

Appendix 2 - Marketed Properties

Site no.	Address	Use	Stage 1 Criteria			Passed Stage 1 test?	Stage 2 Criteria				Passed Stage 2 test?	Comments
			A (site area)	B (floorspace)	C (location)		D (access)	E (amenity)	F (public transport)	G (visibility)		
1	Cardiff Road, Newport	Restaurant	-	204	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
2	Charles Street, Newport	Fastfood takeaway	-	22	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
3	Unit 13 Mill Street, Newport, NP20 5GZ	Retail	-	23	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
4	Clarence Place, Newport	Hairdressers	-	65	Local Centre	No				Did not pass Stage 1 fitliring exercise.	No	
5	High Street, Newport	Restaurant	-	399	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
6	Kingsway, Newport	Retail	-	338-972	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
7	Herbert Road, Newport	Land	0.08	-	Out of Centre	No				Did not pass Stage 1 fitliring exercise.	No	
8	Unit 2, 147 Commercial Street, Newport	Retail	-	424	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
9	151 Commercial Street, Newport	Retail	-	156-295	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
10	Commercial Street, Newport	Retail	-	178	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
11	175 Commercial Street, Newport	Retail	-	159	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
12	Newport Market, High Street, Newport	Retail	-	111	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
13	Chepstow Road, Newport	Retail	-	60	District Centre	No				Did not pass Stage 1 fitliring exercise.	No	
14	11a Baneswell Road, Newport	Retail	-	40	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
15	Unit 13 Mill Street, Newport, NP20 5G	Retail	-	23	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
16	The Market, Kingsway Centre, Newport	Retail	-	6.5 - 28.3	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
17	Vine Place, Newport	Workshop	-	81	Edge of Centre	No				Did not pass Stage 1 fitliring exercise.	No	
18	16 Commercial Street, Newport, NP20 1HE	Retail	-	214	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
19	135/135b Caerleon Road, Newport	Retail	-	202	District Centre	No				Did not pass Stage 1 fitliring exercise.	No	
20	42 Commercial Street, Newport	Retail	-	1,120	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
21	High Street, Newport	Public House	-	-	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
22	Cambrian Road, Newport	Bar / Nightclub	-	-	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
23	Herbert Road, Newport,	Workshop	-	-	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
24	Corporation Road, Newport	Retail	-	197	Edge of Centre	No				Did not pass Stage 1 fitliring exercise.	No	
25	Chepstow Road, 264 Chepstow Road	Hairdressers	-	113	Edge of Centre	No				Did not pass Stage 1 fitliring exercise.	No	
26	Land adjacent to 29, Gaskell Street, Newport	Land	0.02	-	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
27	Land at Chaucer Road, Newport	Land	0.03	-	Out of Centre	No				Did not pass Stage 1 fitliring exercise.	No	
28	High Street, Newport	Retail	-	323	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	
29	Fields Road, Newport	Land	0.09	-	Outside catchment area	No				Did not pass Stage 1 fitliring exercise.	No	

No	URL
1	https://www.rightmove.co.uk/properties/87444660#/2channel=COM_LET
2	https://www.rightmove.co.uk/properties/160728965#/2channel=COM_LET
3	https://www.rightmove.co.uk/properties/739421656335568#/2channel=COM_LET
4	https://www.rightmove.co.uk/properties/163431323#/2channel=COM_LET
5	https://www.rightmove.co.uk/properties/169240895#/2channel=COM_LET
6	https://www.rightmove.co.uk/properties/150301343#/2channel=COM_LET
7	https://www.rightmove.co.uk/properties/169907477#/2channel=COM_LET
8	https://www.rightmove.co.uk/properties/164476892#/2channel=COM_LET
9	https://www.rightmove.co.uk/properties/87412725#/2channel=COM_LET
10	https://www.rightmove.co.uk/properties/166011368#/2channel=COM_LET
11	https://www.rightmove.co.uk/properties/736845831425840#/2channel=COM_LET
12	https://www.rightmove.co.uk/properties/740804885460208#/2channel=COM_LET
13	https://www.rightmove.co.uk/properties/166060403#/2channel=COM_LET
14	https://www.rightmove.co.uk/properties/167778827#/2channel=COM_LET
15	https://www.rightmove.co.uk/properties/739421656335568#/2channel=COM_LET
16	https://www.rightmove.co.uk/properties/731430211157472#/2channel=COM_LET
17	https://www.rightmove.co.uk/properties/171943439#/2channel=COM_LET
18	https://www.rightmove.co.uk/properties/160408787#/2channel=COM_LET
19	https://www.rightmove.co.uk/properties/162769874#/2channel=COM_LET
20	https://www.rightmove.co.uk/properties/736985587784672#/2channel=COM_BUY
21	https://www.rightmove.co.uk/properties/146693525#/2channel=COM_BUY
22	https://www.rightmove.co.uk/properties/737002201538288#/2channel=COM_BUY
23	https://www.rightmove.co.uk/properties/172572938#/2channel=COM_BUY
24	https://www.rightmove.co.uk/properties/163897439#/2channel=COM_BUY
25	https://www.rightmove.co.uk/properties/172428035#/2channel=COM_BUY
26	https://www.rightmove.co.uk/properties/169031741#/2channel=COM_BUY
27	https://www.onthemarket.com/details/11934903/
28	https://www.onthemarket.com/details/18827715/
29	https://www.onthemarket.com/details/18069565/
30	

NOTES:

Sites that did not pass the Stage 1 assessment but were marked with (*) have still been assessed as part of the Stage 2 assessment for the sake of robustness.

Key for test criteria columns		
Stage 1	A Site Area (ha)	B Floorspace (sqm)
Stage 2	C Location in the relation town centres	D Potential adequate highway access?
	E Potential residential amenity issues?	F Accessible by sustainable modes of transport?
	G Visible along the highway?	

Criterion A	Minimum	Maximum
	0.02	0.04
Criterion B	Minimum	Maximum
	228	342