

NEWPORT (Shropshire) TOWN COUNCIL
NEIGHBOURHOOD DEVELOPMENT PLAN
2017 – 2031



REGULATION 15 BASIC CONDITIONS STATEMENT

NOVEMBER 2017

CONTENTS

1. Introduction

2. Conformity with National Planning Policy

Table 1:
Neighbourhood Plan Objectives and National Planning Policy

Table 2:
Conformity of Newport Neighbourhood Development Plan Policies with National Planning Policy Framework (NPPF)

3. Contribution towards Sustainable Development

Table 3:
Assessment of the Contribution of Newport Neighbourhood Development Plan Policies towards the Achievement of Sustainable Development

4. General Conformity with the Strategic Policies of the Development Plan

Table 4:
Conformity of the Newport Neighbourhood Development Plan Policies with the Telford & Wrekin Saved Wrekin Local Plan Policies 1995 – 2006

Table 5:
Conformity of Newport Neighbourhood Development Plan Policies with the Telford & Wrekin Local Development Framework Core Strategy 2006 – 2016

Table 6:
Conformity of Newport Neighbourhood Development Plan Policies with the emerging Telford & Wrekin Local Plan 2011 – 2031

5. Newport Neighbourhood Development Plan Does Not Breach and is Compatible with EU Obligations and Human Rights Requirements

6. Appendix – Decision regarding application for designation of the Newport Town Council area as a Neighbourhood Area

NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN BASIC CONDITIONS STATEMENT

1. INTRODUCTION

This Basic Conditions Statement has been produced to explain how the proposed Newport Neighbourhood Development Plan (NNDP) has been prepared in accordance with the Neighbourhood Planning General Regulations 2015 and how the Basic Conditions of Neighbourhood Planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

The Statement addresses each of the Basic Conditions required by the Regulations and explains how the submitted Neighbourhood Development Plan meets the requirements of Paragraph 8(2) of Schedule 4B to the 1990 Town and Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the Basic Conditions if:

- *having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan;*
- *the making of the Neighbourhood Plan contributes to the achievement of sustainable development;*
- *the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Development Plan for the area of the authority or any part of that area) and*
- *the making of the Neighbourhood Plan does not breach and is otherwise compatible with EU obligations.*

Supporting Documents and Evidence

The Neighbourhood Development Plan is supported by this Basic Conditions Statement, a Consultation Statement, a Evidence Review document, a Strategic Environmental Assessment Screening Statement, a habitat Regulations Assessment Screening Statement an application for and the Designation of the NNDP Boundary.

Key Statements

Newport Town Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own administrative area. The NNDP expresses policies that relate to the development and use of land only within the Neighbourhood Area.

The Neighbourhood Area consist of the whole of the administrative area of Newport Town Council, the boundaries being the same, as shown in the map accompanying the Neighbourhood Area designation application.

The Newport Neighbourhood Development Plan covers the period 2017 to 2031.

There is no provision for excluded development such as national infrastructure contained within the Neighbourhood Plan.

The NNDP does not relate to more than one Neighbourhood Area. It is solely related to the administrative area of Newport Town Council as designated by Telford & Wrekin Council on 15th. July 2013 (copy attached at Section 6. Appendix).

2. CONFORMITY WITH NATIONAL PLANNING POLICY

The Newport Neighbourhood Development Plan is required to have appropriate regard national planning policy. The National Planning Policy Framework (NPPF) principally provides this.

The NPPF in sections 183-185 refers to Neighbourhood Plans and requires those Plans to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Development Plan for the area.

This section demonstrates that The NNDP has regard to relevant policies within the NPPF in relation to:

- *Building a strong and competitive economy*
- *Securing the vitality of Town Centre's*
- *Supporting a prosperous rural economy*
- *Promoting sustainable transport*
- *Delivering a wide choice of high quality homes*
- *Requiring good design*
- *Promoting healthy communities*
- *Protecting Green Belt land*
- *Meeting the challenge of climate change, flooding and coastal change*
- *Conserving and enhancing the natural environment*
- *Conserving and enhancing the historic environment*

The Newport Neighbourhood Development Plan has 28 policy objectives. They are summarised in **Table 1** below and which NPPF policy area each objective seeks to address.

Table 2 provides a summary of how each policy in the NNDP conforms to the NPPF policies.

