



# NEWPORT (Shropshire) TOWN COUNCIL

The Guildhall, High St, Newport, Shropshire, TF10 7AR

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## **APPENDIX 'A' (1 of 3) to Regulation 15 Consultation Statement Newport Neighbourhood Development Plan**

### **NEWPORT TOWN COUNCIL APPLICATION FOR DESIGNATION OF BOUNDARY**

LJ/2013/Plans/NDP

January 2013

✉ Katherine Kynaston  
Business & Development Planning Manager  
Telford & Wrekin Council  
Wellington Civic Offices  
Larkin Way  
Wellington  
TF1 1LX

#### **NEWPORT (Shropshire) NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) – APPLICATION FOR DESIGNATION OF BOUNDARY.**

#### References:

- A. The Neighbourhood Planning (General) Regulations 2012 Part (5).
- B. Minute 177/12-13 of a Town Council meeting held on Wed 12 December 2012.

1. Newport Town Council being a relevant body, as described in reference A, wishes to prepare a Neighbourhood Development Plan.
2. The proposed defined Neighbourhood area is the civic parish/town of Newport as illustrated on the enclosed map. The Council considers the proposed defined area to be appropriate for the following reasons:
  - a. Newport Town Council has been approved (and received assurances of some grant funding) as a Neighbourhood Development Plan 'front runner, following its application in November 2011.
  - b. The area defined is covered entirely by Newport Town Council.
  - c. The area defined was agreed by formal resolution of all Newport Town Councillors (reference B, enclosed).
  - d. Newport Town Council consulted all neighbouring (Telford & Wrekin) parishes who expressed a desire not to be included in the designated area.
  - e. Newport Town Council has formed an initial steering group which will develop to include representatives from community groups.
  - f. It is accepted that the process allows for the local community to have some level of direct impact on planning policy.

Yours Sincerely

Lee Jakeman  
Town Clerk  
for Newport Town Council

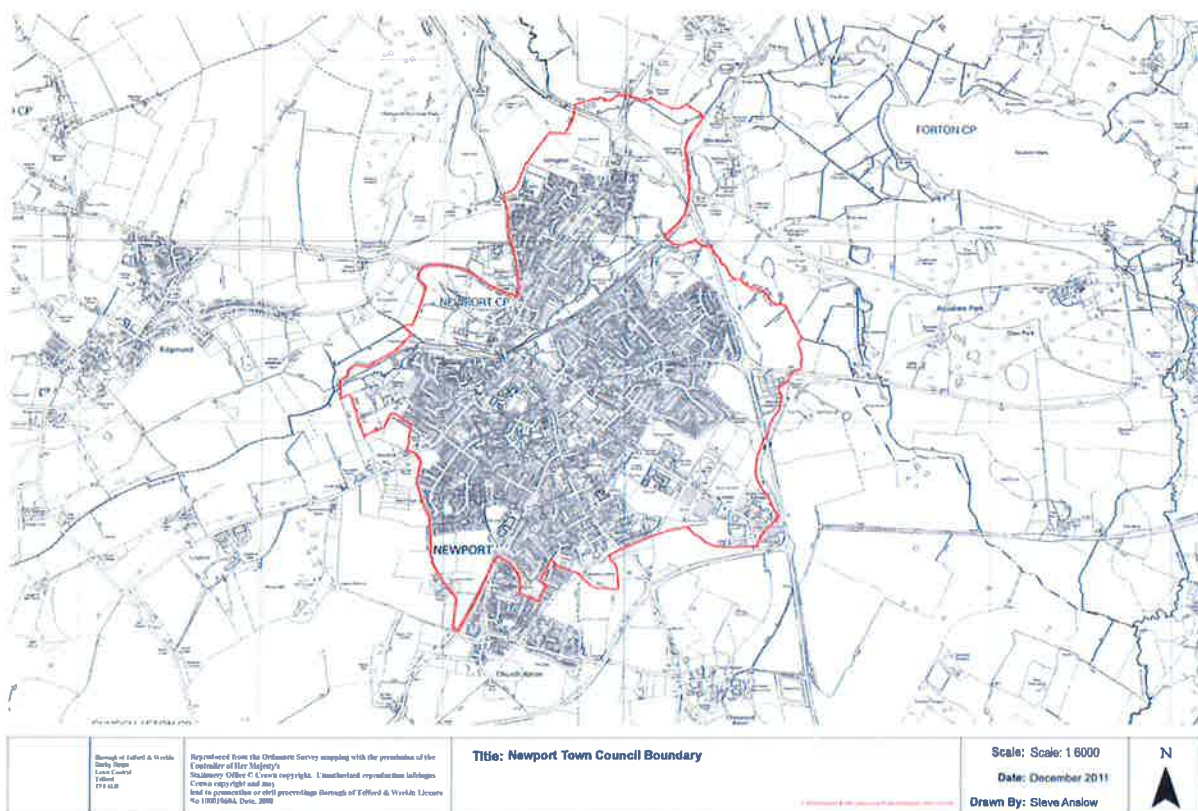
#### Enclosures:

1. Map of proposed neighbourhood area.
2. Minute 177/12-13 of a Newport Town Council meeting held on Wednesday 12<sup>th</sup> December 2012.

