

NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN

2017 - 2031

REGULATION 14 CONSULTATION



NEWPORT TOWN COUNCIL

2017

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FOREWORD

Neighbourhood Plans arise from the Government's determination to make sure that local communities are closely involved in decisions that affect them. This Neighbourhood Plan has been prepared to make sure that Newport has an established long-term view for the local community's aspirations through to 2031.

Newport is a historic market town that was mentioned in the Domesday Book C 1086. Buildings along the long straight High Street reflect the changing architectural styles through the ages. Many of the early buildings were lost in the Great Fire of Newport in 1665 but the home of Newport Town Council, The Guildhall, is one of the oldest still in existence and predates 1557, together with the nearby Smallwood Lodge dating from about 1600.

You can easily see the influence of the times from Georgian through to the Modern Day. Newport has retained the feel and character of bygone times whilst becoming a vibrant lively modern university town. The friendly welcome from *Novaportians* is often commented on when you speak with people visiting the Town.

Newport is a freestanding town surrounded by green fields but it is easily accessible from an excellent local network of major roads. The A41 and A518 provide connection to the M54, the M6 and the national network. There are many and varied jobs in the retail and business sectors within the town boundaries and commuting to cities such as Wolverhampton, Birmingham and Manchester is easy. London is only 2 hours away by train.

The Neighbourhood Plan seeks to preserve the uniqueness of Newport whilst embracing changes which will build a better future for the residents of the town.

The Neighbourhood Development Plan will help to protect the Town's green spaces and of open water. It includes Policies to secure the right type, quantity and quality of homes that local people will need. It seeks to make sure that future development is built with protection of the environment and wildlife in mind.

During the preparation of the Plan there was much consultation with the people of the Town and many local organisations provided assistance. The results of this consultation forms the basis of this plan, and the Policies contained in the Plan are what local people said they wanted.

It is a plan designed by local people for their town.

Much time has been put into developing this Neighbourhood Development Plan and I would like to thank all of those people who have dedicated so much time to helping it come to fruition.

Lyn Fowler,
Newport Town Mayor

April 2017

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1. About this document

This Plan has been prepared from evidence and information gathered and received in response to public consultation and engagement undertaken by the Town Council. There is now a further opportunity to comment on what has been prepared. All representations received will be recorded and considered by the Town Council and used to revise the Plan where necessary before it can be submitted to the Local planning Authority (Telford & Wrekin Council), together with any supporting material (Regulation 14).

The Local Planning Authority will then check the Town Council's submission to make sure that the Neighbourhood Plan and accompanying documents comply with the legal requirements.

When they are satisfied the Local planning Authority will publish it on their website (Regulation 15) for a statutory six week consultation before sending it to an Independent Examiner. The Independent Examiner will prepare and issue a report that will determine whether or not the Neighbourhood Plan should proceed to a referendum.

1. 1 How to Comment on the Plan

The Plan and the accompanying documents - the Evidence Review, the Strategic Environmental Assessment (SEA) screening report and Habitat Regulations Assessment (HRA) screening report, can be viewed on the Town Council's website and the Telford & Wrekin Council's website.

www.newportshropshire-tc.gov.uk

www.telford.gov.uk/neighbourhoodplanning

Paper copies can be viewed at

The Guildhall, High Street, Newport, TF10 7AR.

Newport Library, High Street, Newport TF10 7AT.



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Please note that comments can be sent electronically to the Town Clerk at enquiries@newportsaloptowncouncil.co.uk

or by post to
**Newport Town Council,
The Guildhall,
1 High Street,
Newport,
Shropshire, TF10 7AR.**

All comments must be received by 5.00 PM at the latest on 16th. June 2017.

Comments received after this date cannot be taken into account.



2. A Plan for Newport

Newport is an historic Market Town dating back to Norman times. The Layout of the High Street and formation of burgage plots reflects its medieval growth and a succession of architectural styles. The character of the Town is evident from its Conservation Area and numerous Listed Buildings and Scheduled Ancient Monuments.

Today Newport is a successful retail and service centre and home to many established businesses and residents who value the Town's qualities. The community was clear during the local consultation that local people want to conserve the best of Newport's heritage together with securing the benefits that can be achieved from future development. The Neighbourhood Plan sets out a community vision for the Town. If successful at Examination and Referendum the Neighbourhood Plan will form part of the statutory Borough Development plan alongside the Telford & Wrekin Local Plan and will cover the period up to 2031.

The vision for Newport was derived from the responses and aspirations of local residents and other stakeholders in the community. The objectives, choices and policies have been guided by the views and opinions of local people, gathered from consultation and engagement events organised by the Town Council, local interest groups and volunteers. The community's vision can be summarised as seeking to combine the benefits from new development with the preservation of the best of the character and heritage from the past.

The Town Council has produced this Plan from the consultation evidence, documentary evidence and surveys gathered to establish policies that are supported by local people and will provide a local framework that will guide future development. Local people said they want a Plan that will meet local needs, but will not adversely affect the qualities of Newport that were valued so strongly. The people of Newport want their Plan to:

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- *Conserve and complement the natural environment*
- *Support the local economy and job opportunities*
- *To protect and enhance green and open spaces*
- *To recognise the areas of flood risk, mineral safe guarding areas, and protect the areas of agricultural land surrounding Newport*
- *To encourage sustainable transport and accessibility*
- *To support community wellbeing*

To help to achieve the community vision the Plan will focus on a number of objectives and policy themes that will support and promote:

- *Sustainable development*
- *Green and open spaces*
- *The re-use and regeneration of previously used land in the centre of Newport at Water Lane*

The policies are aimed at making sure that Newport retains its role as a freestanding market town. The Plan will be monitored annually to assess its performance and measure progress. The Plan can be modified in liaison with the local planning authority to make sure that it meets local needs throughout the Plan period.

The Neighbourhood Plan is a planning document that will guide future development within the designated area. That means that it is about land use and associated social, economic, and environmental issues. The Plan cannot deal with non-planning matters. The Neighbourhood Plan will be part of the statutory Development Plan and will therefore carry more weight than other locally produced documents.

Neighbourhood Plans have been introduced by government under the Localism Act 2011 to offer local people the opportunity to guide what happens in their neighbourhood.

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As such Neighbourhood Plans must comply with national legislation and policy and be in general conformity with existing strategic local planning policy. This means that the policies in the Plan must be in accordance with the National Planning Policy Framework (NPPF) and local planning policy in the adopted Telford & Wrekin Core Strategy (2007) and saved polices from the adopted Wrekin Local Plan (2000). In order to be up to date in the future it must be consistent with the polices in the emerging Telford & Wrekin Local Plan that will be adopted following Examination in Public.

The emerging Telford & Wrekin Local Plan sets out the scale of development for Newport for both housing and employment up to 2031. The Local Plan polices are intended to meet local needs and include housing sites with planning permission, sites under construction, sites completed, windfall sites, and allocations. The Local Plan identifies additional employment land and seeks to protect Newport's role as a retail and service centre both for the Town and surrounding rural area.

The policies that follow have been prepared taking into account the policy requirements of the NPPF and local strategic planning polices. The policies are based on objectives derived from the evidence and the representations received during community consultation. The choice of policies is justified through consideration of policy options that take into account the national and local strategic planning polices that have undergone Strategic Environmental Assessment (SEA).

It is important that the policies in the Neighbourhood Development Plan can be achieved and implemented over the Plan period and that measures are in place that makes sure that this happens. The Town Council will monitor progress annually in liaison with the Borough Council. The Telford & Wrekin Local Plan includes mechanisms for delivering and monitoring its policies. An Infrastructure Delivery Plan that sets out investment plans and funding arrangements for essential infrastructure works accompanies the Local Plan.

This may be supported by a Community Infrastructure Levy (CIL) that could be used to contribute to some of the Town Council's ambitions.

It is recognized that opportunities, challenges and pressures may change during the Plan period and in order to keep the Plan up to date the Town Council will work with the Borough Council and other delivery bodies to monitor housing and employment throughout the Plan period.

The Neighbourhood Plan is based on evidence drawn from other documents such as the Newport Town Plan and from work undertaken by other bodies such as the Newport Regeneration Partnership, the Newport Town Team, Newport 21, the Newport Civic Society, and the Shrewsbury and Newport Canal Trust. The Town Council acknowledges these sources and is grateful for their contributions to the Neighbourhood Plan.

