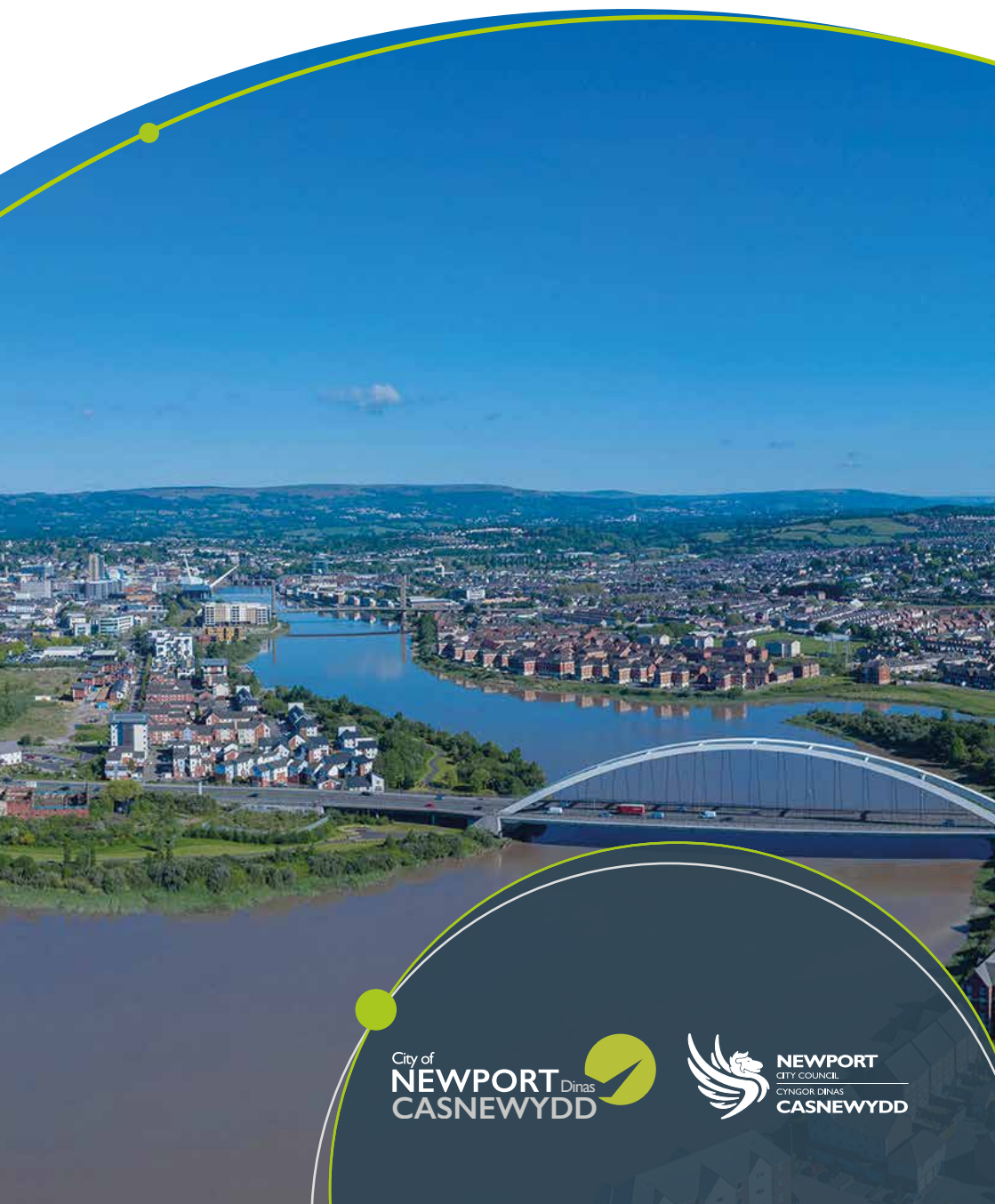


CITY OF NEWPORT

Investment Opportunities



City of
NEWPORT Dinas
CASNEWYDD



NEWPORT
CITY COUNCIL
CYNGOR DINAS
CASNEWYDD



Newport's location, sense of identity and growing confidence sets the foundations for the city to recognise its economic potential. The city has a proud and varied history and we are building a future that respects this legacy, whilst recognising growth will be built on very different skills.