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**NEWPORT TOWN COUNCIL APPLICATION FOR DESIGNATION OF BOUNDARY**

**Appendix A**





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## **APPENDIX 'A' (3 of 3) to Regulation 15 Consultation Statement Newport Neighbourhood Development Plan**

### **NEWPORT TOWN COUNCIL APPLICATION FOR DESIGNATION OF BOUNDARY**

Extract taken for from Town Council meeting Item 177/12-13 refers:

**MINUTES OF A MEETING held on Wednesday 12<sup>th</sup> December 2012 at The Guildhall, High Street, Newport**

**PRESENT:**

Cllrs: Tony Forrester – Town Mayor  
Nigel Borrett  
Lyn Fowler  
Adrian Meredith  
Tim Nelson  
Phil Norton  
Ian Perry  
Rodney Pitt  
Fiona Robinson (in part)  
Roy Scammell  
Peter Scott  
Terry Spooner

**“177/12-13 Neighbourhood Development Plan (NDP)**

Members considered the brief and summary notes of the working group meeting on 7<sup>th</sup> December.

Members **RESOLVED** that the Town Council recommends (to Telford & Wrekin Council) the boundary of Newport's Neighbourhood Development Plan be consistent with, the parish boundary of the 4 electoral wards of Newport.”

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**LIST OF CONSULTATION AND ENGAGEMENT MEETINGS AND EVENTS**

Date of Consultation	Format/ Comments	Additional Comments	Link(s)
9 November 2011	<ul style="list-style-type: none"> <li>Town Council Meeting</li> </ul>	Minute 175/11-12 – resolution to apply for Front Runner status.	<a href="#">2011 11 09 Minutes Draft TC.doc</a>
17 October 2012	<ul style="list-style-type: none"> <li>First Meeting of the NDP Working Group</li> </ul>		<a href="#">2012 10 17 Working Group Meeting - NOTES</a>
20 October 2012	<ul style="list-style-type: none"> <li>Letter sent to neighbouring parishes to see if they wish to be considered/included in defining the boundary</li> </ul>	All neighbouring parishes respond that they do not intend to become involved.	<a href="#">2012 10 22 - Out to Church Aston.doc</a> <a href="#">Edgmond PC ref boundary (decline).pdf</a> <a href="#">Chetwynd Parish Council DECLINE bondary extension.</a> <a href="#">2 Chetwynd &amp; Woodcote Re NDP (decline)</a>
14 January 2013	<ul style="list-style-type: none"> <li>Town Council request boundary designation as per its parish boundary</li> </ul>	Sent to LPA for consideration	<a href="#">2013 01 14 - Out to TWC Application for formal designation of Boundary</a>
February 2013	<ul style="list-style-type: none"> <li>Findings of a workshop facilitated by Association of Market Towns representative on behalf of the Newport Regeneration Partnership. Unsure of who / how many participated.</li> </ul>	Helpful to have some evidence to support ensure the corporate view e.g. a formal decision recorded in the minutes of the next meeting?	<a href="#">2013 02 05 - NRP - Workshop Findings.pdf</a>
30 <sup>th</sup> May 2013	<ul style="list-style-type: none"> <li>Local Authority designates boundary</li> </ul>		<a href="#">2013 05 30 - Notice Newport Town approved designation</a>
08 November 2013	<ul style="list-style-type: none"> <li>Invitations sent to stakeholders to form a Steering Group</li> </ul>	Community Groups that had expressed an interest in being involved. Civic Society, Chamber of Commerce, Newport 21, Town Team, Regeneration Partnership and Town Plan Steering Group.	