Neighbourhood Plans must meet certain Basic Conditions before they can come into force. These will be tested through Independent Examination and be checked by the local planning authority before proceeding to referendum. The Basic Conditions require that the Neighbourhood Plan must:

- *Have appropriate regard to National Policy*
- *Contribution to achievement of sustainable development*
- *Be in conformity with the Strategic Policies in the Development Plan for the local area.*
- *Be compatible with Human Rights requirements*
- *Be compatible with EU Regulations.*

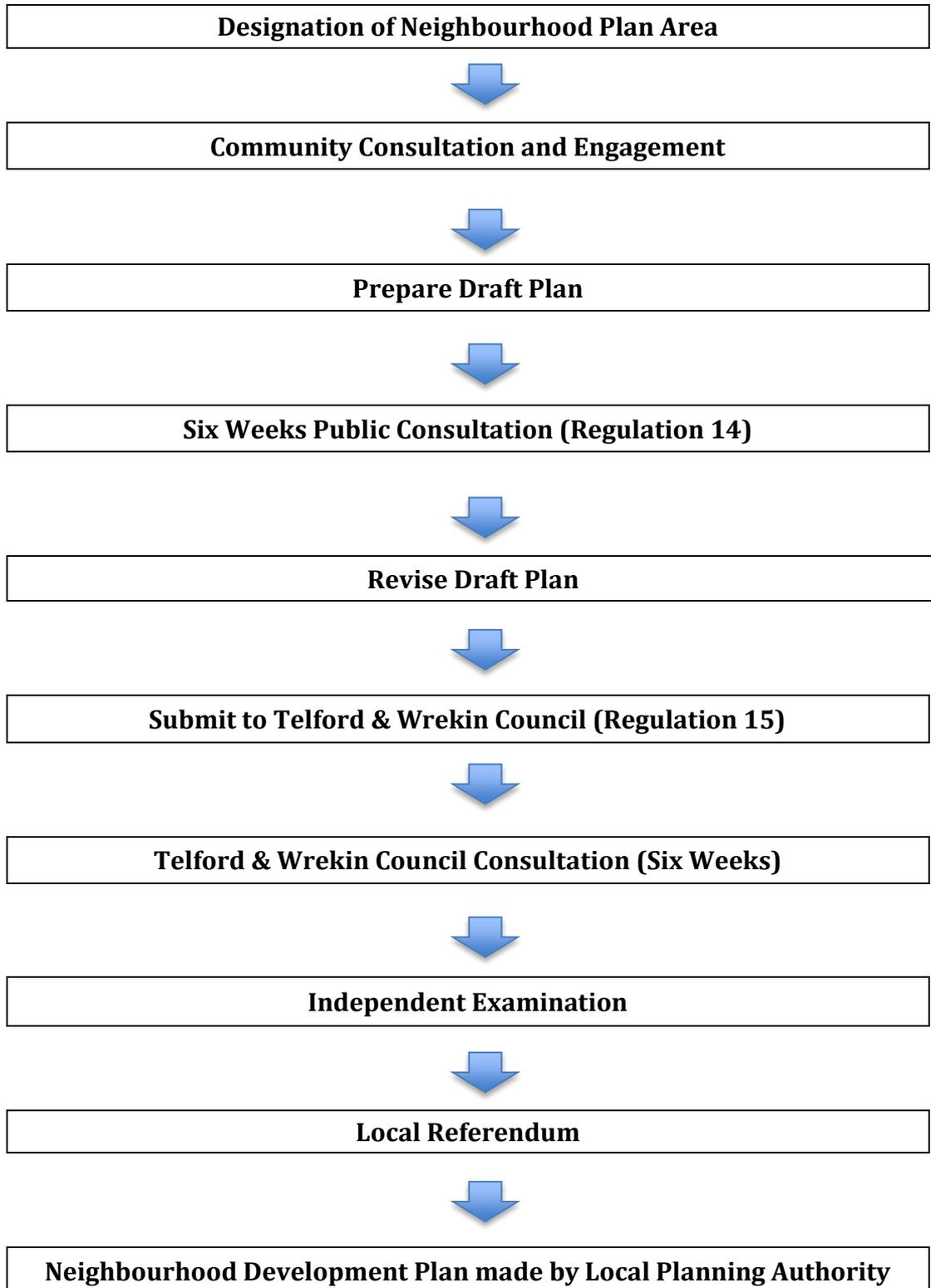
In addition the Plan is subject to **Strategic Environmental Assessment (SEA)** and **Habitat Regulations Assessment (HRA)**.

The Neighbourhood Plan does not just restate the Telford & Wrekin Local Plan it sets out the community's views on development and the use of land in Newport. The Basic Conditions are to make sure that there is an acceptable balance between community control of their neighbourhood and the delivery of important national and local strategic policies for development in the Neighbourhood Area.

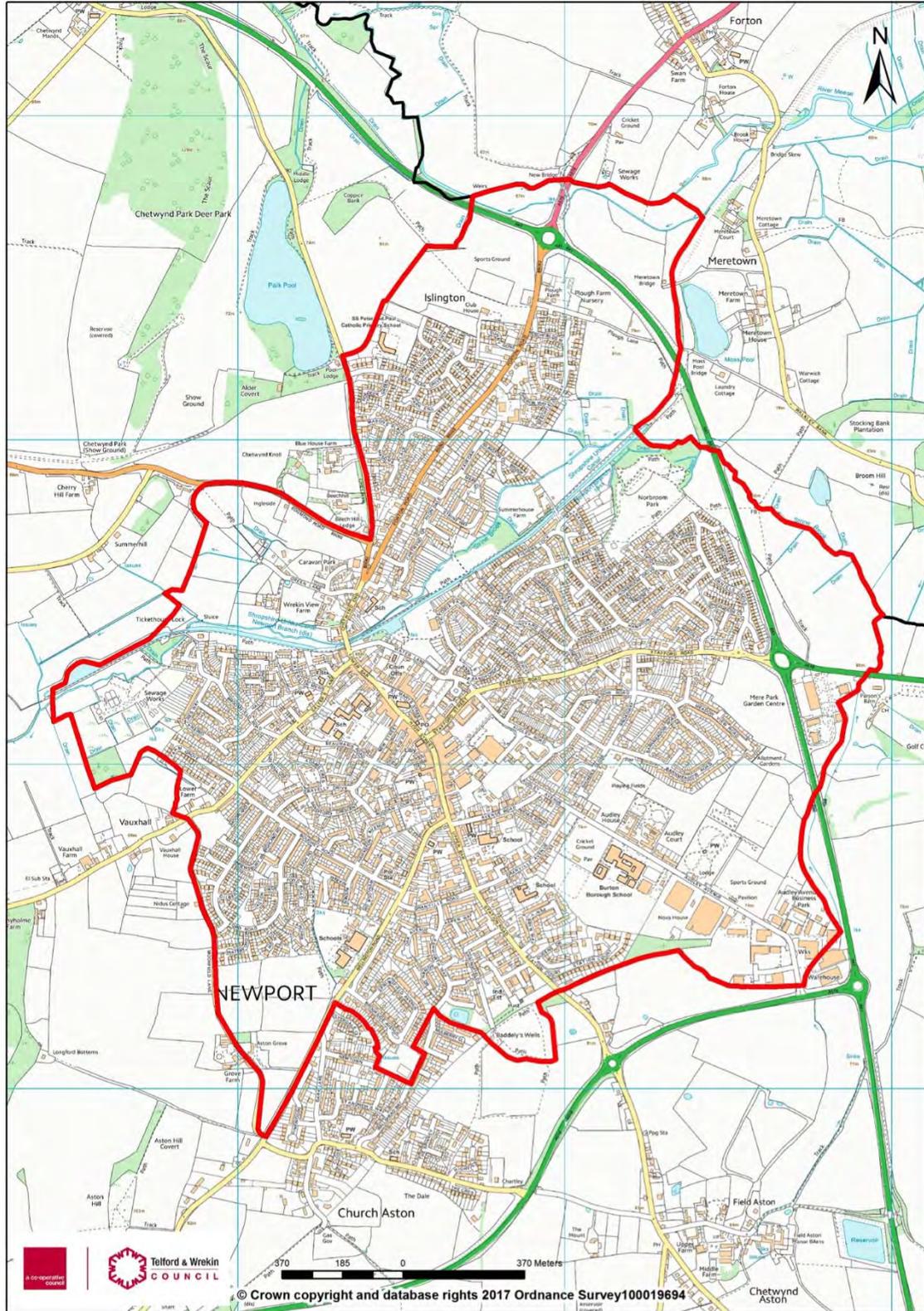
3. Preparing the Plan

Neighbourhood Development Plans have to be prepared in accordance with national regulations approved by government. This process is set out below:

Table 1: Preparing the Plan



Plan 1: Newport Neighbourhood Development Plan Boundary



4. Policies

4.1 Housing

4.1.1 Strategic Policies

The emerging Telford & Wrekin Local Plan sets out Local Strategic Policies for Newport. Development will be expected to support Newport's role as a market town (Policy SP2 and EC4). The Local Plan supports delivery of approximately 1,200 homes in Newport up to 2031. Additional housing over and above that committed or identified in the Local Plan will be provided on previously developed sites within the Town that does not affect the best and most versatile agricultural land. All development will respect and enhance the quality of the Town's built and natural environment.