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



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. Since International Convention Centre Wales (ICCW) opened in 2019, it has quickly gained a national and international reputation for the quality of its facilities, service and hospitality. It is the only venue of its size and type west of London and south of Birmingham, and has been a driving force in enhancing Wales' wider reputation as a destination for hosting events. A reputation previously developed by the experienced team behind the venue, who managed events such as the NATO Summit and the Ryder Cup at the Celtic Manor Resort.

Newport supports some of the UK's (and Wales') established world leading clusters and sectoral strengths, including those in compound semi-conductors, advanced manufacturing, and Fin-Tech. For example, the compound semiconductor cluster is estimated to have supported £180m of gross value added in 2019, and more than 95% of manufactured products are bound for export markets. Global leaders in technology, manufacturing, distribution, financial services and public sector organisations are located in Newport, attracted by the city's superb location and large workforce – Gocompare.com, Airbus, Lloyds Banking Group, Vantage, SPTS, IQE, Amazon, the Office for National Statistics and the Intellectual Property Office.

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



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 has greatly improved road journeys. This will enhance the city's prospects still further.

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



INTERNATIONAL AIRPORTS:

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



DRIVE TIME FROM NEWPORT:
CARDIFF: 20 MINUTES
BRISTOL: 30 MINUTES
BIRMINGHAM: 1 HR 30
LONDON: 2 HRS



NEWPORT'S DEEP-WATER PORT HANDLES SHIPS UP TO

40,000 TONNES



SUPERFAST & ULTRAFAST BROADBAND SPEEDS OF UP TO



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

Connected Nations Report
gov.wales 2019

Newport offers Superfast full fibre connectivity through a multi-million pound investment in its broadband and digital connections.



Newport Railway Station

WE ARE HOME TO:

Newport is realising its ambition to become a national digital hub

- The National Cyber Security Academy (NCSA) - the first of its kind in Wales is located in USW's city centre campus
- TESTIA is here, training highly-skilled engineers for the aerospace industry
- The Alacrity Foundation offers young entrepreneurs a chance to create sustainable businesses in the information and communications sector



International Convention Centre Wales

A CITY FOR ECONOMIC GROWTH AND SUCCESS

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 – gateway to Wales
- A large motivated workforce
- Top quality business parks in prime locations

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

IQE



“

- 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

“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,
President, IQE plc

”

Over recent years, more new homes have been built in Newport than any other Welsh Local Authority (demonstrating confidence in Newport).

A THRIVING CITY - LEISURE, SPORT & QUALITY OF LIFE

The city of Newport boasts:

- Beautiful rural and coastal surroundings
- City amenities
- Excellent quality of life
- Perfect work-life balance

Geraint Thomas National Velodrome of Wales

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.

A LEARNING CITY

University of South Wales - City Campus

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 southeast 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 that is applied to real life.

“OFFICE FOR NATIONAL STATISTICS

“When the ONS relocated its economic statistics work from London to Newport, I decided to take the plunge and move with the work, as the time was right given my personal circumstances. I settled in straight away and I've never once regretted it. One of my better decisions.”

Pete Lee, Deputy Director
Global Trade and Investment Division

Office for
National Statistics

WHAT'S NEW IN NEWPORT

Newport Knowledge Quarter (NKQ) - an exciting collaboration between Newport City Council (NCC) and Coleg Gwent (CG) – is set to create a vibrant student hub in the centre of Newport, providing state-of-the-art facilities for both higher and further education.

NKQ is to be situated in a prime position in the city centre, within close proximity to the University of South Wales's Newport Campus, and will offer significant benefits for Newport, Wales and the UK as a whole. The location will improve access to education across the city, and the NKQ will be located alongside excellent public and sustainable transport links. Its creation will help boost the economy in Newport, by increasing footfall and associated spend on local goods and services in Newport city centre – approximately 2,000 learners and 200 staff daily. Educational outcomes will improve, by grouping curriculum elements in a landmark building, providing modern training facilities and equipment, and establishing seamless 'learning pathways' to Higher Education.

