

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 fitltering exercise.				No	
2	Charles Street, Newport	Fastfood takeaway	-	22	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
3	Unit 13 Mill Street, Newport, NP20 5GZ	Retail	-	23	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
4	Clarence Place, Newport	Hairdressers	-	65	Local Centre	No	Did not pass Stage 1 fitltering exercise.				No	
5	High Street, Newport	Restaurant	-	399	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
6	Kingsway, Newport	Retail	-	338-972	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
7	Herbert Road, Newport	Land	0.08	-	Out of Centre	No	Did not pass Stage 1 fitltering exercise.				No	
8	Unit 2, 147 Commercial Street, Newport	Retail	-	424	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
9	151 Commercial Street, Newport	Retail	-	156-295	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
10	Commercial Street, Newport	Retail	-	178	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
11	175 Commercial Street, Newport	Retail	-	159	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
12	Newport Market, High Street, Newport	Retail	-	111	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
13	Chepstow Road, Newport	Retail	-	60	District Centre	No	Did not pass Stage 1 fitltering exercise.				No	
14	11a Baneswell Road, Newport	Retail	-	40	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
15	Unit 13 Mill Street, Newport, NP20 5G	Retail	-	23	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
16	The Market, Kingsway Centre, Newport	Retail	-	6.5 - 28.3	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
17	Vine Place, Newport	Workshop	-	81	Edge of Centre	No	Did not pass Stage 1 fitltering exercise.				No	
18	16 Commercial Street, Newport, NP20 1HE	Retail	-	214	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
19	135/135b Caerleon Road, Newport	Retail	-	202	District Centre	No	Did not pass Stage 1 fitltering exercise.				No	
20	42 Commercial Street, Newport	Retail	-	1,120	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
21	High Street, Newport	Public House	-	-	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
22	Cambrian Road, Newport	Bar / Nightclub	-	-	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
23	Herbert Road, Newport,	Workshop	-	-	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
24	Corporation Road, Newport	Retail	-	197	Edge of Centre	Yes	No	Yes	Yes	Yes	No	The property comprises 197 sqm GIA including retail floorspace at ground floor and residential accomodation above. Therefore, it is clear that almost half of the floorspace is located at first floor currently a residential property. The reminder of a floorspace is below 100 sqm that could realistically become net sales area, below that required to accommodate the proposed development even when a 20% degree of flexibility is applied. Furthermore, the property is not served by dedicated on- or off-street parking albeit on-street car parking seems to be available in the vicinity of the property. More importantly however, there are no provisions for loading or onloading of delivery vehicles. Lastly, the site is not located within a defined centre, but rather in an edge of centre location, and therefore not sequentially preferable when compared to the site. On this basis, the property was discountured from the sequential test.
25	Chepstow Road, 264 Chepstow Road	Hairdressers	-	113	Edge of Centre	Yes	No	Yes	Yes	Yes	No	Similarly to the property on Corporation Road, this property comprises 113 sqm GIA including former barbers at ground floor and residential accomodation at first floor. Therefore, it is clear that almost half of the floorspace is located at first floor currently a residential property. The reminder of a floorspace is below 60 sqm that could realistically become net sales area, below that required to accommodate the proposed development even when a 20% degree of flexibility is applied. Furthermore, the property does not comprise dedicated on- or off-street parking with only limited on-street car parking available. More importantly, there are no provisions for loading or onloading of delivery vehicles. Lastly, the site is not located within a defined centre, but rather in an edge of centre location, and therefore not sequentially preferable when compared to the site. On this basis, the property was discountured from the sequential test.
26	Land adjacent to 29, Gaskell Street, Newport	Land	0.02	-	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
27	Land at Chaucer Road, Newport	Land	0.03	-	Out of Centre	No	Did not pass Stage 1 fitltering exercise.				No	
28	High Street, Newport	Retail	-	323	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	
29	Fields Road, Newport	Land	0.09	-	Outside catchment area	No	Did not pass Stage 1 fitltering exercise.				No	

No	URL
1	https://www.rightmove.co.uk/properties/87444660#/?channel=COM_LET
2	https://www.rightmove.co.uk/properties/160728965#/?channel=COM_LET
3	https://www.rightmove.co.uk/properties/739421656335568#/?channel=COM_LET
4	https://www.rightmove.co.uk/properties/163431323#/?channel=COM_LET
5	https://www.rightmove.co.uk/properties/169240895#/?channel=COM_LET
6	https://www.rightmove.co.uk/properties/150301343#/?channel=COM_LET
7	https://www.rightmove.co.uk/properties/169907477#/?channel=COM_LET
8	https://www.rightmove.co.uk/properties/164476892#/?channel=COM_LET
9	https://www.rightmove.co.uk/properties/87412725#/?channel=COM_LET
10	https://www.rightmove.co.uk/properties/166011368#/?channel=COM_LET
11	https://www.rightmove.co.uk/properties/736845831425840#/?channel=COM_LET
12	https://www.rightmove.co.uk/properties/740804885460208#/?channel=COM_LET
13	https://www.rightmove.co.uk/properties/166060403#/?channel=COM_LET
14	https://www.rightmove.co.uk/properties/167778827#/?channel=COM_LET
15	https://www.rightmove.co.uk/properties/739421656335568#/?channel=COM_LET
16	https://www.rightmove.co.uk/properties/73143021157472#/?channel=COM_LET
17	https://www.rightmove.co.uk/properties/171943439#/?channel=COM_LET
18	https://www.rightmove.co.uk/properties/160408787#/?channel=COM_LET
19	https://www.rightmove.co.uk/properties/162769874#/?channel=COM_LET
20	https://www.rightmove.co.uk/properties/736985587784672#/?channel=COM_BUY
21	https://www.rightmove.co.uk/properties/146693525#/?channel=COM_BUY
22	https://www.rightmove.co.uk/properties/737002201538288#/?channel=COM_BUY
23	https://www.rightmove.co.uk/properties/172572938#/?channel=COM_BUY
24	https://www.rightmove.co.uk/properties/163897439#/?channel=COM_BUY
25	https://www.rightmove.co.uk/properties/172428035#/?channel=COM_BUY
26	https://www.rightmove.co.uk/properties/169031741#/?channel=COM_BUY
27	https://www.rightmove.co.uk/properties/171815534#/?channel=COM_BUY
28	https://www.onthemarket.com/details/11934903/
29	https://www.onthemarket.com/details/18827715/
30	https://www.onthemarket.com/details/18069565/

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) C Location in the relation town centres
Stage 2	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
133 342