Most of Newport's housing needs will be met through a number of developments that already have planning permission. The new housing required up to 2031 will be achieved through a combination of the number of net completions since 2011, the number of dwellings under construction, the number where planning permission has either been granted or where there is a resolution to grant permission subject to the signing of a Section 106 Agreement and one site (H13) that is allocated in the Local Plan.

Telford & Wrekin Local Plan Site H13, also known locally as Baddely's Wells, was the subject of considerable debate by residents. This site was considered by some to be a long-standing open space. However, Telford & Wrekin Council's position is clear in the Local Plan that is that the site H13 is both suitable and available for development. Consequently in order to meet the Basic Conditions requirement for the Neighbourhood Plan to be in conformity with the local Development Plan Strategic Policies the Neighbourhood Development Plan must recognise site H13 as an allocation for housing and therefore it is not included as an open space in the Newport Neighbourhood Development Plan.

It is the intention of the emerging Local Plan to direct growth in Newport to the South of the Town. This reflects the availability of the A518 by-pass, the development of the Audley Avenue Business Park, including a new super market and proximity to the Town's schools. The Local Plan allocates additional employment land (allocation site E27) south of Newport.

4.1.2 Policy Objectives

The responses received during the period of consultation and engagement indicated that there is no community support for additional housing in or around Newport beyond developments that already have planning permission and sites allocated in the Local Plan to meet local needs.

Residents expressed a number of objectives for future housing:

- *New housing development should provide affordable dwellings that will be delivered on-site through the development period*
- *New housing should be of good quality design and built to the best standards*
- *New housing development should include a mix of dwellings and tenures to meet local needs including dwellings suited to older residents as well as younger households*
- *To avoid an over concentration of Houses in Multiple Occupation (HMO) in any one part of Newport that could adversely affect the character of the locality*

4.1.2 Policy Options

The emerging Telford & Wrekin Local Plan 2011-2031 propose an Affordable Housing Policy (HO6) that would requiring developments in Newport of 11 dwellings or more to provide at least 35% affordable dwellings. The Local Plan Policy would achieve what residents are seeking with the recognition that the affordable Housing requirement is met in full throughout the development of each site.

The emerging Telford & Wrekin Local Plan 2011-2031 proposes a policy on design quality setting out design criteria for new development (BE1). This is supported by residents views, but many consultation responders wish to see developers include more features that will increase the diversity of habitats in Newport to attract and support a wider range of wildlife and plants in the layout and design of developments.

The emerging Telford & Wrekin Local Plan recognizes the need to provide housing for older people (H07). In order to achieve this residents would expect the Local Planning Authority to attach appropriate conditions and obligations to planning permissions to new housing.

Consultation revealed concerns about an increase in conversions to Houses in Multiple Occupation (HMO) in a number of areas in Newport. Residents were seeking to avoid over concentrations of HMOs in parts of the Town in order to maintain the character of their local environment.

It is recognized that HMOs are controlled by licenses in some situations and by planning permission in some cases. Residents expect the Borough Council to exercise its powers to make sure that such development is appropriately managed and balanced communities are maintained in all parts of Newport.

4.1.3 Policies

A large amount of Newport's housing needs have been met through a number of developments that have already been approved. The Housing requirement for Newport is based on the breakdown of the overall requirement set out in Local Plan Policy H01. Any future development will be to meet local requirements for new homes.

POLICY H1. Housing development within Newport will be supported in order to meet local needs and where the proposed development contributes positively to local character. Such development will also be expected to include the provision of affordable housing and meet the needs of the elderly and people with disabilities.

POLICY H2. Where development is permitted in accordance with Policy H1 and the Telford & Wrekin Local Plan the following criteria are to be met:

- It demonstrates high quality design in keeping with the character of the area
- It provides good pedestrian and cycle routes
- Maintains, protects and where appropriate enhances bio-diversity through design, layout and landscaping
- Protects existing trees, hedgerows and woodland
- It does not result in loss of amenities for neighbouring properties
- Traffic generation and parking does not adversely affect road and pedestrian safety

Consultation responses emphasized the need to conserve and enhance the character of Newport, especially in the historic core of Newport.

POLICY H3. Where planning permission is granted for conversion of an existing dwelling to a House in Multiple Occupation (HMO) the following criteria are to be met:

- The proposal will not harm the character and appearance of the building or local landscape context
- The design, layout and intensity of use of the building will not cause unacceptable reduction in the amenity of neighbouring occupiers or the residential amenity of the locality
- The proposal will not cause unacceptable highway problems or result in on street parking problems
- Internal and external amenity space, refuse storage and car and bicycle parking will be provided at an appropriate quantity and will be at a high standard so as not to harm visual amenity
- The proposal will not result in a overconcentration of HMOs in any one area of Newport that would change the character of the neighbourhood or create an imbalance in the local community.

These Policies conform to Telford & Wrekin Local Plan Policies SP2 Newport, SP4 Sustainable Development, HO1 Housing Requirements, HO7 Specialist Housing, BE5 Conservation Areas, BE6 Buildings of Local Interest, C3 Impact of Development on Highways, C4 Design of Roads and Streets, C5 Design of Parking, NE1 Bio-Diversity and Geo-Diversity and NE2 Trees, Hedgerows and Woodlands.

These Policies will help to deliver the Neighbourhood objectives as expressed through consultation.

4.2 Economy and Jobs

4.2.1 Strategic Policies

The emerging Telford & Wrekin Local Plan identifies consolidating and strengthening Newport's role as a market town as a key objective for the Borough as a whole. The aim is to achieve a sustainable balance between available employment opportunities and available local skills. The Local Plan recognizes the growing technology and research reputation of Harper Adams University and the benefit this brings to Newport.

The 2011 report "Newport the Need for Employment Land", assessed the amount of land required. The Local Plan allocates 10 hectares of additional employment land south of the A518 to meet this need (Policy SP2 Newport). It is considered that this will provide Newport with broad options and flexibility over the lifetime of the Plan.

4.2.2 Policy Objectives

Consultation responses supported the view that Newport is accessible and attractive as a place for investment and business. A number of sectors were identified that could operate successfully in Newport. Residents expressed the following objectives.

- *To retain existing employment sites and protect them from changes to alternative uses in order to protect existing jobs and businesses*
- *To secure new job opportunities to provide employment for the growing population and minimize the need to travel to work outside Newport*

4.2.3 Policy Options

The emerging Telford & Wrekin Local Plan proposes additional employment land to provide local job opportunities and the Local Plan supports delivery of employment land south of the A518. It is anticipated that Harper Adams University, the national specialist in agri-tech, food, and education and research will create investment and employment in the local economy.

4.2.4 Policies

POLICY E1. Proposal for the use of land or buildings on existing employment sites and premises will not be supported unless:

- It can be demonstrated that the on-going use of the premises or land for employment is no longer viable
- The alternative proposal would provide demonstrable employment benefits to the local community and contribute to its long-term sustainability

POLICY E2. New business development on land already in commercial use will be supported subject to the following criteria:

- The scale and nature of the proposal would not have significant harmful effects on the amenities of the adjoining areas
- The proposal would not have unacceptable impacts on the local road network

These policies conform to Telford & Wrekin Local Plan Policy SP2 Newport, C3 Impact of Development on Highways and C4 Design of Roads and Streets.

These Policies will help to deliver the Neighbourhood objectives as expressed through consultation.

4.3 Green and open spaces

4.3.1 Strategic Policies

The plan for Telford as a New Town intended a “forest city” within a landscape of trees, woodlands and open spaces.

The emerging Local Plan aims to extend these principles across the Borough by protecting valuable trees, woodlands, hedgerows and open spaces. The NPPF stresses the important contributions that open spaces provide for sport, recreation and bio-diversity and the strong links between the provision and access to green spaces and health and wellbeing. In order to provide the greatest benefit the emerging Local Plan proposes that green spaces should be accessible, be in the right place, be of the right type, and the right quality.

The Local Plan requires new development to provide or contribute to open spaces that meet the needs of the development as well as local and wider needs. The Local Plan requires new development to provide for the future management and maintenance of public open space. The Local Plan introduces the Green Network into Newport.

It was also recognized during consultation that popular and centrally located open spaces such as Victoria Park might require improvement to car parking in the future to improve access and meet local needs.

4.3.2 Policy Objectives

Consultation emphasized the importance of open spaces, green areas, and areas of open water to the residents of Newport. The survey evidence indicated substantial support among residents for the protection of existing green and open spaces and the creation of new recreation spaces, improved children's play areas, more trees and shrubs, and accessible green spaces in new developments.