It will provide a positive role in the community, by encouraging community cohesion – supporting those dependent on locally provided FE and HE for cultural, social and

economic reasons and providing new opportunities for those returning to study as mature students. In addition, it will enhance community resources – providing access to learning and enrichment for all ages; and as a centre for the local community for part-time, adult education, employability skills and ESOL (English for Speakers of Other Language).

Ultimately, NKQ will improve the physical infrastructure of Newport city centre – through continued transformation, supporting the development of a wider Capital City Region and building on the momentum and regeneration impact of the Friar's Walk shopping area.

NKQ will address tough challenges facing Further Education in the region, by addressing regional skills shortages in ICT, construction, advanced manufacturing/engineering, health and care and finance. It will reduce fragmentation in post-16 education and deliver accessible and coherent

NEWPORT KNOWLEDGE QUARTER (NKQ)

Further Education facilities, encouraging progression from FE to HE. Its flexible infrastructure and services, ensure it will be able to respond to changing needs, and the growth of regionally important business sectors, such as cyber security and hospitality management.

Recent economic research demonstrates the very positive economic benefits offered by Further Education colleges in Wales. Benefits to learners, to society and to taxpayers.



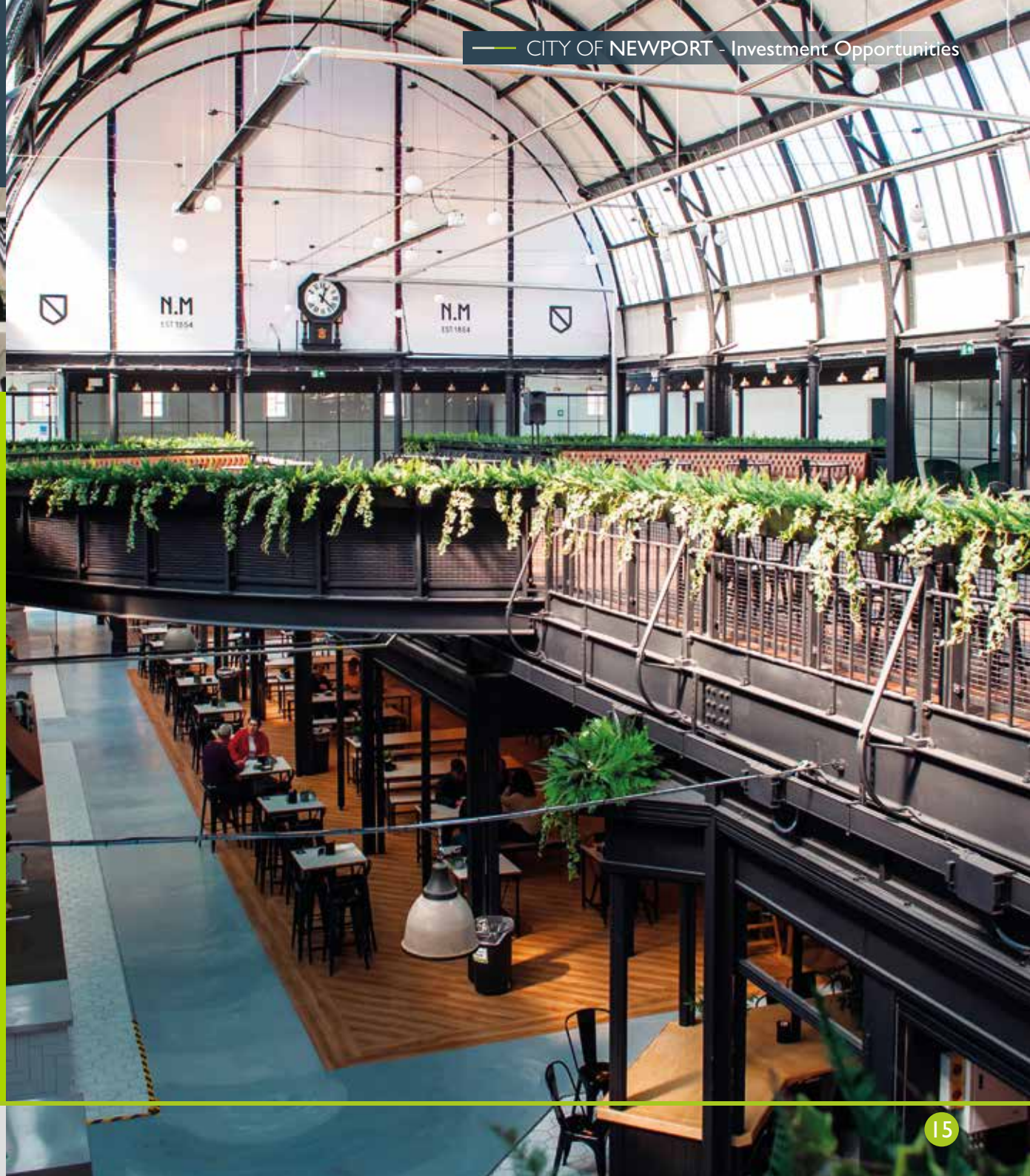
NEWPORT MARKET



The new concept for Newport Market – Europe's largest indoor market - began in 2018 and was developed by Loft Co.

Newport Market needed a new lease of life and after 4 years in construction, in March 2022, it re-opened following a £12 million refurbishment and renovation. With a mix of the old and a sprinkle of the new, this impressive Victorian structure, which retains nearly all of its striking historical features, makes a perfect place to explore, meet, eat, drink and shop. The award-winning market is now home to 35 small business retail units, 10 street food vendors and 75 offices, as well as a 250-person event space and multiple bars.

Now Newport Market prides itself on being the hub in Newport City Centre, for office space, businesses, retail for people to shop local, and a brand-new venue for events. In addition, it offers opportunities to communities, and community-led schemes, with free events and entertainment all year round.



INTERNATIONAL CONVENTION CENTRE WALES (ICC WALES)



International Convention Centre Wales (ICC Wales) is the UK's newest and most exciting events venue.

World-class facilities include a 4,000 sq. m pillar-free exhibition hall, a 1,500-seat auditorium theatre, versatile meeting rooms and an abundance of breakout and networking spaces, flooded in natural daylight.