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27 November 2013	<ul style="list-style-type: none"> <li>1<sup>st</sup> full Steering group meeting with stakeholders</li> </ul>	A general introduction to group representatives	<a href="#">2013 11 27 - Notes of meeting.doc</a>
November 2013	<ul style="list-style-type: none"> <li>Results of the Town Plan Questionnaire</li> <li>Questionnaire sent to all Newport Residents (circa 5,000)</li> <li>1440 responses.</li> </ul>	<p>(1) Broad Brush initial findings brief produced 16 Jan 2014. – tabled at NDP SG meeting on 21 Jan 14</p> <p>(2) Complete Document due for publication March 2014 – requires some form of formal adoption.</p>	<p><a href="#">2014 01 14 press release DRAFT Findings Jan 14.docx</a></p> <p><a href="#">03 01 14 Town Plan report draft Summary.pdf</a></p>
19 Jan 2014	<ul style="list-style-type: none"> <li>Word Document and covering e-mail tabled at the NDP Meeting in the Guildhall on Tue 21 Jan 14.</li> <li>Town Team Advise that “All five NTT directors along with 21 other traders / business owners &amp; operators participated giving a good spread across the service and retail sectors”</li> </ul>	<p>Distributed to all NDP SG members present on 21 Jan 14.</p> <p>Helpful to have some evidence to support ensure the corporate view e.g. a formal decision recorded in the minutes of the next meeting?</p>	<p><a href="#">N:\001 Library and Archive\020 Planning\03 Neighbourhood Development Plan\Consultation - Evidence file\2014 01 19 - 'town team' - N'hood Planning Workshop notes.docx</a></p> <p><a href="#">N:\001 Library and Archive\020 Planning\03 Neighbourhood Development Plan\Consultation - Evidence file\2014 01 Town Team Neighbourhood Planning Workshop Notes.msg</a></p>
21 January 2014	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>	Gauge understanding of the process and understand how groups are communicating with their membership.	<a href="#">2014 01 21 - NDP Notes of meeting.doc</a>
24 January 2014	<ul style="list-style-type: none"> <li>Town <u>Plan</u> Steering Group (not to be confused with ND) press release issued</li> </ul>	Identifies headline issues drawn out of the Town Plan, some of which are valid	<a href="#">2014 01 14 Town Plan press release</a>

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		for the ND e.g. Built environment, green spaces.	
February 2014	<ul style="list-style-type: none"> <li>Civic Society Newsletter</li> </ul>	<p>Posted on Civic Society website and distributed to members (30 or so).</p> <p>Explains the process and encourages comment</p>	<a href="#">2014 01 25 - Civic Society Newsletter.doc</a>
18 February 2014	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>		<a href="#">2014 02 18 - Notes of meeting.doc</a>
25 March 2014	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>		<a href="#">2014 03 25 - Notes of meeting.doc</a>
April 2014	<ul style="list-style-type: none"> <li>AMT Bench Marking Report</li> </ul>	Measuring the performance of Town Centres. 100+ business survey responses.	<a href="#">2014 04 09 - 2013 Newport AMT Benchmarking Report (3).pdf</a>
2 June 2014	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>		<a href="#">2014 06 02 - Notes of meeting.doc</a>
June 2014	<ul style="list-style-type: none"> <li>Old Tyme Market Public Awareness campaign</li> </ul>	Summary of activity at 'Town event'	<a href="#">2014 06 20 NDP Consultation Old Tyme Market - summary of evidence.pdf</a>
June 2014	<ul style="list-style-type: none"> <li>Churches Together Presentation</li> </ul>	Notes on a presentation given by the Deputy Town Clerk (20+ in attendance)	<a href="#">2014 06 19 NDP Consultation -Churches Together.pdf</a>
June 2014	<ul style="list-style-type: none"> <li>Phez Public consultation</li> </ul>	Summary of responses (20+ questionnaires completed)	<a href="#">2014 06 27 - Consultation - the Phez - Summary of evidence.pdf</a>
14 July	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>		<a href="#">2014 07 14 - Notes of meeting.doc</a>
July 2014	<ul style="list-style-type: none"> <li>Town Team Report</li> </ul>	Summary of emerging themes to date	<a href="#">2014 07 14 - Town Team Report.docx</a>

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July 2014	<ul style="list-style-type: none"> <li>Newport Regeneration Partnership – Shaping Places</li> </ul>	Correspondence sent to Telford & Wrekin Council in response to Housing & Employment site allocations for the proposed local plan – Evidence accrued in great parts due to the NDP discussions	<a href="#">2014 06 16 - NRP Local Plan Shaping Places Response 2014 Employment and Housing site allocations.pdf</a>
8 September 2018	<ul style="list-style-type: none"> <li>Consultant Working Group</li> </ul>	URS (now AECOM) facilitate 6 hour workshop. Vision Set, themes discussed.	<a href="#">URS Workshop - post event report.pdf</a>
22 October 2014	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>		<a href="#">2014 10 22 - Notes of meeting.doc</a>
13 February 2015	<ul style="list-style-type: none"> <li>Evidence Base Review Meeting</li> </ul>	<p>Potential themes of NDP Policy identified:</p> <p><u>Housing</u> - ( Affordable Housing, <u>Studentification</u>, Quality of Development)</p> <p><u>Green Space</u> – (Increasing, protecting and protecting and improving people’s enjoyment)</p> <p><u>Economy &amp; Infrastructure</u> – (Recycling premises, High Grade Comms, Increased employment opportunities with Harper Adams University expertise, Water Lane mixed use development),</p> <p><u>Transport</u> – (Sustainable infrastructure).</p>	<a href="#">2015 02 14 - Evidence Base review - initial workshop.doc</a>
31 March 2015	<ul style="list-style-type: none"> <li>NDP Process Management Group Meeting</li> </ul>	Themes beginning to crystalize	<a href="#">2015 03 31 - Notes of meeting PMG.doc</a>
15 April 2015	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>		<a href="#">2015 04 15 Notes of meeting</a>