Residents' objectives are to:

- *Protect and where possible improve existing green spaces*
- *Provide new green spaces within new development and improve the linkage between them*
- *Provide new and accessible green space to achieve the standards set out in "Fields in Trust Guidance for Outdoor Sport and Play (England)" as recommended by government*

4.3.3 Policy Options

The quality, quantity, and distribution of green spaces was assessed in a study undertaken in 2013. The study found an uneven distribution of green spaces across Newport with some areas satisfactory and others deficient. Neighbourhood Plans can seek to protect areas of open space that are demonstrably special to the local community and close to the community that is served (NPPF).

For the residents of Newport securing high quality green spaces in their Neighbourhood is important. The Neighbourhood Plan can designate Local Green Spaces to protect them for current and future generations.

Green spaces can help to achieve social and economic benefits in the neighbourhood. Green spaces contribute to the quality of place together with the buildings, urban spaces and the wider public realm. Quality of place is important in attracting investment, jobs and creating an attractive environment in which to live and work. This makes a significant contribution to one of the Basic Conditions for Neighbourhood Plans that of achieving sustainable development. Planning for green space is an integral part of this Plan.

The Local Green Spaces designated in this Plan have all been put forward by Local residents in accordance with the criteria contained in the National Planning Policy Framework (NPPF). The designated Local Green Spaces increase the amount of protected green space and help to reduce the identified deficiencies.

These designated Local Green Spaces are protected from development except in exceptional circumstances



4.3.4 Policies

POLICY GS1. Built development will not be supported on the green spaces shown on the Newport Policies Map and the green spaces designated as Local Green Spaces also shown on the Policies Map.

Table 2: Designated Local Green Spaces

| REFERENCE NUMBER | SITE | SPECIAL QUALITIES & SIGNIFICANCE | DISTANCE FROM COMMUNITY SERVED |
|-------------------------|---------------|--|--|
| LGS1 | Victoria Park | Between Newport centre, swimming pool, canal and adjacent housing. Important link between adjacent communities. Well-used park on the edge of centre providing green space, picnic area and children’s play, access to the historic canal and angling. Includes car park accessible from Water lane. Creates setting for development site on Water Lane and provides a tranquil green space adjacent to the town centre. | The park is a unique facility in this part of Newport, adjacent to the community it serves and also accessible from the town centre. |
| LGS2 | Strine Park | Between the Strine Brook and the historic canal the park links two residential communities in an area of limited public open space. It is a well used and locally valued green space | The Park is adjacent to the community it serves and is easily accessible |
| LGS3 | Longford Road | Well-used open grassed area with parking. Provides both active and informal leisure on edge of residential community in an area of limited public open space. Rich in wildlife providing ecological value in the locality. | Adjacent to the community it serves this small open space is accessible to all users |
| LGS4 | Ford Road | Well-used green way between housing linking adjacent communities in an area of limited public open space. | Bordered by the community it serves. |

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| LGS5 | Wrekin Avenue | Grassed area with children's play. Good for local wildlife and planting. Forms a well-used and valuable greenway between adjacent communities. | Surrounded by the community it serves. |
| LGS6 | Gravelly Drive | Small-enclosed green space with good play facilities and kick about area. Forms well-used and valued greenway between adjacent communities. | Together with other small sites the open space serves a substantial community. |
| LGS7 | Millwood Mere | A quiet and peaceful green space. Well used locally with mature trees and a wide range of wildlife. A valuable greenway and lake that forms a unique local feature in the locality. | Surrounded by the community it serves. |
| LGS8 | Shropshire Union Canal Newport Branch | Adjacent to Water Lane, Newport centre and Victoria Park. A unique heritage feature running through Newport, providing a greenway linking communities along its length. Used for angling (with disabled access), walking and cycling. Rich in wildlife, including a protected SSSI. | Runs through Newport serving the adjacent residential communities. |
| LGS9 | Norbroom Park | Open grassed area well used for a variety of activities including a skate park with wide range of habitats, rich in wildlife. | An open space serving northeast Newport. |
| LGS10 | Shukers Field | Well-used green space that supports a wide range of uses. Well established and highly valued locally. Used for many local events. Long established and highly valued locally. Used by local school children with good accessibility and close to Newport centre. A venue for town events. | Serving a wide area including nearby local schools. |

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|--------------|---------------------------------|--|---|
| LGS11 | Wallshead Way | Well-used children’s play area with ball court and football goals. Highly valued in the locality. | Small multi-use open space surrounded by the community it serves. |
| LGS12 | Masons Place | Small open spaces in an area of limited public open space. Highly valued locally. | Small open space surrounded by the community it serves. |
| LGS13 | Ploughman’s Croft | Small green space enclosed by woodland with well-equipped play area. Well used and valued locally. | At the centre of the community it serves. |
| LGS14 | Showground Play Area | Green space linking urban and rural parts of Newport. Well-equipped play area with basketball net. Adjacent to the countryside and rich in wildlife. Valued locally as recreation space and local green area for social interaction. | Towards the edge of the built up area of Newport in an area with limited children’s play space. |
| LGS15 | Meadow View Road and Allotments | Local play area and allotments. Well used and valued by community. Eighty-Five allotments with open countryside on three sides. Forms link between urban area and open countryside. | Adjacent to the community it serves. |

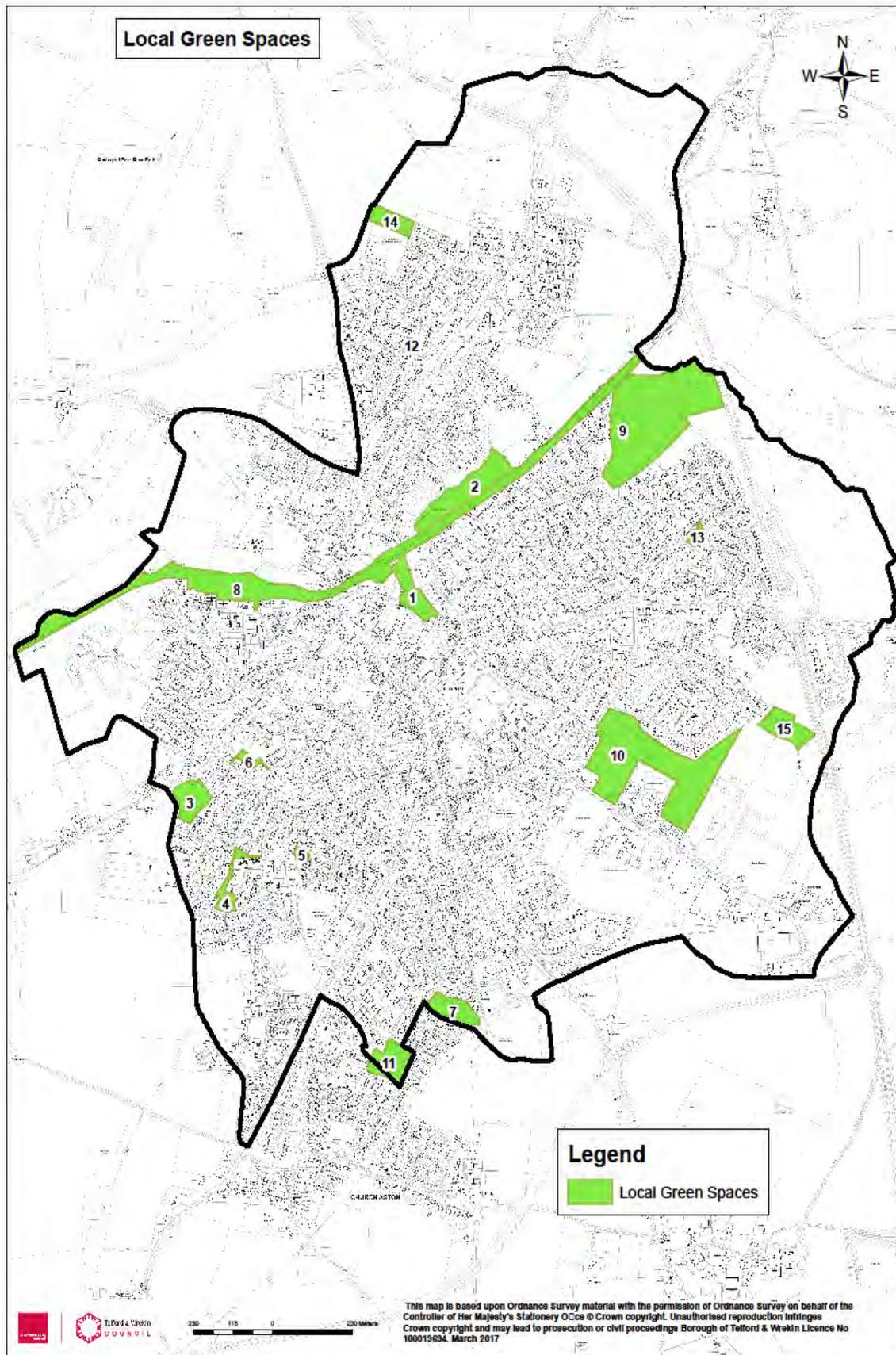
POLICY GS2. New development will include or contribute to the provision of recreational open space that meets the standards set out in the “Fields in Trust Guidance for Outdoor Sport and Play (England)”.