Built in an £84m joint venture project with Welsh Government, the venue is highly accessible, just a stone's throw from Junction 24 of the M4 in Newport, yet it is situated in ancient woodland with floor to ceiling meeting room windows and outdoor breathing space making the most of the stunning environment.

Design planning only commenced following close consultation with focus groups from across the meetings and events sector, meaning all facilities have been purpose built for user needs.

CITY OF NEWPORT - Investment Opportunities

Officially opened in September 2019, the flexible space accommodates a huge variety of meetings and events from traditional conventions and exhibitions for the corporate and association sectors, to concerts, consumer shows, audience with experiences, and from gala dinners to small and medium size conferences, seminars and board meetings.

The UK Government brought its CyberUK Conference to ICC Wales in 2022 and the Royal College of Midwives held their annual conference, bringing 1,400 delegates and more than £1.3m in economic benefit to South Wales.

Since ICC Wales opened, it has quickly gained a national and international reputation for the quality of its facilities, service and hospitality. The only venue of its size and type west of London and south of Birmingham, ICC Wales has also been a driving force in enhancing Wales' wider reputation as a destination for hosting events. A reputation previously developed by the experienced team behind the venue who managed events such as the NATO Summit and the Ryder Cup at the Celtic Manor Resort.

Sustainability was a high priority in the design and construction of the venue that is committed to representing 'best practice' in all areas of sustainable service delivery. ICC Wales has been awarded Green Dragon Level 3 status from Welsh Government and the Green Key standard, the largest global eco-label developed by the Federation for Environmental Education.



WHO IS HERE?

“

“The SPTS division of KLA is a capital equipment manufacturer for the global semiconductor industry and our main research-and-development and manufacturing site is based in Newport, Wales. 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 to transport links, which is essential as we export more than 98% of our products manufactured here. The business has been based in Newport for more than 40 years and since 2018 has manufactured and exported more than £1.25 Billion worth of semiconductor processing equipment from Newport to customers around the world.

As we continue to grow our business and roll out our expansion plans 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 semiconductor cluster in the region will bring new opportunities for KLA and the local economy – it is an exciting time to be located here.”