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June 2015	<ul style="list-style-type: none"> <li>Town Clerk's update</li> </ul>	Overview for New Council – following recent elections.	<a href="#">2015 06 17 - Planning and NDP Clerks note</a>
20 August 2015	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>		
21 October 2015	<ul style="list-style-type: none"> <li>Newport Town Council Planning Committee meeting</li> </ul>	<p>Minute P/31/15-15 advises likely themes of NDP</p> <ul style="list-style-type: none"> <li>- Building Design</li> <li>- Water Lane and being explicit a to the mixed use for employment, leisure and dwellings.</li> <li>- Public parking and provision for dwellings.</li> <li>- Green Spaces</li> </ul>	
13 April 2016	<ul style="list-style-type: none"> <li>Town Council Meeting</li> </ul>	Minute 184/15-16. Clerk's report considered and members resolve to continue with developing the NDP.	<a href="#">2016 04 04 - NDP UPDATE - by the Clerk</a>
28 April 2016	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>	<p>Those present agreed that the Town Council will go forward with its NDP process to include the four themes:</p> <ol style="list-style-type: none"> <li>1. Building Standards in respect of a wildlife policy (<i>Swift bricks/green corridors/bat boxes</i>)</li> <li>2. Water Lane Policy – review and update</li> </ol>	<a href="#">2016 04 28 Notes of meeting Draft.doc</a>

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		<b>3. Green Spaces – which we have missed</b> <b>4. Homes in Multiple Occupation</b>	
13 June 2016	<ul style="list-style-type: none"> <li>Blank (almost) template of Draft NDP distributed to all Steering Group Members</li> </ul>	Submissions requested by mid-July	<a href="#">2016 06 13 - NDP draft.docx</a>
24 August 2016	<ul style="list-style-type: none"> <li>NDP Steering Group Meeting</li> </ul>	NDP Draft incorporating all submissions (unedited) presented.	<a href="#">2016 08 24 Notes of Meeting</a>

## **APPENDIX K**

### **RESPONSES TO REGULATION 14 CONSULTATION RECEIVED FROM:**

- i. TELFORD & WREKIN COUNCIL (6x A4)**
- ii. NATURAL ENGLAND (1x A4)**
- iii. THE ENVIRONMENT AGENCY (1x A4)**
- iv. HISTORIC ENGLAND (1x A4)**
- v. RPS CONSULTANCY on behalf of  
St. Modwen Developments Ltd. (2x A4)**

**APPENDIX 'K' (i. Telford & Wrekin Council)  
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**Telford & Wrekin  
COUNCIL**

Katherine Kynaston

Town Clerk  
Newport Town Council

Via email

Assistant Director,  
Business, Development &  
Employment  
Addenbrooke House  
Ironmasters Way  
Telford  
TF3 4NT

Tel: +44 (0)1952 384591  
Fax: +44 (0)1952 380104

Contact: Lawrence Munyuki

Your Ref: n/a

Telephone: 01952 384251

Date: 15 June 2017

Dear Sir/madam

**Town and Country Planning Act 1990  
Neighbourhood Planning (General) Regulations 2012 ("the Regulations")  
Newport Neighbourhood Plan**

The Council has reviewed the Town Council's draft neighbourhood plan prepared under Regulation 14 of the Regulations and offers the comments set out in the attached schedule for your consideration. You will see that the comments largely centre on ways of improving the articulation of some of its policies. The Council does not have any fundamental objection to the plan but we will expect to discuss it further with the parish after the inspector's report into the Telford & Wrekin Local Plan has been released. It may be necessary to make more modifications in light of his findings.

It is for the independent examiner to determine if the plan passes the basic conditions set out in law so the Council does not propose to pass an opinion here. However, the parish will be aware from previous discussions with officers that it must comply with the current development plan for the area (including the Wrekin Local Plan and the Core Strategy) whereas the draft plan has been prepared to conform with the emerging Telford & Wrekin Local Plan. It is likely that your plan will not be able to be progressed to referendum until either: (a) the Telford & Wrekin Local Plan is adopted; or (b) your plan is redrafted to take account of the current development plan.