POLICY GS3. New development for housing and employment will be expected to establish publicly accessible links to green spaces wherever possible and to the wider footpath network.

These policies conform to the National Planning Policy Framework (NPPF) and Telford & Wrekin Local Plan Policy SP4 Presumption in favour of Sustainable Development, NE3 Existing Open Public Space, NE4 Provision of Public Open Space and NE6 Green Network.

These Policies will help to achieve the Neighbourhood objectives as expressed through consultation.

Plan 2: Local Green Spaces



4.4 Water Lane

4.4.1 Strategic Policies

The NPPF encourages the re-use of land that has been previously used and promotes mixed-use development. The redevelopment of such sites can help to regenerate an area providing economic, environmental and social benefits from new homes or jobs.

4.4.2 Policy Objectives

The area of land comprising the site at Water Lane is shown on Plan 3 and is approximately 1.4 hectares in area. The site includes land between the rear of the properties that front on to St. Mary's Street and a section of Newport High Street to the North and Water Lane to the South. The site is made up from a number of burgage plots that are in several ownerships. The site includes plots that are currently in use and some that are currently unused or underused. The site includes land that can be described as previously used together with disused or derelict building and overgrown land. Some of the unused areas have not been actively used for a number of years.

The re-use and redevelopment of the site at Water Lane was strongly supported during consultation. It was seen as important that the area is redeveloped in a comprehensive manner so that the site as a whole can assist regeneration in Newport. It should also be developed in a manner that makes sure that the site is integrally linked to the surrounding area and contributes to the potential uplift of this part of Newport.

The object is the redevelopment of the Water Lane site to realize its development potential and regenerate this part of Newport to make valuable and sustainable contribution to the Town as a whole. There are a number of broad objectives for the redevelopment of the Water Lane site:

- *To encourage new development in the area*
- *To create development that will add to the character and quality of Newport and its Conservation Area*

- *To create an area of mixed uses based on residential and small-scale employment uses*
- *To create development that will relate to Victoria Park and the adjacent canal to be mutually beneficial to both*
- *To improve pedestrian access and circulation within Water Lane and between it and the centre of Newport and the adjacent parks*
- *To take advantage of and enhance valuable views to and from the area*

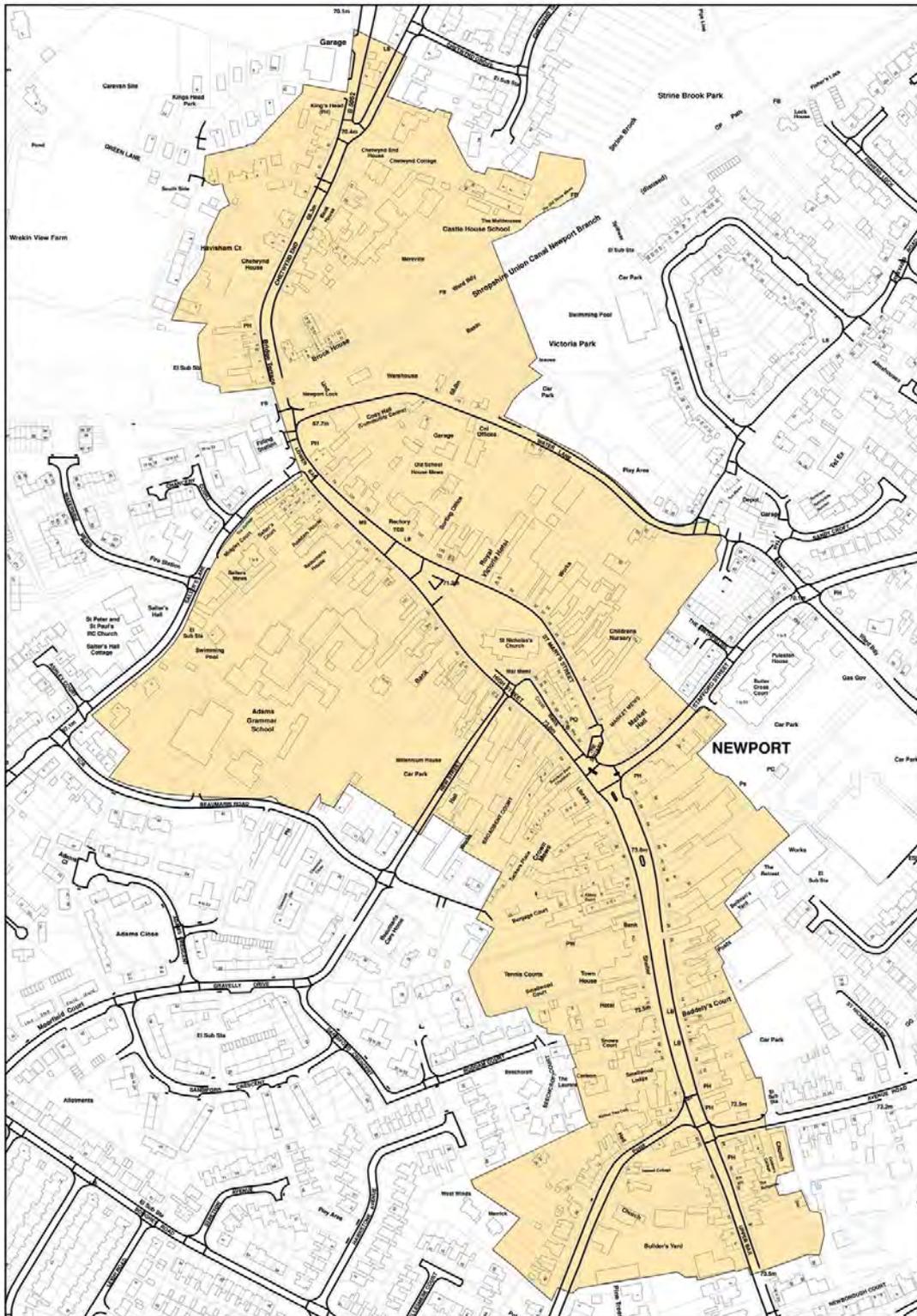
4.4.3 Policy Options

The site is wholly within the Newport Conservation Area. The area was historically formed of narrow burgage plots that extend from street frontages on St. Mary's Street and High Street. The opposite side of Water Lane is Victoria Park and the area around the Newport canal. The park and canal provide both a visually attractive setting for the site and uses that could complement the redevelopment of the Water Lane Site.