Dan Collins
General Manager – SPTS Division, KLA Corporation



”



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 sq m factory is 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, and manufacturing of trains has started -the first train was completed Summer 2019. This factory manufactures high speed trains, diesel and electric trains and light rail trams, which will be supplied to operators across the UK.

CAF



“

“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

”

MERCURE HOTEL – CHARTIST TOWER



WHO IS HERE?



'The South Wales Compound Semiconductor Cluster, known as 'CSconnected', supports over 2600 high value jobs engaged in research, development, innovation and manufacturing of advanced semiconductor products and services. There has been over £350M investment in infrastructure since the Cluster vision was launched in 2015, and further £250M is committed to manufacturing and innovation projects over the next 3 years.



The heart of the Cluster is located at Imperial Park, Newport; home to high volume manufacturing facilities of IQE Plc, a supplier of advanced semiconductor materials, the UK Government funded 'Catapult' Innovation Centre, and construction of a new large scale manufacturing facility by US semiconductor capital equipment company KLA Inc.

Compound semiconductors are at the heart of many electronic devices we use today, and are set to play an increasingly important role in next generation technologies that are needed to deliver NetZero, advanced communications and future healthcare. The CSconnected initiative ensures Wales is well placed to benefit from this rapidly growing global opportunity.

Wyn Meredith, Director
Compound Semiconductor Centre



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
Wesley Clover Corporation



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



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



DEVELOPMENTS UNDERWAY

Name	Size	Ownership/ Promoter	Planning Status
IQE – Imperial Park	2.8 ha	IQE plc	Redevelopment of 300,000 sq ft for manufacturing of compound semiconductor wafers.
University Expansion Land	0.37ha	Public Sector	Intended site for a new leisure centre, adjacent to the University of South Wales' Newport campus.
Celtic Way Business Park – Imperial Way		Capita Real Estate & Infrastructure- on behalf of KLA/SPTS	Purpose built manufacturing, research, and development facility for KLA/SPTS's semiconductor business.
Central Chambers	0.02ha	Seren	Redevelopment of listed building for city centre living scheme creating 5 apartments.
Llanwern Village	44 ha	Redrow	Site for 1,100 new homes and 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.
Glan Llyn	193 ha	St Modwen lead with Bellway Homes	4000 new homes as well as retail, leisure and community facilities. Over 1000 units are now complete on the site. The primary school has already been delivered and a second primary school will be delivered at a later stage of the development.



Imperial Park



Name	Size	Ownership/ Promoter	Planning Status
Old Town Dock – East Dock Road	13.9ha	Newport City Homes	A mixed use development site for 288 units. Seren have delivered 45 units and Newport City Homes are progressing with their proposals.
St Modwen Business Park	35.5ha	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.
Glebelands	2.83ha	Pobl	Works have commenced on this riverfront residential development. The site has been approved for 215 homes, with over half the units having been completed.



New Coleg Gwent Campus



Glan Llyn



St. Modwen - Celtic Business Park

CITY CENTRE MASTERPLAN AREA

KEY 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 later in this prospectus.

OVER 172 ha
OF NEW
EMPLOYMENT LAND
ALLOCATED

OVER 31 ha
OF NEW
EMPLOYMENT LAND
Newport City Council

Key development sites

- 1 Shaftesbury Street - Old Sainsbury's Site
- 2 Admiral House
- 3 Newport Knowledge Quarter
- 4 Rodney Parade
- 5 Newport Market

Key landmarks

- 6 Riverfront Theatre
- 7 Friars Walk
- 8 University

- A ICCW/Celtic Manor
- B St Modwen

NORTHERN GATEWAY, NEWPORT



Located around the City Centre mainline railway station, the Northern Gateway area of Newport is fast becoming a hot spot for investment and regeneration.

Significant investment is already underway; with the multi-million pound refurbishment of the award-winning Indoor Newport Market and Market Arcade, and major infrastructure works - including a new footbridge linking the City Centre and 6,000 sq. m of new Grade A tech office space on Mill Street. Tech and Cyber are a strong business sector in the Northern Gateway and sit alongside the National Software Academy and National Cyber Security Academy.