Yours sincerely

Katherine Kyanston  
Assistant Director  
Business, Development & Employment

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**APPENDIX 'K' (i. Telford & Wrekin Council)  
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**Telford & Wrekin Council comments on Newport Neighbourhood Plan (Regulation 14 draft version)**

<b>Section/ Policy Area</b>	<b>Page/ Policy Ref</b>	<b>Recommended Suggestion</b>	<b>Comments</b>
<b>Foreword</b>	<b>3</b>		
<b>About this document</b>			
	<b>9</b>	Include a bullet point on heritage and character...	<p>The people of Newport want their Plan to:</p> <ul style="list-style-type: none"> <li>- ..... there's no mention of 'heritage' or 'character' here?</li> </ul> <p>Should there be if this is the 'vision' that the NP mentions and refers to, for example, page 8 third paragraph and last sentence states that, "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."</p>
<b>A Plan for Newport</b>	<b>10</b>	An Infrastructure Delivery Plan that identifies important strategic infrastructure for the borough accompanies the Local Plan.	The original text refers to the IDP as an investment plan with funding arrangements. The purpose of the document is to identify strategic infrastructure required to support the plan as well as 'likely' funding sources that might help bridge the gap. The document will be updated on an annual basis to reflect any changes in the delivery of infrastructure. The document will be used to support bids for funding and securing developer contributions.
<b>Preparing the Plan</b>			
<b>Policies</b>			
<b>Housing</b>	<b>4.1.2 Policy Options, p15</b>	Replace 'HO6' with 'HO5'	Draft plan incorrectly references policy HO6. The correct policy is HO5.

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	<b>4.1.2 Policy Options, p15</b>	Last sentence on page 15 does not have appropriate regard to the NPPF. Amend to better reflect the NPPF and policy HO6 of the emerging local plan.	The wording demands an affordable housing contribution 'in full' on each site. This is contrary to the NPPF, given that policy requirements must not 'threaten viability' of development (NPPF, para 173). Consequently, there may be instances where viability will impact on delivery of affordable housing and so cannot be delivered in full.
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<b>Section/ Policy Area</b>	<b>Page/ Policy Ref</b>	<b>Recommended Suggestion</b>	<b>Comments</b>
	<b>4.2.1 First paragraph on page 16</b>	Text needs to recognise Local Plan Policy NE1: Biodiversity and Geodiversity	The last part of this paragraph talks about wishing to see a wider range of habitats etc. This is essentially a part of Local Plan Policy NE1 and should be acknowledged as such.
	<b>4.1.2 Policy Options, p16</b>	Amend first sentence of second paragraph in line with the comment.	Draft plan appears to quote policy HO7 as specifically relating to older people. This is incorrect. Policy HO7 relates to all types of specialist housing provision including other vulnerable people, not simply older people.
	<b>4.1.3 Policies, Policy H1, p16</b>	Suggest that the policy is amended with a broader focus on housing to meet the needs of range of household groups rather than particular groups.	The second sentence of the policy expects new development to include provision specifically to meet the needs of the elderly and disabled. Whilst the Council is sympathetic to this aim, it does not have appropriate regard to the NPPF. It is suggested that it is not for the plan to set as a policy presumption the requirement for provision of certain types of housing, but to plan for it's delivery in response to a local need, in line with para 50 of the NPPF.
	<b>H2</b>		Points 3 and 4 of policy H2 basically repeat parts of NE1: Biodiversity and Geodiversity. Is this repetition of Local Plan policies necessary?
	<b>Housing section and entire text</b>		References in the document to Bio-diversity and Geo-diversity should be corrected to the correct accepted spellings – biodiversity and geodiversity

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	<b>General comment</b>		The NP refers to Local Plan housing allocation H13. In response to the Inspectors note to the Council, the Council has adjusted the current schedule of site allocations to reflect only sites with planning permission or Section 7(1) New Towns Act approval. This has an implication on site H13. It is the Council's position that the site is still considered to be appropriate for housing and is the subject of a live planning application with a decision pending.
	<b>4.1.3 Policies, p18</b>	Suggest an amendment in line with the comment.	The first paragraph on p18 refers to policies in the emerging local plan. It should be noted that whilst some weight may be given to certain policies in the emerging plan, the Telford & Wrekin Local Plan has yet to be adopted and so does not yet legally form part of the development plan. It is also noted that no reference is made to policies in the current adopted development (Core Strategy or Wrekin Local Plan). It may be helpful to add in those relevant current development

<b>Section/ Policy Area</b>	<b>Page/ Policy Ref</b>	<b>Recommended Suggestion</b>	<b>Comments</b>
			plan policies where conformity is considered to exist. This comment applies to other policy sections in the NP.
<b>Economy and jobs</b>	<b>Policy E1</b>	Suggest clarifying in the policy what form of uses of land or buildings are being controlled here. Not clear in the policy.	The policy as drafted is not clear as to the circumstances to which it would be applied. It appears to have some words missing from the first sentence.
<b>Green and open spaces</b>	<b>4.3.1 first paragraph on page 20</b>	The paragraph needs to be clarified. It is the Green Network principal which is being extended to Newport in the Local Plan not the 'forest city' idea.	The supporting text to the green open spaces part says 'the emerging local plan aims to extend these principles across the borough by protecting valuable trees, woodlands, hedgerows and open spaces.' This is inaccurate. The LP extends the Green Network designation to Newport. Protection for biodiversity, trees, woodlands, hedgerows and open spaces has always been borough wide.