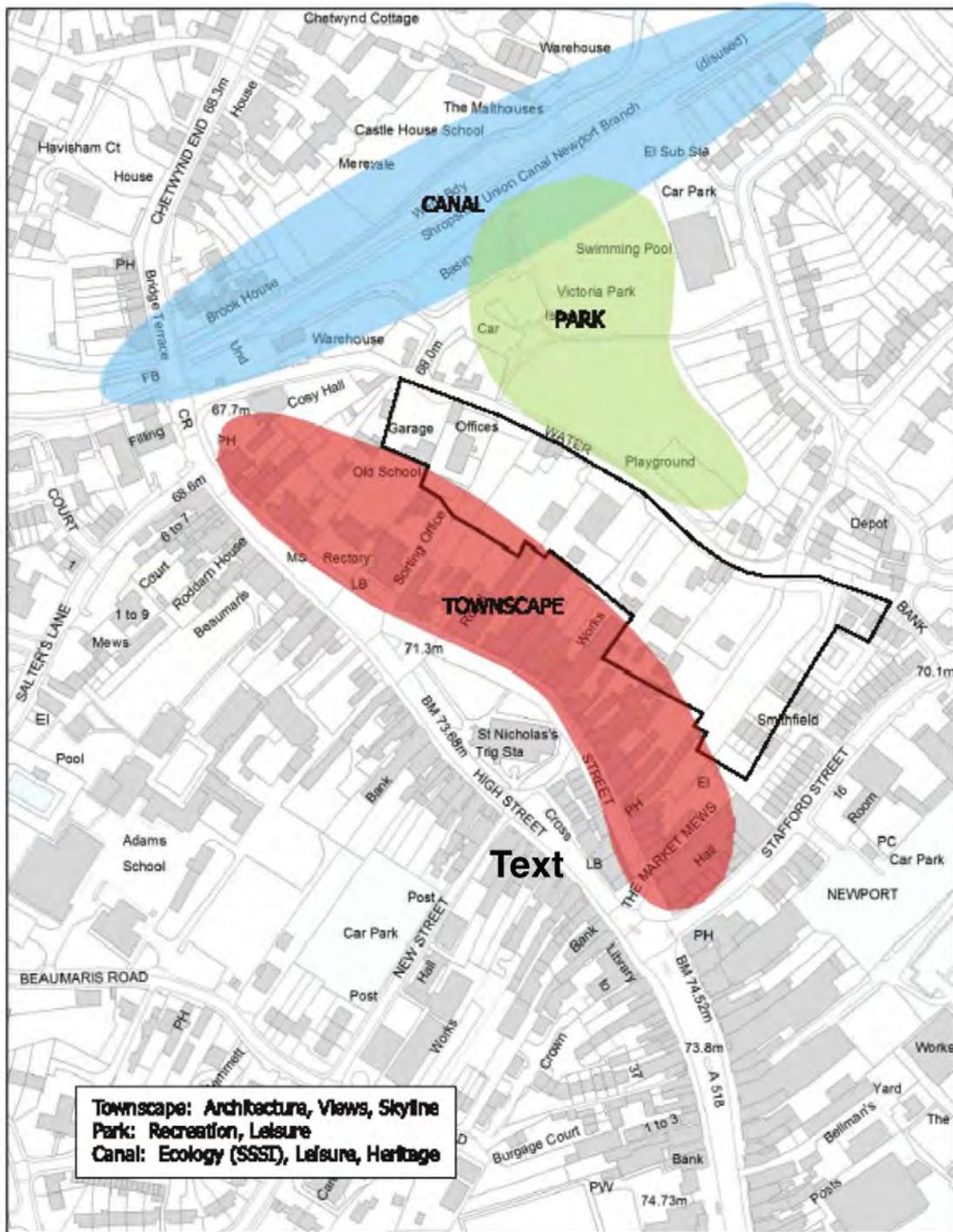
Water Lane itself is at the bottom of a shallow valley with views over Victoria Park to the South and opportunities to open out on St. Mary's Street to the North. There are a number of large and prominent trees on the site. Water Lane is a narrow highway with a curved alignment and also provides access to the rear of properties on St. Mary's Street.

In order to achieve the successful regeneration of the site in a manner that complements and enhances the conservation area it will be important that the composition of buildings and spaces reflects the appearance and form of the original burgage plots and uses traditional materials.

Plan 4: Newport Conservation Area



Plan 5: Water Lane Development Principles



Townscape: Architecture, Views, Skyline
Park: Recreation, Leisure
Canal: Ecology (SSSI), Leisure, Heritage



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4.4.4 Policies

POLICY WL1.

- Redevelopment of the Water Lane Site will create a mix of building forms and sizes to reflect the existing townscape character of the Conservation Area
- Building heights will be between two and three storeys
- Exceptions could be permitted but this must be supported by full and justifiable urban design reasons
- Highest building density should generally remain fronting St. Mary's Street and Lower Bar, becoming gradually less dense towards Water Lane
- Building must establish and take advantage of a direct relationship within the adjacent Victoria Park; they must present an attractive and active frontage to the park and in association with works to the highway to establish a direct and visual relationship with the park
- Architectural detailing should be based on the existing historic material and designed to maintain local character and distinctiveness
- Building materials must reflect the immediate surrounds of the Conservation Area
- Development must preserve and work with key views, particularly to St. Nicholas' church
- Development will establish new and improved links both physical and visual between Victoria Park and Newport High Street
- Identify and retain all buildings of merit
- Create a residentially focused mixed use development, including affordable housing
- Development must provide valuable foreground views of St. Nicholas' Church when viewed from the East. In particular recognizing the important of providing an appropriate roofscape to buildings
- Improve Water Lane as a safe and attractive pedestrian environment, reducing the impact of both moving and parked vehicles on the townscape

This policy conforms to Telford & Wrekin Local Plan Policy SP2 Newport, BE1 Design Criteria, BE4 Listed Buildings, BE5 Conservation Areas, BE6 Buildings of Local Interest and Policies CS6 Newport, SC8 Regeneration, SC14 Cultural, Historic and Built Environment and CS15 Urban Design in the Telford & Wrekin Local Development Framework (1st December 2007) Core Strategy and Saved Policies from The Wrekin Local Plan (27th September 2007).

This Policy will help to deliver the Neighbourhood objectives as expressed through consultation.

4.5 Tourism and leisure

4.5.1 Strategic Policies

The Telford & Wrekin Local Plan encourages the development of facilities that support tourism and leisure activities in appropriate and accessible locations. Newport attracts many visitors and tourist as a result of its history and character and a number of sporting events. One such event is the bi-annual “Nocturne Floodlit Town Centre Cycle Race” that draws competitors and spectators from across the UK. The Town has regularly been successful in “England in Bloom” competitions.

The Shrewsbury and Newport Canal passes through the centre of the Town providing for the potential to re-open the waterway and reconnect Newport to the National Canal Network. The Shrewsbury and Newport Canal Trust has prepared plans to restore the canal and organises regular work parties to clear sections of the waterway. The Telford & Wrekin Local Plan recognises that the reinstatement of the canal could deliver additional visitors to the area and states that restoration schemes will be considered on their merits and subject to approval by Natural England in order to protect the Site of Special Scientific Interest that extends over part of the canal.

Recent discussions between the Town Council and Natural England indicate Natural England’s willingness to work with the Town Council and the Shrewsbury and Newport Canal Trust to enhance the canal and its environment

as a recreation resource for Newport. This could include working towards managed navigation and enhancement of the habitat value of the waterway.

4.5.2 Policy Objectives

The objective of consultation responders was to encourage the development of facilities that would support sustainable tourism and leisure.

4.5.3 Policy Options

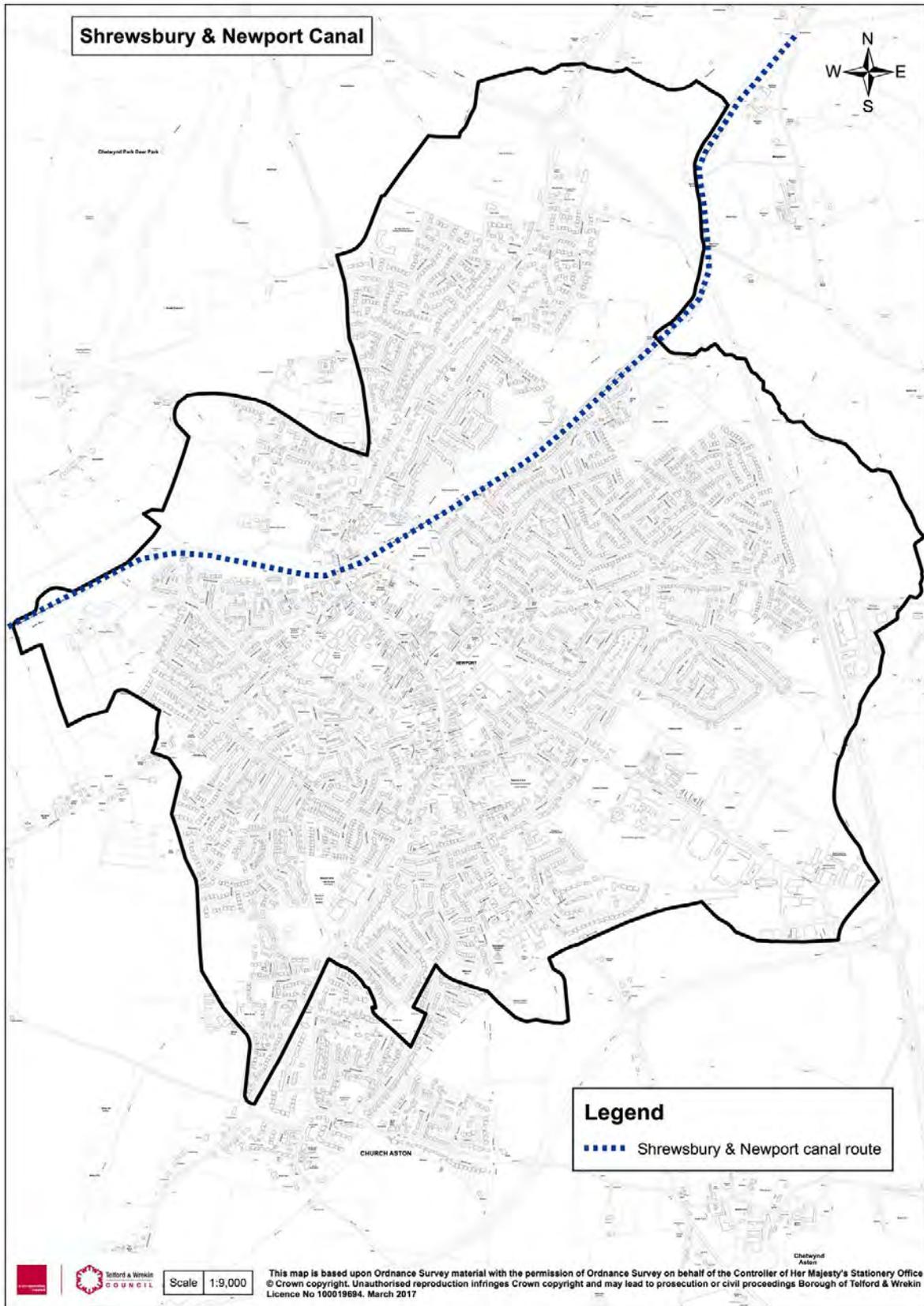
Consultation responses indicated that residents value the canal and surrounding green areas as an important asset and local people have welcomed recent improvements to the canal. Retention of the canal and the improvement of its waterside environment was a priority for many responders.

