Semiconductor plant**

IQE's semiconductor plant, manufacturing compound semiconductor wafers used by major global chip companies. The plant will form part of the integrated Wales cluster.

## **Newport International Sports Village (NISV)**

NISV is home to the Geraint Thomas National Velodrome and the FAW Dragon Park - headquarters of FAW Trust. It also houses Newport stadium and athletics track, an indoor tennis centre and swimming pool.

## **Rutherford Centre**

The Rutherford Centre is the UK's first high-energy proton beam therapy centre. The treatment is a game changer in difficult to treat cancers.



# NEWPORT: OUR HISTORY- FROM STEEL...

**Newport has been a port since medieval times, when the first Newport Castle was built by the Normans.**

During the 19th century industrial revolution Newport grew and expanded rapidly from a small seaport town to one of the most important places in the country for coal export and steel production.

Trade flourished and further extension of the docks added to Newport's reputation – in 1914 Newport shipped over 6 million tons of coal per year.

The post-war years saw renewed prosperity, with the opening of the Llanwern steelworks in 1962, and the construction of the Severn Bridge and local sections of the M4 motorway in the late 1960s, making Newport the best-connected place in Wales.

Although employment at Llanwern steelworks declined in the 1980s the town acquired a range of new public sector employers. Inmos microprocessor factory helped establish Newport as an emerging location for technology companies.



**AD75**

Roman military settlement established in Caerleon

**1140**

The first wooden castle is built on Stow Hill

**1796**

Opening of the Monmouthshire and Brecon canal

**1839**

Chartist uprising

**1842**

Town Dock opens - able to accommodate the largest ships in the world

**1898**

Lysaght's Orb Works steelworks opens.

**1906**

Transporter Bridge opens

**1962**

Llanwern steelworks opens

**1982**

Construction of the Inmos microprocessor factory

**2002**

Newport awarded city status

**2010**

Newport hosts The 2010 Ryder Cup won by the European team

**2011**

£1bn mixed-use development begins on Llanwern steelworks site

**2012**

Alacrity Foundation opens

**2014**

Newport hosts the Nato Summit

**2015**

TESTIA comes to Newport

**2015**

Friars Walk shopping centre opens

**2016**

University of South Wales' cyber academy launch

**2017**

National Software Academy opens in Newport

**2018**

IQE begins production in Newport

**2018**

Abolition of the Severn Bridge Tolls

**2019**

Opening of the ICCW

## ...TO DIGITAL

**The next phase of the city's regeneration focuses on Newport realising its ambition to become a national digital hub through a multi-million-pound investment in its broadband and digital connections.**

Super-fast, full fibre connectivity and free public Wi-Fi already benefit those who live, work and visit Newport. The next step is a third layer of connectivity that will create a smart city with an 'Internet of Things' (IoT) network.

The University of South Wales and Welsh Government have already joined forces to launch an innovative project to develop the next generation of cyber security experts.

The National Cyber Security Academy (NCSA), the first of its kind in Wales and a major UK initiative, is located in USW's Newport city campus.

Newport is home to: the UK's first software academy, creating developers with relevant industry skills; the Alacrity Foundation UK, mentoring hi-tech entrepreneurs and TESTIA, training highly-skilled engineers for the aerospace industry.

In addition to this, almost £40 million has already been invested in establishing an IQE compound semiconductor factory in Newport, with the Cardiff Capital Region City Deal aiming to create the world's first semiconductor cluster in Newport.



# DEVELOPMENTS UNDERWAY

Name	Size	Ownership/Promoter	Details
Chartist Tower	0.22 ha	Garrison Barclay Estates	Mixed use redevelopment creating 164 Bedroom Hotel, 2,900 sq m office space, ground floor retail and restaurant.
IQE – Imperial Park	2.8 ha	IQE plc	Redevelopment of 300,000 sq ft for manufacturing of compound semiconductor wafers.
Coldra Woods Hotel	0.8 ha	Celtic Manor	Mid-range hotel development creating 146 Beds, catering to business, golf and major event visitors.
Newport Market	0.41 ha	Loft Co	Creation of 24-hour working/living space with a tech hub, apartments and performance space while retaining market units and a food hall.
Market Arcade	0.07 ha	Private owners & NCC	Refurbishment of Grade II listed arcade and creation of flexible working space on upper floors



Name	Size	Developer / Promoter	Details
123-129 Commercial St	0.12 ha	Seren	City Centre living scheme creating 38 residential apartments for over 55yr olds with associated parking and ground floor commercial space
Mill Street	0.42 ha	Garrison Barclay Estates	Proposed re-development of former IAC building into 6,000 sq m of office building accommodating 550 employees.
Central Chambers	0.02 ha	Seren	Redevelopment of listed building for city centre living scheme creating 5 apartments
Llanwern Village	44 ha	Redrow	Site for 1,100 new homes forming part of the Eastern Expansion Area and including a new primary school.
Jubilee Park	40 ha	Bellway, Taylor Wimpey, Barratt Homes	Redevelopment of the former Alcan site for a mixed use development including approximately 950 units. Construction has commenced on site with 3 major house builders delivering new homes.