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	<b>GS1</b>	Suggest an amendment in line with the comment.	Policy is restrictive and not in line with NPPF. It should provide some exceptions and allow development when it may be appropriate.
		Remove Gravelly Drive from the list	There is currently a proposal for the removal of the play equipment on the Gravelly Drive play area as part of the play rationalisation programme by Public Realm / Environmental Services although some equipment could be relocated to a nearby existing play area. In addition, this location was investigated to be the location for a relocated scout hut which would be funded through the building of dwellings on the current location of the scout hut.
		Add Broomfield Road Play area as a new site.	Broomfield Road Play area is Green Network but new development to the side of Newport Canal is already eating away at this open space to create sufficient width for the vehicular access to the site
		LGS8 - Shropshire Union Canal Newport Branch	The inclusion of a SSSI within a local green space designation is not straightforward. The national designation of a SSSI offers far higher protection to the site than the local green space designation will and the benefit of including the SSSI in the local green space designation is not clear.
		LGS10 - Shukers Field	The boundary of this site in the NNP does not match the Green Guarantee site boundary.

<b>Section/ Policy Area</b>	<b>Page/ Policy Ref</b>	<b>Recommended Suggestion</b>	<b>Comments</b>
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	<b>GS2</b>	<p>Amend Policy GS2 to read “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) and <u>supported by Telford &amp; Wrekin Councils Play Strategy</u>”.</p>	<p>Telford &amp; Wrekin Council does not fully support the ‘Fields in Trust Guidance for Outdoor Sport and Play’ as there are a number of issues arising from this revised document which the Borough council believe need to be amended. Therefore (and as highlighted in the FIT document), Telford &amp; Wrekin Council has applied its own play standard as identified in Telford &amp; Wrekin Councils Play Strategy. This Telford &amp; Wrekin Council strategy covers the Newport area. An example of the differences are as follows:</p> <ul style="list-style-type: none"> <li>• Telford &amp; Wrekin Council do not support the provision of LAPs (Local Areas of Play) as these tend to be both costly to maintain and as they are close to residential areas can become confrontational when used (particularly in the evening). These areas are better placed as well designed open spaced areas which can provide amenity value for all. The implications of accepting the FIT policy may mean more play areas, but it is likely that this would reduce the overall quality of provision as resources are spread more thinly.</li> <li>• The information on the quality of proposed provision is not as detailed as in the previous document that this new FIT document has replaced. This again, is highlighted in more detail in the councils play strategy.</li> <li>• A further policy, is that of encouraging use of suds features as locations for equipped play provision. I’m not sure that FIT have thought this one through properly as this may prove to be a high maintenance cost due to issues relating to requiring to regularly clean the facilities apart from the obvious safety concerns. This is currently evident in Newport at the Wellington Road development where the dry suds feature is consistently wet and muddy.</li> </ul> <p>Healthy Spaces would advise that Telford &amp; Wrekin Councils Play Strategy is also highlighted in this section.</p>
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Section/ Policy Area	Page/ Policy Ref	Recommended Suggestion	Comments
Water Lane	WL1 P28		The Council supports the policy presumption for redevelopment of this centrally-located site for mixed-use development.
		Use <u>significance</u> instead of merit.	Change the terminology on: 'identify and retain all buildings of merit' use <u>significance</u> instead of merit –Then this indicates that a formal methodology can be adopted in accordance with term <u>significance</u> which is set out in English Heritage's Conservation Principles.
		Include wording in the policy text	There is a concern about division/layout of the plot. The supporting text mentions something about composition of buildings and spaces reflecting the appearance and form of the original burgage plots. This needs to form part of the policy because there are plots that aren't in their original linear form (where areas have been sold off etc.) so there's more scope for it to become a standard 'estate' layout which isn't what we'd want to see.
			Waters Lane regeneration/development – it notes the objectives including: - <i>"To take advantage of and enhance valuable views to and from the area"</i> This is an opportunity to be specific about what is a 'valuable view'. Everyone has a different idea of what a valuable view is to them. Can the NP give examples of what would qualify? If an application was to come in how would it be proved that the applicant is ticking this box? Or how would someone argue that they're not ticking this box? Is a valuable view one that captures the character of Newport? One that includes landmark buildings?