TABLE 1:
NEIGHBOURHOOD PLAN OBJECTIVES AND NPPF POLICY AREAS

| Newport NNDP Objective | Relevant NPPF Policy Areas |
|--|--|
| NNDP Housing Objectives - To deliver a Mix of dwellings of good quality design, a range of house types, tenures, including affordable dwellings to meet local needs. | <i>Deliver a wide choice of high quality homes and requiring good design.</i> |
| Newport NNDP Economy and Jobs Objectives – To retain existing employment and secure new job opportunities for the growing population. | <i>Building a strong competitive economy.</i> |
| NNDP Green and Open Space Objectives – To protect and where possible improve existing green spaces, and provide new accessible green spaces within new developments. | <i>Promoting healthy communities, conserving and enhancing the natural environment.</i> |
| NNDP Objectives for Water Lane – To encourage new development that will add to and enhance the character and qualities of Newport. | <i>Securing the vitality of town centres and conserving and enhancing the historic environment.</i> |
| NNDP Tourism and Leisure Objectives – To encourage development that would support tourism and leisure opportunities. | <i>Building a strong and competitive economy, securing the vitality of town centres and promoting healthy communities.</i> |
| NNDP Transport and Accessibility Objectives – To support developments that have sufficient car parking to meet current and future needs and supporting the improvement of existing and the creation of new public rights of way. | <i>Promoting sustainable transport and healthy communities.</i> |
| NNDP Objectives for Newport as a Retail and Service Centre – To support retail uses in the Town Centre, protect and enhance the Conservation Area and support the provision of adequate off-street car parking to serve the Town Centre. | <i>Securing the vitality of town centres, conserving and enhancing the historic environment and building a strong competitive economy.</i> |
| NNDP Local Landscape and Wildlife Objectives – To help preserve Newport as a freestanding Market Town, protect important hedgerows, trees and woodlands and protect and enhance biodiversity in the countryside around Newport. | <i>Conserving and enhancing the natural Environment.</i> |
| NNDP Community Wellbeing Objectives – To protect existing community facilities and encourage the provision of new facilities particularly for families and young people. | <i>Promoting healthy communities and securing the vitality of town centres.</i> |

**TABLE 2:
CONFORMITY OF NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN POLICES WITH THE NATIONAL PLANNING POLICY FRAMEWORK**

| Policy No. | Policy | NPPF Paragraphs | Comments |
|-------------------|--|---|---|
| H1, H2, H3 | Housing | 7,9,16,35,56,58 and 128 | <i>Seeks to support an appropriate scale of new development the qualities and historic character of Newport.</i> |
| E1, E2 | Economy and Jobs | 7,9,16, and 23 | <i>Supports the development appropriate enterprise that will help suitable businesses to thrive in Newport.</i> |
| GS2, GS2, GS3 | Green and Open Spaces | 7,9,16,70,74,76, and 77 | <i>Makes use of the provision for making a designation of Local Green Spaces and addresses key criteria in relation to accessibility, function and value to the community.</i> |
| WL1 | Water Lane | 7,9,16,23,56,57,58,126, and 128 | <i>Recognises the importance developing the Water Lane site, redeveloping previously used and under used land to contribute to the historic character and qualities of the Town Centre.</i> |
| TL1 | Tourism and Leisure | 23 and 70 | <i>Seeks to support opportunities for Newport to strengthen and enhance its role as a tourist destination and serve the leisure needs of residents and visitors.</i> |
| TA1 | Transport and Accessibility | 7,9,16,23,35, and 75 | <i>Seeks to improve access within the Town and make sure that non-car users have alternative routes to the existing road network.</i> |
| RS1 | Newport as a Retail and Service Centre | 7,9,16,17,23,56,57,58,126,132,133 134 and 138 | <i>Recognises the importance of the High Street as a shopping centre and location of essential services.</i> |
| LW1 | Local Landscape and Wildlife | 7,9,16, and 117 | <i>Recognises the important role that the natural environment and landscape plays within Newport and around the Market Town and seeks to protect and enhance these through the development process.</i> |
| CW1, CW2 | Community Wellbeing | 7,9,16,23, and 70 | <i>Seeks to protect existing community facilities that are important to the wellbeing of residents and encourage the provision of new facilities through development.</i> |

3. CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT

The National Planning Policy Framework states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and should be seen as a golden thread running through both plan making and decision taking.