Opportunities for new commercial space and transformational development exist in the Northern Gateway, and takes advantage of a growing City with excellent connectivity and an outstanding well-being offer.

This new development area can offer flexible commercial space that will respond to current demand, including, but not limited to, a new hotel and office/co-working space. There is also a great opportunity for new mixed tenure housing, educational or leisure use - allowing more people to live, work and visit the city centre. Much of the Northern Gateway is already seeing significant transformation, with new active travel links and planting to create a real sense of place and well-being.



PROJECT PROMOTERS

Newport City Council (NCC)



SCALE

First phase of Masterplan (comprising the Station Link and public realm improvements) c. £20m. Second phase of commercial development c.£80m



SECTOR

Mixed Use – Offices, Residential, Hotel, Retail, Leisure



LOCATION

City of Newport - providing unrivalled development opportunities in the heart of a growing and vibrant young UK city.



INVESTMENT TYPE

Development Finance, equity, or full forward funding. NCC is seeking the creation of mixed-tenure housing, office and commercial in the heart of the city centre, on the main South Wales public transport corridor.



PLANNING STATUS

Located within the defined city centre, in the adopted Local Development Plan and City Centre Master Plan.

ST. MODWEN PARK, NEWPORT



Strategically located at the gateway to South Wales, St. Modwen Park Newport features 460,000 sq. ft. of premium logistics and industrial space, and is already home to the likes of Amazon, Genpower and Mitel. A further 25 acres of the Park has been prepared and is available for the development of a further c.650,000 sq. ft.

Just two miles from Junction 23a of the M4, St. Modwen Park Newport delivers excellent road, rail, air and sea links, and has become an attractive destination for businesses taking their first steps, or needing more space to support their growth – especially following the detolling of the Severn Bridges.

Businesses choosing to operate in Newport also benefit from direct access to a growing workforce on its doorstep, due in part to St. Modwen's award-winning residential regeneration of Glan Llyn – immediately adjacent to the Park. This supports Newport's status as the fastest-growing city in Wales. Within a 30-minute drive, there are almost 500,000 economically active people.

St. Modwen Logistics' warehouses are built to its industry-leading Swan Standard, achieving high sustainability scores, helping businesses be more energy efficient and meet their own carbon reduction targets. Its Parks provide green spaces, with wellbeing amenities for employees, whilst also leaving a positive impact on the surrounding communities, - making St. Modwen Park Newport the perfect location for any fast-growing, ambitious business.



For more, visit: www.stmodwenlogistics.co.uk/

This major regeneration project is transforming what was the former Newport Llanwern Steelworks site, into a major new community and business park. The site will also benefit from a railway station in near future, and there remains significant capacity for further investment, for both residential and commercial developments.



PROJECT PROMOTERS

St. Modwen Logistics



SECTOR

Logistics, Industrial, Warehouse



LOCATION

St. Modwen Park Newport, NP19 4RG

£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 and a range of community facilities

SHAFTESBURY STREET - FORMER SAINSBURY'S SITE, NEWPORT



New development opportunities are available in the City of Newport, and we are keen to use our expertise in assisting new partners with ideas and vision to create further wealth and prosperity for the area. A key freehold strategic development site is situated in Shaftesbury Street - home of a former Sainsbury's supermarket. It totals 6.65 acres (2.69 hectares) and occupies a highly prominent position at the entry to Newport, on the northern edge of the City Centre.

The site benefits from being in close proximity to Newport mainline railway station, (a four minute walk), and the University of South Wales city campus. It also enjoys excellent road connections with the M4 motorway (junction 26) - approximately one mile to the north.

The former use of the site was as a large superstore and associated car parking. The current owners have demolished the old buildings and structures and have levelled the site ready for development. Subject to planning, this could include a multitude of uses, such as hotel, leisure and residential, etc.

With an open outlook over the river Usk, towards the city centre, the site had previous consent for a dense mixed-use project, which included:

- Student Accommodation of up to 601 rooms (to accommodate up to 1,000 students)
- 142 residential apartments
- Hotel of up to 84 bedrooms
- Convenience store of up to 406 sq. m.