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to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan**

<b>Tourism and leisure</b>	<b>Paragraph 4.5.1 on page 32</b>	Clarification of the references to the potential for restoration to navigable water way for the Newport Canal is recommended	The language of the text in these two paragraphs does not reflect the discussions TWC have had with NE relating to the project and are overly optimistic and simplistic in their presentation of the opportunities. It is recognised that the SSSI designation is given mention in the text but it is a concern that the text suggests that restoration to navigation is an uncomplicated option and that it may be possible in the plan period. The Council remains very cautious about
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<b>Section/ Policy Area</b>	<b>Page/ Policy Ref</b>	<b>Recommended Suggestion</b>	<b>Comments</b>
			restoration to navigation and our discussions with NE suggest that there would be a long process to go through before that option was anywhere close to meaningful consideration. NE has indicated to the Council a high level of caution relating to the proposal and the paragraphs do not reflect this.
		Clarification of the reference to potential navigation of a section of canal around Town Lock is recommended	The Town Lock is right in the centre of the designated SSSI. The restoration of this area to navigation would not be simple or swift and the text is overly simplistic in presenting this option. The Council remains very cautious about restoration to navigation and our discussions with NE suggest that there would be a long process to go through before that option was anywhere close to meaningful consideration. NE has indicated to the Council a high level of caution relating to the proposal and the paragraphs do not reflect this.
<b>Transport and accessibility</b>	<b>TL1 page 35</b>	Points 1 and 2 of this policy do not appear to be in conformity with the Local Plan. Reference needs to be made to NE1 which protects designated sites in the supporting text.	The Local Plan does not give explicit support to the restoration of the canal to navigation but this policy does – equally the Local Plan does not prevent development on the route of the canal but this policy does.

**APPENDIX 'K' (i. Telford & Wrekin Council)  
to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan**

Newport as a retail and service centre	RS1 p37	change protect to <u>preserve</u>	Change terminology to match our policy... first bullet point 'Development will be expected to protect or enhance the Conservation Area' – change protect to <u>preserve</u>
			The Policy mentions 'Locally important buildings....' What are 'locally important buildings'? Newport doesn't have any 'local <u>interest</u> buildings' for whatever reason. So this presents an opportunity to set CRITERIA for any 'local INTEREST buildings' to which the LPA can apply its new Local Plan (and existing WLP) policy. The NP doesn't need to identify the buildings. Just set and consult on the criteria. If the PC want to do that the Councils Conservation Officer will be willing to assist in the process? If the PC doesn't want to go down this route then the NP need to define what are 'locally important buildings'. The reason being that we have two different tiers that may mean two different things, so it gets unnecessarily complicated.

Section/ Policy Area	Page/ Policy Ref	Recommended Suggestion	Comments
		Include something on signage and shopfronts	The NP doesn't mention anything about signage/shopfronts? I know the LPA has an SPD for that, but the Town Council have commented on shopfront/signage applications before. This might be something important to the Town Council with it being a concentrate shopping district and the impact this can have.
Local landscape and wildlife	4.8.1 page 38	The text makes an inaccurate reference to best most versatile land which requires clarification	BMV is considered to be land of grade 1, 2 and 3a. The text states that grade 3 land is considered to be BMV – but grade 3b is not considered BMV. This requires clarification within the text.
		Replace word with <u>protect</u>	The NPPF seeks to <del>project</del> <u>protect</u> such good quality agricultural land
	LW1 page 39	The text of this policy basically repeats policy NE1 of the Local Plan	Is this policy necessary since it repeats aspects of NE1 but only relates them to the rural environment when NE1 already applies to all sites.

**APPENDIX 'K' (i. Telford & Wrekin Council)  
to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan**

<b>Community wellbeing</b>			
<b>Sustainability and climate change</b>			
<b>Telford &amp; Wrekin Development Plan Documents</b>			
<b>Policies map</b>	<b>44</b>	Include the conservation area	Include conservation area on the policies map, which is different from the market town boundary.
<b>Monitoring and review</b>	<b>45</b>		
<b>Other</b>			
<b>Section/ Policy Area</b>	<b>Page/ Policy Ref</b>	<b>Recommended Suggestion</b>	<b>Comments</b>
<b>SEA/SA</b>	<b>Pg 1, para 1.1</b>	Include the following at the end of the first sentence in paragraph 1.1: 'Although the qualifying body must demonstrate how it's neighbourhood plan will contribute to achieving sustainable development'	
	<b>Pg 10, 1 (d) and 2 (b)</b>		See the Council's latest position on site allocations and revise accordingly.

**APPENDIX 'K' (i. Telford & Wrekin Council)  
to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan**

	<b>2g page 12</b>	This section does not reference the impacts particularly of policy TL1 and the canal restoration proposals on the Newport Canal SSSI.	If the policies, and the whole plan, are to be understood to mean that the NNP has the intention of supporting and promoting the restoration of the Shrewsbury to Newport canal to navigable waterway including the SSSI section through Newport then this would, in real terms, result in the loss of, or significant damage to, a SSSI which surely must be recognised in the SEA/SA and is currently not even mentioned. Even with mitigation (which would be required) restoration to navigation would be likely to result in significant adverse impacts on the SSSI.
<b>HRA</b>			
<b>General comments</b>			A general comment on the policy expression "will be permitted" –A number of policies in the NP say this, for example policies H2, WL1, TL1 and TA1. This is not kind of expression used in the Local Plan. It does not mean that you the NDP cannot use it as long there is evidence to back it up but it is a restrictive expression. The Local Plan use expressions like "will support development...", will not be supported..."