Table 3 below summarises how the Neighbourhood Development Plan's objectives and policies contribute towards sustainable development as defined by the NPPF.

| |
|--|
| TABLE 3: ASSESSMENT OF THE CONTRIBUTION OF NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES TOWARDS THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT |
|--|

| Deliver Economic Sustainability |
|--|
| NPPF Definition – “Contribute to building a Strong, responsive economy” |
| NNDP Objectives: To retain existing employment sites and to secure new job opportunities. To encourage suitable job opportunities and support sustainable tourism and leisure facilities. To support retail uses in the Town Centre. |
| NNDP Policies: E1 and E2 – To retain existing employment and support new business development. TL1 – To support development that improves or creates suitable tourist facilities and attractions. RS1 – Support for suitable town centre uses that respect the historic character and buildings. WL1 – Redevelopment of Water Lane to create mix of building forms and sizes that reflect the existing townscape and character of the Conservation Area. |
| Comments: The Neighbourhood Plan seeks to promote enterprise. In particular it seeks to support appropriate employment uses through new build or conversions and through support for appropriately scaled tourism development. The NNDP supports Town Centre uses that contribute to the historic character and qualities of the Town. |

| |
|--|
| Deliver Social Sustainability |
| NPPF Definition – “Support strong and healthy communities” |
| <p>NNDP Objectives:</p> <p>To support the provision of a range of house types and tenures on new developments. To provide a safe network of roads routes, footpaths, rights of way and pavements as part of new developments to support a sustainable environment and offer opportunities for healthy life styles.</p> |
| <p>NNDP Policies:</p> <p>H1, H2 and H3 – Housing</p> <p>E1 and E2 – Economy and Jobs</p> <p>GS1, GS2 and GS3 – Green and Open Spaces</p> <p>TA1 – Tourism and Leisure</p> <p>RS1 – Newport as a Retail and Service Centre</p> <p>CW1 and CW2 – Community Wellbeing</p> |
| <p>Comments:</p> <p>The NNDP seeks to maintain a thriving community within the Town recognising that the community needs to maintain and if possible enhance the range of community facilities available and that a successful community requires a range of housing and access to suitable job opportunities. The Plan seeks to secure this by supporting appropriate employment and housing development and by seeking to protect existing local green spaces and environmental assets. The health of the community is supported by encouraging walking and cycling and protecting recreation facilities. The Plan also seeks to preserve the character and identity of the Market Town by protecting open spaces and the surrounding countryside from inappropriate development.</p> |

| |
|--|
| Deliver Environmental Sustainability |
| NPPF Definition – “Contribute to protecting and enhancing our natural, built and historic environment and mitigate and adapt to climate change” |
| <p>NNDP Objectives:</p> <p>To support development of a scale and type in keeping with the character and qualities of Newport and the surrounding countryside. To protect and enhance green areas, natural habitats, wildlife and biodiversity in and around Newport. To respect the Conservation Area and support sympathetic design in new development to protect and enhance the Conservation Area for the benefit of the community as a whole. To conserve local open spaces and recreation areas of value to the community. To encourage the provision of safe and convenient means of travel through and within new development so as to minimise the dependence on the use of cars in and around the town.</p> |
| <p>NNDP Policies:</p> <p>H1, H2 and H3 – Housing GS1, GS2 and GS3 – Green and Open Spaces WL1 – Water Lane TA1 – Transport and Accessibility RS1 – Newport as a Retail and Service Centre</p> |
| <p>Comments:</p> <p>The NNDP seeks to protect the character of Newport by requiring good design in new development and by designating certain spaces as Local green spaces of importance and value to the local community. Particular emphasis is placed on the importance of the Newport Conservation Area and the character and qualities it brings to Newport. The value of biodiversity and environmental assets for health benefits and to mitigate the negative impacts of development is also recognised. The NNDP seeks to protect and preserve the designated Site of Special Scientific Importance (SSSI) in the Town Centre around the Shrewsbury and Newport Canal. The NNDP also places emphasis on providing and improving footpaths and cycle ways in Newport.</p> |

The Table above demonstrates that the objectives of the Neighbourhood Development plan comprise a balance of social, economic and environmental policies that conform to the requirements of the NPPF. A Strategic Environmental Assessment (SEA) was not required because the NNDP is not likely to have a significant impact on the environment and was therefore screened out.

4. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

The Development Plan currently consists of the following:

- The emerging Telford & Wrekin Local Plan 2011-2031
- The Telford & Wrekin Development Framework Core Strategy 2006-2016
- Saved Policies the Telford & Wrekin Saved Wrekin Local Plan 1995-2006
- Saved Policies of the Shropshire and Telford and Wrekin Joint Structure Plan (2002)
- Saved Policies of the Shropshire, Telford & Wrekin Minerals Local Plan (2000)
- Telford & Wrekin Local Development Framework Central Telford Area Action Plan (2011)

The Newport Neighbourhood Development plan has been prepared alongside the emerging Telford & Wrekin Local plan and conformity is judged in particular against these policies in order to avoid the NNDP becoming out of date when the Local Plan is adopted. It is considered unlikely that conformity issues will be raised as a result of the Inspectors proposed modification to the emerging Telford & Wrekin Local Plan. However it is a requirement of the Basic Conditions that general conformity must be with the Strategic Policies of the Development plan that comprises the planning documents listed above although they will be superseded upon the adoption of the Local Plan. Elements of the current Development Plan documents are now out of date and were not prepared in accordance with the NPPF of NPPG and in order to minimise any conflict between emerging Plans the focus in this Statement has been on conformity with policies in the emerging Telford & Wrekin Local plan and the NPPF.

The policies of relevance are show in Tables 4, 5 and 6 below where they represent the Strategic Policies of the Development plan and consideration is given to the conformity of the NNDP with those policies.

Any policies that are not listed in Tables 4, 5 and 6 are not considered to be relevant to the Neighbourhood Plan because the NNDP does not have any policies that directly relate to them.

There are not considered to be any policies in the Joint Structure Plan, the Joint Minerals Local Plan or the Central Telford Area Action Plan that have direct implications for the policies of the NNDP that are not addressed in the consideration of conformity with the emerging Telford & Wrekin Local Plan the Telford & Wrekin Core Strategy and the Wrekin Local Plan.

TABLE 4: CONFORMITY OF THE NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES WITH THE SAVED POLICIES OF THE WREKIN LOCAL PLAN 1995-2006

| Wrekin Local Plan 1995 – 2006 Saved Policy | Newport Neighbourhood Development Plan Policy |
|--|--|
| E1 Employment Land Supply E2 Employment land Allocations E4 Development on Unallocated Employment Sites in the Urban Area | E1: Economy and Jobs E2: Economy and Jobs TL1: Tourism and Leisure RS1: Newport as a Retail and Service Centre The NNDP Policies conform to relevant saved policies by supporting the development of appropriate businesses that will support the economy and employment in Newport. |
| H9 Location of New Housing H6 Windfall Sites in Telford and Newport H7 Large Scale Regeneration Exceptions in Telford and Newport H16 Houses in Multiple Occupation (HMOs) | H1: Housing H2: Housing H3: Housing WL1: Water Lane The NNDP Policies conform to Saved Local Plan policy and supports appropriate housing to meet local needs. |
| S1 Service Centre Hierarchy S12 Newport retail Frontages S13 Newport Secondary Zone | RS1: Newport as a Retail and Service Centre The NNDP seeks to protect Newport High Street, the Conservation Area and its distinctive historic character and quality. |
| OL6 Open Land | GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces LGS1-18: Local Green Spaces The NNDP seeks to protect valued open spaces in Newport by the designation of locally valued open space as Local Green Spaces as set out in paragraphs 76 and 77 of the NPPF. By doing so the NNDP is in conformity with Policy OL6 that aims to protect locally important open land. |
| OL11 Woodland and Trees | LW1: Landscape and Wildlife |

| | |
|---|--|
| | <p>The Saved Local Plan Policy recognises the contribution that trees and woodlands make to biodiversity, amenity and landscape value. Policy LW1 of the NNDP makes specific reference to protecting and enhancing areas of conservation value, mature trees, hedgerows, ponds and existing woodlands in order to protect the biodiversity of Newport and the surrounding countryside.</p> |
| HE3 New Development in Conservation Areas | <p>LW1: Water Lane RS1: Newport as a Retail and Service Centre</p> <p>The NNDP seeks to protect and enhance the Newport High Street and the Conservation Area to preserve its distinctive historic character and quality. The NNDP supports appropriate development but seeks to avoid negative impacts on the Conservation area and its surroundings.</p> |