Chartist Tower



Glan Llyn



Name	Size	Developer / Promoter	Details
Glan Llyn	193 ha	St Modwen lead with Bellway Homes	4000 new homes as well as retail, leisure and community facilities. Over 700 units are now complete on the site. The first primary school is also under construction and expected to open in September 2019.
Old Town Dock – East Dock Road	13.9 ha	Taylor Wimpey	A mixed use development site for 288 units. Seren have delivered 45 units and Newport City Homes are progressing with their proposals.
Celtic Business Park	35.5 ha	St Modwen	Business Park forming part of the Glan Llyn regeneration site. The construction of a number of employment units has been completed with capacity for further development.
Former Tredegar Park Golf Course	9.3 ha	Redrow	Residential development site for 150 homes in a prime location of Newport. Construction is progressing well with over 30 completions.
Glebelands	2.83 ha	Pobl	Works have commenced on this riverfront residential development. With 20 units complete a further re-plan has been submitted for a total development of 215 homes.
Crown Buildings	0.23 ha	Private Sector	Key site for reactivation of Riverside Masterplan area – Proposals for 123 bed hotel and housing in planning stage.

“Our decision to convert the former Post Office sorting office into 54,000 sq ft of offices is underpinned by our confidence in demand growing further as Newport City Council’s masterplan for redevelopment of the city continues. We firmly believe that the electrification of the train line to London, coupled with the abolition of the Seven Bridge tolls, will make Newport a competitive city to live, work and play.”

**Andrew Innes**  
**Garrison Barclay Estates**



# DEVELOPMENT OPPORTUNITIES

New development opportunities are available in the City and we are keen to use our expertise in assisting new partners with ideas and vision for creating further wealth and prosperity. Sites capable of accommodating a wide range of development uses are available with a selection highlighted in the table below.

Name	Size	Ownership/Promoter	Planning Status
Cambrian Centre – Phase II	4ha	Scarborough Development Group	Following the successful development of the Admiral Insurance building, this site provides an opportunity to develop phase II of the mixed use commercial and business scheme.
Westgate Buildings	0.27 ha	Private Sector	Key Building located in the City Core Masterplan area. The building is Grade II listed currently considered at risk.
Rodney Parade	3.62 ha	Welsh Rugby Union	Key site for reactivation of Riverside Masterplan area.
Godfrey Road <small>rear of Newport Station</small>	2 ha	Private Sector	This site is to the rear of the recently refurbished train station and is allocated in the LDP for business and commercial uses.
Shaftesbury Street - <small>Former Sainsburys Site</small>	2.7 ha	Fear Capital Investments	The regeneration site benefits from planning permission for a mixed use scheme including 144 residential units, 600 student accommodation units, hotel and local convenience facilities.
Victoria Wharf	1.16 ha	Iesis Ltd	Riverfront redevelopment site allocated in the LDP for residential development. Planning permission was granted in 2017 for 93 units with a 3 year time period for implementation

OVER 23 ha  
OF NEW  
EMPLOYMENT LAND

Newport City Council  
Local Development Plan

OVER 172 ha  
EMPLOYMENT LAND  
ALLOCATED

Cambrian Centre – Phase II



Rodney Parade



Name	Size	Ownership/Promoter	Planning Status
Whitehead Works	18.7 ha	Whiteheads Development Company	Mixed use development allocated in the LDP, with outline planning permission granted for a mixed use scheme comprising approximately 500 homes, residential care home, primary school and pub.
Former Hartridge High School & Jigsaw Site	10.3 ha	NCC	Two adjoining sites allocated in the LDP for approximately 200 units.
Llanwern Regeneration site	228.5 ha	St Modwen	This major regeneration project is transforming the former Newport Llanwern Steelworks site into a major new community and business park. 4,000 new homes have outline planning permission and over 700 have already been completed. The first primary school is nearing completion and is expected to open in September 2019. The site will also benefit from a railway station in near future. A number of employment units have also been constructed on the business park, including global giant Amazon. There remains significant capacity for further investment for both residential and commercial developments.
Duffryn	38.5 ha	Welsh Government	A large scale strategic development area allocated in the LDP for B1, B2 & B8 uses.
East of Queensway Meadows, South	27 ha	Welsh Government	This site is well connected to Southern Distributor Road and is in an excellent strategic location for B1, B2 and B8 uses. The site is allocated in the LDP for employment purposes.
Celtic Springs	6 ha	AWG	6 hectares of land on a prestigious business park with excellent motorway links, allocated in the LDP for primarily B1 use.

Llanwern Regeneration Site



Newport Docks



Name	Size	Ownership/Promoter	Planning Status
Solutia	43 ha	Solutia	This site is well connected to the Southern Distributor Road and is in an excellent strategic location, allocated in the LDP for B1, B2 and B8 uses. The site's proximity to the International Sports Village also gives it potential for leisure uses.
Gwent Europark	16 ha	Private Sector	This is a partially developed distribution site with 16 hectares remaining for B8 uses.
Land adjacent to A467, Chartist Way	2 ha	Private Sector	This site is allocated in the LDP for B1, B2 and B8 uses.
Newport Docks	206 ha	ABP	Newport Docks provides an opportunity to provide port related employment. The site is an operational port which is supported in the LDP for port related development.
University Expansion Land	0.37 ha	Public Sector	Possible site for a Creative Enterprise Centre to be located adjacent to the city centre campus to maximise the business start-up opportunities for graduates in the city.



To discuss your requirements contact us at:

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