- Cafe/restaurant of up to 186 sq. m.
- Health facilities of up to 464 sq. m.
- Surface and basement car parking
- New public spaces, including a riverside broadwalk



PROJECT PROMOTERS

Fear Capital Investments



SECTOR

Mixed Use – Offices, Residential, Hotel, Retail, Leisure



LOCATION

Shaftesbury Street, Newport



PLANNING STATUS

This brownfield regeneration site is located within the urban area, as defined in the adopted Local Development Plan and City Centre Master Plan, where a range of uses are permitted.



ADMIRAL HOUSE, NEWPORT OFFICE SPACE



Located next to the City's mainline railway station, Admiral House sits within the Northern Gateway area of Newport, right in the City Centre. Originally, it was purpose-built for Admiral Insurance in 2014, as part of the regeneration of the Station Quarter. It comprises a landmark building of 80,000 sq. ft. on seven floors, in a prime location - an area of Newport that is fast becoming a hot spot for investment and regeneration.

Its design incorporates a central atrium, to maximise natural light & accessibility between wings, and provides large flexible floorplates, with meeting rooms & generous breakout areas.

Specification

- 80,000ft HQ building
- Opposite Newport Railway station
- 12,883 sq ft floorplates
- Raised floors
- 4 pipe fancoil air conditioning
- BREEAM very good
- EPC 'B' rating
- 4 13 pp (1000kg) passenger lifts
- Central atrium
- Double height reception
- Ground floor restaurant/coffee shop
- Basement car parking for 230 cars(1:362ft)
- Secure bike storage & Shower facilities
- Breakout areas
- Excellent public transport



Admiral House benefits from excellent road and rail services, making it an ideal business and investment location. It is within easy access of the M4, via junctions 24-28, and enjoys regular intercity rail services to Bristol, Swindon, Reading and London Paddington. In addition, the local cross-country rail network provides a regular service to the Valleys, and further afield to Birmingham & Manchester. In addition, the recently redeveloped bus station provides a comprehensive service to all areas of Newport & the surrounding area.



PROJECT PROMOTERS

Admiral Insurance



SECTOR

Offices



LOCATION

Queensway, Newport Gwent NP20 4AG

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	0.27ha	Private Sector	Key Building located in the City Core Masterplan area. The building is Grade II listed currently considered at risk.
Rodney Parade	3.62ha	Welsh Rugby Union	Key site for reactivation of Riverside Masterplan area.
Godfrey Road (rear of Newport Station)	2ha	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 – Former Sainsbury Site	2.7ha	Fear Capital Investments	The regeneration site has been identified for 140 dwelling units in the LDP.
Victoria Wharf	1.16ha	Iesis Ltd	Riverfront redevelopment site allocated in the LDP for residential development. Benefits from planning permission for 93 units. The site is allocated in the LDP for up to 130 units.
Whitehead Works	18.7ha	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	10.3ha	NCC	Two adjoining sites allocated in the LDP for approximately 200 units.



Llanwern Regeneration Site

Name	Size	Ownership/ Promoter	Planning Status
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 800 have already been completed. The first primary school has been completed and a second primary school will be delivered with the later stages of the development. 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	38.5ha	Welsh Government	A large scale strategic development area allocated in the LDP for B1, B2 & B8 uses.
East of Queensway Meadows, South	27ha	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	6ha	AWG	A prestigious business park with excellent motorway links, allocated in the LDP for primarily B1 use.
Solutia	43ha	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	15ha	Private Sector	This is a partially developed distribution site with 15 hectares remaining for B8 uses.
Land adjacent to A467, Chartist Way	2ha	Private Sector	This site is allocated in the LDP for B1, B2 and B8 uses.
Newport Docks	206ha	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.
Crown Buildings	0.23ha	Private Sector	Key site for reactivation of Riverside Masterplan area – Proposals for 123 bed hotel and housing in planning stage.



City of
NEWPORT Dinas
CASNEWYDD



NEWPORT
CITY COUNCIL
CYNGOR DINAS
CASNEWYDD

TO DISCUSS YOUR REQUIREMENTS
CONTACT US AT:



ADDRESS:

Newport City Council
Civic Centre
Newport City Council
NP20 4UR



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+441633 656656



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