TABLE 5: CONFORMITY OF NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES WITH TELFORD & WREKIN LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY 2006 -2016

| Telford & Wrekin Local Development Framework Core Strategy 2006 - 2016 | Newport Neighbourhood Development Plan Policy |
|---|---|
| CS1 Homes | <p>H1: Housing H2: Housing</p> <p>NNDP Policy conforms to the relevant Core Strategy Policy. There are a number of housing development sites that already have the benefit of planning permission in Newport and these homes will provide a substantial contribution to meeting Newport's housing needs.</p> |
| CS2 Jobs | <p>E1: Economy and jobs E2: Economy and jobs</p> <p>The NNDP conforms to the relevant core Strategy Policy. The NNDP seeks to support existing local business uses and attract new economic development to secure sustainable local jobs.</p> |
| CS 6 Newport | <p>H1: Housing H2: Housing H3: Housing E1: Economy and Jobs E2: Economy and Jobs GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces WL1: Water Lane TL1: Tourism and Leisure RS1: Newport as a Retail and Service Centre LW1: Landscape and Wildlife CW1: Community Wellbeing</p> |

| | |
|---------------------------------|---|
| | <p>The NNDP conforms to Core Strategy Policy CS6 supporting Newport's role as a Market Town, including housing and employment development that respects the character and quality of the Town's built and natural environment, its landscape and impact on the surrounding countryside.</p> |
| CS9 Access and Social Inclusion | <p> H1: Housing H2: Housing E1: Economy and Jobs E2: Economy and Jobs GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces WL1: Water Lane TL1: Tourism and Leisure TA1: Transport and Access Rs1: Newport as a Retail and Service Centre CW1: Community Wellbeing CW2: Community Wellbeing </p> <p>The Core Strategy aims to improve social inclusion and accessibility. The NNDP is in conformity and recognises this through a number of policies that seek to support development that secures homes to meet local needs, a better quality of life and access to good quality homes, jobs and services.</p> |
| CS10 Community Facilities | <p> GS1: Green and Open Spaces GS2: Green and Open Spaces CW1: Community Wellbeing CW2: Community Wellbeing </p> <p>Core Strategy Policy CS10 seeks to preserve existing community facilities and the NNDP is in conformity with this policy by seeking to maintain social sustainability and community wellbeing</p> |

| | |
|---|--|
| CS11 Open Space | <p>GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces</p> <p>The NNDP seeks to protect valued open spaces in Newport through their designation as Local Green Spaces as set out in paragraphs 76 and 77 of the NPPF. By doing so the NNDP is in conformity with policy CS11 of the Core Strategy that aims to protect both formal and informal open spaces.</p> |
| CS12 Natural Environment | <p>GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces LW11: Landscape and Wildlife</p> <p>In conformity with CS12 the NNDP seeks to protect the natural environment in and around Newport from inappropriate development. Local Green Space designation will help to protect green spaces and their natural features and wildlife in Newport.</p> |
| CS14 Cultural, Historic and Built Environment | <p>H1: Housing H2: Housing E2: Economy and Jobs WL1: Water Lane TL1: Tourism and Leisure RS1: Newport as a Retail and Service Centre</p> <p>In conformity with the Core Strategy the NNDP seeks to protect and enhance Newport Conservation Area, Newport Town Centre and the alignment and historic features of the Shrewsbury and Newport Canal. The NNDP supports appropriate development and encourages sustainable tourism.</p> |

| | |
|-------------------|---|
| CS15 Urban Design | <p> H1: Housing H2: Housing WL1: Water Lane TL1: Tourism and Leisure TA1: Transport and Accessibility RS1: Newport as a Retail and service centre </p> <p> The NNDP is committed to promoting well designed and appropriately located development with particular emphasis on the Conservation area, Water Lane and the historic centre as a whole. The NNDP is in conformity with Core strategy Policy CS15. </p> |
|-------------------|---|