The line of the canal through Newport provides the opportunity to create a linear park and restore the canals features, including creating a navigable stretch of waterway around Town Lock. The creation of such a linear park in association with Victoria Park would provide Newport with an attractive tourism and leisure asset at its centre. The canal bridge at Lower Bar is a Scheduled Ancient Monument and a number of other canal structures are Listed.

The canal and its waterside environment is also a significant environmental asset and part is already protected as a Site of Special Scientific Interest (SSSI). The waterway provides a valuable habitat for wildlife. Working canals can also help to deliver economic, social and environmental benefits to local communities. The canal also provides a waterfront and open space for adjacent development. Any work undertaken on the canal will be required to comply with the legal protection afforded by the SSSI designation in order to conserve the wildlife and make sure that its environmental and ecological qualities and features are protected.



Plan 6: Shrewsbury and Newport Canal



4.5.4 Policies

POLICY TL1.

- The restoration of the canal and its waterside environment will be supported subject to the protection of the SSSI
- Development that would adversely affect the line of the canal, its waterside environment and its future restoration will not be permitted
- Public access to and recreational use of the canal will be encouraged
- Development of the canal and the enhancement of the waterside environment will be considered on their merits
- Development that improves the quality of existing or creates new tourist facilities, attractions and accommodation, and infrastructure will be supported where there is no detrimental effect on the character and quality of Newport
- The site of Special Scientific Interest that makes up part of the canal will be protected

This policy conforms to Telford & Wrekin Local Plan Policy SP2 Newport, EC4 Hierarchy of Centres and EC12 Leisure, Culture and Tourism Development.

This Policy will help to deliver the Neighbourhood objectives as expressed through consultation.

4.6 Transport and Accessibility

4.6.1 Strategic Policies

The emerging Telford & Wrekin Local Plan and associated Infrastructure Delivery Plan address transport provision and funding to support future residential and employment development.

4.6.2 Policy Objectives

The importance of sustainable transport and infrastructure was highly rated by consultation responders. Regular bus services, adequate off-street car parking and improved opportunities for cycling and walking were common themes arising from consultation.

- *Support new developments that have sufficient car parking to meet current and future needs*
- *Support enhancement and improvement of existing public rights of way and the provision of new routes and connections to improve accessibility for residents*

4.6.3 Policies

POLICY TA1.

- Proposal for the enhancement and improvement of rights of way will be supported
- Improved linkages for walkers and cyclist, and appropriate signage to and from Newport will be supported
- New development will be expected to enhance pedestrian and cycle accessibility for residents
- Development that would result in the loss of off-street car parking will not be permitted unless an equivalent or better capacity is provided elsewhere in Newport

This policy conforms to Telford & Wrekin Local Plan policy SP2 Newport, C1 Promoting Alternatives to the Private Car, C3 Impact of Development on Highways, C4 Design of Roads and Streets and B1 Design Criteria.

This Policy will help to achieve the Neighbourhood objectives as expressed through consultation.

4.7 Newport as a Retail and Service Centre

4.7.1 Strategic Policies

The High Street performs an important role as a shopping centre and location of essential services. One of the objectives of the Telford & Wrekin Local Plan is to enhance urban centres across the Borough and help to develop a healthy diversity of uses that will meet the needs of residence and visitors. Policy EC4 identifies the Telford & Wrekin hierarchy of centres and places Newport in that hierarchy as a Market Town, recognising its value to both residents and visitors.

Policy EC6 sets out the approach to managing the centre to make sure that Newport continues to fulfill its primary role of providing convenient and accessible shopping facilities within a compact area.

4.7.2 Policy Objectives

- *To support retail uses and make sure that non-retail uses do not impact negatively on shopping environment or local amenity within the centre*
 - *To protect and enhance the Conservation Area and support the centre as part of measures to conserve the Town's heritage and as a destination for residents and visitors*
- To support the provision of adequate off-street car parking to serve the centre of Newport*

4.7.3 Policies

POLICY RS1.

- Development will be expected to protect or enhance the Conservation Area
- Development in the centre of Newport should help to enhance the distinctive historic character and quality of the Town
- Locally important buildings, structures and spaces in the centre of Newport should be retained and where possible enhanced

This policy conforms to Telford & Wrekin Local Plan Policy SP2 Newport, BE1 Design Criteria, BE5 Conservation Areas, EC4 Hierarchy of Centres and EC6 Market Towns and District Centres.

This Policy will help to achieve the Neighbourhood objectives as expressed through consultation.

4.8 Local Landscape and Wildlife

4.8.1 Strategic Policies

Open countryside, green areas and bio-diversity were identified by consultation responders as important matters. Local people were concerned about the impact of development. Although the Newport town boundary encloses the urban environment quite tightly the areas of open countryside within and around the Town are valued by residents for their rural qualities as farmland and visually as areas of open fields, woods and hedgerows that support wildlife.

The Telford & Wrekin Local Plan includes a number of Policies that relate to and seek to protect the natural environment, open countryside, bio-diversity, trees, and woodlands. The countryside around Newport is largely Grade 3 that is regarded as being of the best and most versatile agricultural land, with some Grade 2. The NPPF seeks to protect such good quality agricultural land.

In a recent appeal decision in respect of land at Kestrel Way the Planning Inspector dismissed the appeal by developers seeking to build housing in this location. In his decision letter the Inspector emphasized that the site lies outside the built up area of Newport where new development is to be controlled. The Planning Inspector concluded that to extend the built-up area would create a focal point where the composition of the landscape is overwhelmingly rural. Residents and the Town Council consider that this principle applies to all of the areas of open countryside that remain within the Neighbourhood Plan boundary and form an important landscape buffer around the built-up area.

There is also an area of mineral safeguarding to the East of Newport and an area of flood risk around the course of the Strine Brook.

4.8.2 Policy Objectives

As a market town Newport has been at the centre of local farming. Farming practices and marketing have changed, but the area around Newport still provides an important rural setting to the Town.

- *To help preserve Newport as a freestanding Market Town*
- *To protect the open countryside around Newport and preserve the separation between Newport and Edgmond to the North-West and Lilleshall to the South*
- *To protect important hedgerows, trees and woodland to make sure that the natural qualities of the rural landscape are maintained*
- *To protect and enhance the bio-diversity and range of species in the countryside around Newport*

4.8.3 Policies

POLICY LW1. Any development in the rural area will be expected to protect and enhance the natural countryside including areas of conservation value, mature trees, hedgerows, ponds and woodlands.

This policy conforms to Telford & Wrekin Local Plan Policy NE1 Bio-Diversity and Geo-Diversity, NE2 Trees and Woodlands, and National Regulations regarding protected sites.

This Policy will help to achieve the Neighbourhood objectives as expressed through consultation.

4.9 Community Wellbeing

4.9.1 Strategic Policies

The Telford & Wrekin Local Plan seeks to meet the needs of existing and new communities through the maintenance of existing community facilities and the provision of new facilities to meet the demand arising from new development. This can be achieved by the provision of on-site facilities, the provision of land or financial contributions. The quality of place promoted in this Plan with green and urban spaces and the wider public realm all contribute to creating community wellbeing.

4.9.2 Policy Options

Newport has a thriving network of local groups, societies and sports clubs that are well supported by local residents; consultation responses highlighted the importance of these activities and retaining the community facilities that house them.