TABLE 6 CONFORMITY OF NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES WITH THE EMERGING TELFORD & WREKIN LOCAL PLAN 2011 - 2031

| Telford & Wrekin emerging Local Plan Policy | Newport Neighbourhood Development Plan Policy | |
|--|--|--|
| SP2 Newport | <p>H1: Housing H2: Housing E1: Economy and Jobs E2: Economy and Jobs WL1: Water Lane TL1: Tourism and Leisure RS1: Newport as a Retail and service Centre</p> <p>The NNDP is in conformity with and helps to deliver the Telford & Wrekin Local Plan Policy for Newport, supporting appropriate housing and employment development and supporting Newport's role as a Market Town.</p> | |
| SP4 Presumption in favour of sustainable development | <p>H1: Housing H2: Housing E1: Economy and Jobs E2: Economy and Jobs GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces</p> | <p>WL1: Water Lane TL1: Tourism and Leisure TA1: Transport and Accessibility RS1: Newport as a Retail and Service Centre LW1: Local Landscape and Wildlife CW1: Community Wellbeing CW2: Community Wellbeing</p> |
| | <p>The Telford & Wrekin Local Plan sets out 13 criteria in Policy SP4 that it considers contribute to sustainable development. The NNDP is in conformity with these criteria where relevant, in particular through the Policies listed above that support appropriately located and well-designed development, the improvement and protection of the valued natural and built environment in Newport, the need to improve accessibility and the need to protect and improve community facilities</p> | |

| | |
|---------------------------------------|--|
| EC1 Strategic Employment Areas | <p>E1: Economy and Jobs E2: Economy and Jobs TL1: Tourism and Leisure TA1: Transport and accessibility RS1: Newport as a Retail and Service Centre</p> <p>The NNDP supports the retention of existing employment sites and the development of new employment in and around Newport. The NNDP conforms to the Local Plan Policy.</p> |
| EC2 Employment in the Urban Area | <p>E1: Economy and jobs E2: Economy and Jobs TL1: Tourism and Leisure TA1: Transport and Accessibility RS1: Newport as a Retail and Service Centre</p> <p>The NNDP supports the retention of existing employment site and the development of new employment in Newport. The NNDP is in conformity with Telford & Wrekin Local Plan Policy EC2.</p> |
| EC4 Hierarchy of Centres | <p>WL1: Water Lane TL1: Tourism and Leisure RS1: Newport as a Retail and Service Centre</p> <p>The NNDP emphasises the importance of the role of Newport as a freestanding Market Town and supports the protection and enhancement of the High Street as retail and service centre and the protection of its historic character within the Conservation Area. The NNDP is in conformity with Telford & Wrekin Local Plan Policy EC4.</p> |
| EC6 Market Towns and District Centres | <p>WL1: Water Lane TL1: Tourism and Leisure TA1: Transport and Accessibility RS1: Newport as a Retail and Service Centre CW1: Community Wellbeing CW2: Community Wellbeing</p> |

| | |
|--|---|
| | <p>The NNDP supports appropriate development in the centre of Newport to maintain and enhance its position as a retail and service centre serving Newport and the surrounding area. The NNDP supports the development of appropriate facilities that will strengthen Newport as a visitor destination for tourists and residents. The NNDP supports business development in the centre that respects the Conservation Area and the historic character of the Town.</p> <p>The NNDP conforms to Telford & Wrekin Local Plan Policy EC6.</p> |
| EC12 Leisure, Cultural and Tourism Development | <p>E2: Economy and Jobs GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces TL1: Tourism and Leisure TA1: Transport and Accessibility RS1: Newport as a Retail and Service Centre</p> <p>The NNDP supports the development of appropriate Leisure, cultural and tourist facilities. The NNDP seeks to preserve and enhance Newport's rich historic heritage and visitor facilities. In particular the preservation and enhancement of the canal, associated green spaces and the natural environment in the centre of Newport will serve residents and tourists. The NNDP conforms to Telford & Wrekin Local Plan Policy EC12.</p> |
| H01 Housing requirement | <p>H1: Housing H2: Housing</p> <p>The NNDP is in conformity with the Local Plan housing policy. There are a number of housing development site within Newport that already have the benefit of planning permission. These developments will provide a substantial contribution to meeting Newport's housing needs.</p> |

| | |
|----------------------------------|---|
| H04 Housing Mix | <p>H1: Housing H2: Housing WL1: Water Lane</p> <p>The Local Plan policy expects new development to provide a mix of housing types, sizes and tenures to meet a range of household needs. The NNDP is in conformity with this policy by seeking to support development that meets local needs and contributes positively to local character. The proposed development of the site at Water Lane provides an opportunity to develop homes for residents wishing to live in the Town Centre.</p> |
| H06 Delivery of Affordable Homes | <p>H1: Housing</p> <p>The NNDP supports housing development in Newport that meets local needs and complies with Local Plan policy. The NNDP is in conformity with the Telford & Wrekin Local plan</p> |
| H07 Specialist housing needs | <p>H1: Housing</p> <p>The NNDP supports housing development in Newport that meets local needs and complies with Local Plan policy. The NNDP is in conformity with the Telford & Wrekin Local plan.</p> |
| BE1 Design criteria | <p>H1: Housing H2: Housing WL1: Water Lane TL1 Tourism and Leisure TA1: Transport and Accessibility RS1: Newport as a Retail and Service Centre LW1: Local Landscape and Wildlife</p> <p>The NNDP is committed to promoting well designed development with particular emphasis on the Newport Conservation Area and the historic character and qualities of the Town Centre. The NNDP recognises the value and importance of good design in both the built and the natural environment. The NNDP is in conformity with the Telford & Wrekin Local Plan.</p> |
| BE5 Conservation Areas | <p>WL1: Water Lane RS1: Newport as a Retail and Service Centre</p> <p>The NNDP seeks to protect the Newport Conservation Area and support appropriate development in the Town Centre that preserves its historic character and qualities. The proposed development of the site at Water Lane provides an opportunity for a town centre development that respects the Conservation and the historic character of the surrounding buildings and park.</p> |

| | |
|---|---|
| <p>C1 Promoting alternatives to the private car</p> | <p>H2: housing E2: Economy and Jobs GS3: Green and Open Spaces WL1: Water Lane TA1: Transport and Access</p> <p>The NNDP generally seeks to support alternatives to journeys by car through promoting footpaths and cycle routes in new development. The proposed development at water Lane seeks to provide a pedestrian route through the site that would improve access to the Town Centre on foot.</p> |
| <p>C3 Impact of development on highways</p> | <p>H2: Housing E2: Economy and Jobs GS3: Green and Open Spaces TA1: Transport and Access RS1: Newport as a Retail and Service Centre</p> <p>The Telford & Wrekin Local Plan requires development to mitigate site specific highway issues. The Neighbourhood Plan recognises that traffic congestion and highway safety are important matters in and around Newport and seeks to make sure that new development does not adversely affect road networks and meets the needs of pedestrians and cyclists.</p> |
| <p>C4 Design of roads and streets</p> | <p>H2: Housing H2: Housing E2: Economy and Jobs GS3: Green and Open Spaces WL1: Water Lane TA1: Transport and Accessibility RS1: Newport as a Retail and Service centre</p> <p>Policy C4 of the Telford & Wrekin Local Plan recognises the importance of the design of roads and streets in new development. It also promotes safe, well designed, accessible and well lit routes for walkers, cyclists and bus users. The NNDP similarly recognises the importance of well designed roads and streets and promotes these qualities in new development and the Town Centre.</p> |

| | |
|------------------------------------|--|
| C5 Design of Parking | <p>H2: Housing E2: Economy and Jobs WL1: Water Lane TA1: Transport and Accessibility</p> <p>The NNDP acknowledges the importance of parking provision in well designed new development, particularly in the Town Centre.</p> |
| NE1 Biodiversity and geodiversity | <p>GS1: Green and Open Spaces GS2: Green and Open Spaces GS£: Green and Open Spaces TL1: Tourism and Leisure LW1: Local Landscape and Wildlife</p> <p>In conformity with the Telford & Wrekin Local Plan The NNDP seeks to protect and enhance biodiversity and landscape features, improve connectivity between urban green spaces. The NNDP seeks protect open spaces within Newport and the countryside surrounding the Town from inappropriate development and preserve their wildlife features.</p> |
| NE2 Trees, hedgerows and woodlands | <p>LW1: Local Landscape and Wildlife</p> <p>The Telford & Wrekin Local Plan expects existing trees, hedgerows and woodland with biodiversity and amenity value to be retained and protected. NNDP Policy LW1 refers to the protection and enhancement the natural countryside surrounding Newport including areas of covservation value, mature trees, hedgerows, ponds and woodlands with the objective of enhancing biodiversity.</p> |