4.9.3 Policy Objectives

- *To seek to protect existing community facilities and services that are considered to be important in providing on-going community wellbeing and to support new facilities for the benefit of residents and visitors*
- *To encourage new facilities for families and young people*
- *To protect existing community buildings and facilities*

4.9.4 Policies

POLICY CW1. Proposal that would result in the loss of community facilities will not be supported unless:

- It can be demonstrated that the facilities are no longer required
- It can be demonstrated that alternative provision exists in the community to service local people
- Suitable alternative facilities are included in the proposal

POLICY CW2. Proposal for new and/or improved community facilities will be supported subject to:

- The proposal would not have significant harmful impact on the amenities of surround residents and other activities
- The proposal would not have significant harmful impact on the local environment
- The proposal would not have unacceptable impacts on the local road networks

These policies conform to Telford & Wrekin Local Plan Policy SP2 Newport and COM1 Community facilities.

These Policies will help to achieve the Neighbourhood objectives as expressed through consultation.

4.10 Sustainability and Climate Change

The Neighbourhood Plan will make a positive contribution towards the achievement of sustainable development as required by the basic conditions for Neighbourhood Development Plans. Sustainable development is a theme throughout the Neighbourhood Plan and its policies contribute to achieving sustainable development.

4.10.1 Strategic Policies

Mitigating climate change and the need to achieving sustainable development that protects and makes efficient and effective use of natural resources is a most important and challenging issue. This is set out in the policies included in the Telford & Wrekin Local Plan. The Telford & Wrekin Local Plan requires all development to mitigate and adapt to climate change and reduce green house gas emissions. Local Plan Policy is intended to make sure that new development is energy efficient by promoting sustainable building standards and the generation of renewable and low carbon energy. Meeting the challenge of climate change is also part of National Government Policy and the National Planning Policy Framework.

4.10.2 Policy Objectives

Consultation responders expressed strong support for energy efficiency and high environmental standards in new buildings in order to make a local contribution to mitigating climate change as well as conserving natural resources. Residents expect new development to achieve high standards in energy efficiency and building quality.

As a result sustainability is a principal that runs throughout this Plan. The Neighbourhood Plan will therefore contribute to the achievement of sustainable developed as required in the Basic Conditions for Neighbourhood Plans.

NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN 2017-2031

The Neighbourhood Plan Policies for housing, the Economy and Jobs, Green and Open Spaces, Water Lane, Tourism and Leisure, Transport and Accessibility, Newport as a Retail and Service Centre, Landscape and Wildlife, and Community Wellbeing all contribute positively to the achievement of sustainable development and will help to reduce the local impact of climate change. In this way the Neighbourhood Plan makes a contribution to the achievement of sustainable development and complies with the Basic Conditions.

This conforms to Telford & Wrekin Local Plan Policy SP2 Newport, ER1 Renewable Energy, ER2 Mineral Safeguarding, ER10 Water Conservation and Efficiency and ER11 Sewerage Systems and Water Quality.

This will help to achieve the Neighbourhood objectives as expressed through consultation.



5. Telford & Wrekin Development Plan Documents

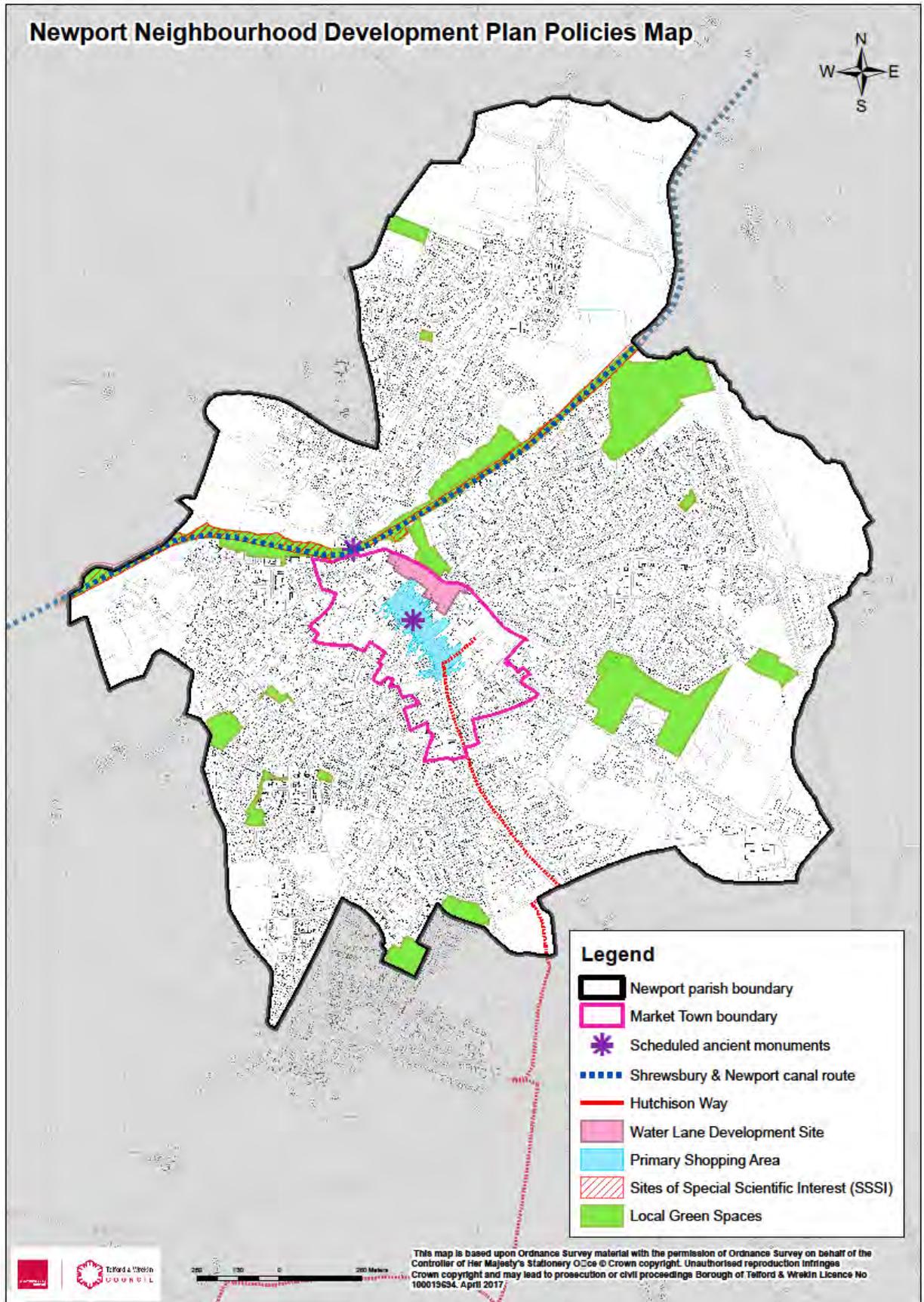
The Development Plans listed below will be superseded upon the Adoption of the Telford & Wrekin Local Plan in accordance with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

- a) The Telford & Wrekin LDF Core Strategy (adopted December 2007);
- b) Saved policies of the Wrekin Local Plan (adopted February 2000);
- c) Saved policies of Shropshire and Telford & Wrekin Joint Structure Plan (adopted November 2002);
- d) Saved policies of Shropshire, Telford & Wrekin Minerals Local Plan (adopted April 2000);
- e) LDF Central Telford Area Action Plan (adopted March 2011).

In order to meet the requirements of the Basic Conditions the Neighbourhood Development Plan has been prepared to be in conformity with both the Strategic Policies in the above Development Plans and the emerging Telford & Wrekin Local Plan.



6. Policies Map



7. Monitoring and Review

Telford & Wrekin Council as the local planning authority will monitor progress relating to the implementation of the Local Plan. This will include housing, employment and the other components of development as part of the Annual Monitoring Report (AMR). Newport Town Council will work with Telford & Wrekin Council to assist in this process and contribute to the AMR.

The Town Council will monitor the implementation of the Neighbourhood Plan to make sure that its objectives and policies are achieved over the lifetime of the Plan, The Town Council will prepare annual monitoring reports to assess the impact of the Plan over the previous year and look ahead to the forthcoming twelve month period and considering any significant changes that may have taken place or can be anticipated.

The Town Council will receive regular reports on the Neighbourhood Plan to make sure that it is continuously reviewed. The Town Council will periodically determine whether a more comprehensive review of the Plan is required to maintain public confidence in the Plan. Any formal review would take into account the most up to date information and survey data and be carried out in liaison with Telford & Wrekin Council.

Telford & Wrekin Council as Local Planning Authority has a statutory role in relation to Neighbourhood Plans and will continue to monitor progress of the Newport Neighbourhood Plan and implement its policies as part of the adopted Development Plan for the Borough.