| | |
|--------------------------------|---|
| NE3 Existing public open space | <p>GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces</p> <p>The NNDP seeks to protect valued open spaces in Newport through their designation as Local Green Spaces as set out in paragraphs 76 and 77 of the National Planning Policy Framework. The NNDP Policies are in conformity with policy NE3 of the Telford & Wrekin Local Plan that seeks to protect both formal and informal open spaces for the benefit of the community.</p> |
| COM1 Community facilities | <p>GS1: Green and Open Spaces GS2: Green and Open Spaces GS3: Green and Open Spaces TL1: Tourism and Leisure CW1: Community Wellbeing CW2: Community Wellbeing</p> <p>The Telford & Wrekin Local plan seeks preserve existing community facilities and sustain, enhance and provide new social infrastructure to meet the demand arising from new development. The NNDP seeks to achieve this in Newport in order to make sure that the needs of residents in the new planned developments are adequately served by appropriate facilities.</p> |

5. NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN DOES NOT BREACH AND IS COMPATIBLE WITH EU OBLIGATIONS AND HUMAN RIGHTS REQUIREMENTS

The Newport Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

The Town Council prepared a Strategic Environmental Assessment (SEA) Screening Statement and a Habitat Regulations Assessment (HRA) with advice from Telford & Wrekin Council. These Statements were published together with Neighbourhood Development Plan Regulation 14 Consultation document for statutory consultation between 2nd May and 16th June 2017. The Screening Statements were sent to Natural England, The Environment Agency, Historic England and Telford & Wrekin Council for their consideration.

Based on the Screening Statements and the responses received from Natural England, The Environment Agency, Historic England and Telford & Wrekin Council the Town Council considers that the Neighbourhood Development Plan does not require a Strategic Environmental assessment under the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) nor a Habitat Regulations Assessment under the Conservation of Habitats and Species Regulations 2010 (as amended). This is because there will be no significant environmental effects arising from the implementation of the Plan and that it supplements national guidance and for Habitat Regulations purposes none of the proposed Policies within the Neighbourhood Development Plan has potential to a likely Significant Effect on a European Site. Therefore the Neighbourhood Development Plan can be 'screened out' of the HRA process and an 'Appropriate Assessment' is not required.

Amendments made to the Neighbourhood Development Plan following Regulation 14 Consultation are not significant in relation to SEA and HRA and therefore the Town Council the Screening Statements to be unaffected.

At their meeting on 1st September 2017 the Newport Town Council resolved that:

"In accordance with Regulation 9 of the Strategic Environmental Appraisal Regulations 2004 the Town Council as the responsible authority has determined that an Environmental assessment (SEA) of the Newport Neighbourhood Development Plan is not required as it is unlikely to have significant environmental effects. In making this determination the Town Council has had regard to Schedule 1 of the Regulations and has carried out consultation with the statutory bodies. An assessment against Schedule 1 of the Regulations was published for consultation at Regulation 14 and the written comments received from the statutory consultees".

6. APPENDIX – DECISION REGARDING APPLICATION FOR DESIGNATION OF THE NEWPORT TOWN COUNCIL AREA AS A NEIGHBOURHOOD AREA

Borough of Telford & Wrekin Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012 Decision regarding application for designation of the Newport Town Council area as a neighbourhood area

Borough of Telford and Wrekin (“the Council”) received from Newport Town Council an application under Regulation 5 for the Council to designate the area comprising the Newport Town Council area as a neighbourhood area within the meaning of section 61 G of the 1990 Act (see explanatory note below).

NOTICE IS GIVEN that on 30th May 2013 under section 61G of the Town and Country Planning Act 1990 and all other enabling powers, the Council has designated the administrative area of Newport Town Council as a neighbourhood area (for the purposes of section 61G (1) of the Town and Country Planning Act 1990 as amended).

The name of neighbourhood area is the administrative area of Newport Town Council.

A map of the neighbourhood area can be viewed at Telford & Wrekin Councils website; www.telford.gov.uk/neighbourhoodplanning.

The relevant body which made the application is Newport Town Council

Katherine Kynaston
Business & Development Planning Service Delivery Manager
15 July 2013

Explanatory Note

Following the Introduction of the Localism Act 2011, the purpose of designating a neighbourhood area is for a neighbourhood plan to then be prepared for that area. The Newport Town Council is currently preparing a neighbourhood plan and this designation is part of the formal process.