[enquiries@newportsaloptowncouncil.co.uk](mailto:enquiries@newportsaloptowncouncil.co.uk)

**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Ms. Atkinson,

**Planning consultation:** Newport Neighbourhood Development Plan

Thank you for your consultation on the above dated 04 May 2017 which was received by Natural England on 04 May 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)**  
**THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED)**

Natural England note the Newport Neighbourhood Development Plan that has been submitted. We note the policies on Green infrastructure, Open Space and Biodiversity and support the inclusion of these policies and guidance within the Neighbourhood Plan. Any policies within the Plan should be in conformity with the emerging Local Plan.

**Water Lane Development Site**

The proposed development for the development at Water Lane development must have been through the Sustainability Appraisal and Habitats Regulations Assessment process. There must be assurances that any likely significant effects can be ruled out, due to the proximity to Newport Canal SSSI.

**Newport Canal**

Any restoration of Newport Canal should be done with careful consideration of the SSSI and should not be to the detrimental effect of the designated site. Any future plans to undertake work regarding the navigation section of the restoration should not be undertaken at the expense of the SSSI and the features for which it is notified. If work is to be completed on the canal, in terms of restoration, a consideration should be given to enhancing the amenity and wildlife value.

**Green infrastructure**

We welcome the inclusion of Green Infrastructure within the Neighbourhood Development Plan. Natural England advises that any approved scheme should incorporate well designed green infrastructure (GI) to ensure that the development is better able to be accommodated within its landscape setting. Multi-functional green infrastructure is also important to underpin the overall sustainability of the development by performing a range of functions including flood risk

management, the provision of accessible green space, climate change adaptation and supporting biodiversity. Evidence and advice on green infrastructure, including the economic benefits of GI can be found on the Natural England [website](#).

### **Habitats Regulations Assessment and Strategic Environmental Assessment**

Natural England note that both a Habitats Regulations Assessment and Strategic Environmental Assessment have been completed. We note that the Habitats Regulations Assessment concludes that significant effects are unlikely to occur. We note that the Strategic Environmental Assessment concludes that there are unlikely to be any significant effects and has been screened out of the SEA process. Based on the information provided, Natural England concurs with this view.

### **Protected Species**

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Rebecca Underdown on 0208 225 6403. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Rebecca Underdown  
North Mercia

**APPENDIX 'K' (iii. Environment Agency)  
to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan**

**F.A.O: Ms. S. Atkinson**

Dear Madam

Newport Town Council  
The Guildhall  
High Street  
Newport  
Shropshire  
TF10 7AR

**Our ref:** SV/2012/106308/AP-  
03/IS1-L01  
**Your ref:**  
**Date:** 16 June 2017

**NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN**

I refer to your email of the 4 May 2017 in relation to the above consultation. Having reviewed the submitted Draft Neighbourhood Plan, and associated documents, I would offer the following comments for your consideration at this time.

We have been working with Telford and Wrekin Council on their emerging Local Plan submission to ensure those matters within our remit are secured within the strategic framework of the borough. Similarly, it is important that the associated Neighbourhood Plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the drainage team at Telford and Wrekin Council in their role as the Lead Local Flood Authority (LLFA).

**SEA Screening:** Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004) requires a Screening Statement to 'determine whether the scope and matters addressed in the Neighbourhood Plan are likely to have significant environmental effects that would require a Strategic Environmental Assessment to be undertaken'.

**APPENDIX 'K' (iii. Environment Agency)  
to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan**

Environment Agency  
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3  
8BB. Customer services line: 03708 506 506 [www.gov.uk/environment-](http://www.gov.uk/environment-agency)  
[agency](http://www.gov.uk/environment-agency) Cont/d..

With reference to the NPPG (Paragraph: 046 Reference ID: 11-046-20150209) a strategic environmental assessment may be required, for example, where:

- *a neighbourhood plan allocates sites for development*
- *the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan*
- *the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan"*

In consideration of matters within our remit we would raise no concerns with regard the above, and would only make substantive further comments on the plan, and the likely significant environmental effects, if you were seeking to allocate sites in Flood Zone 3 and 2 (the latter being used as the 1% climate change extent).

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at [SHWGPlanning@environmentagency.gov.uk](mailto:SHWGPlanning@environmentagency.gov.uk)

Yours faithfully

**Mr. Graeme Irwin**  
**Senior Planning Advisor**  
Direct dial: 02030 251624  
Direct e-mail: [graeme.irwin@environment-agency.gov.uk](mailto:graeme.irwin@environment-agency.gov.uk)



Historic England

WEST MIDLANDS OFFICE

**APPENDIX 'K' (iv. Historic England)  
to Regulation 15 Consultation Statement**

**Newport Neighbourhood Development Plan**

Ms Sheila Atkinson  
Newport Town Council  
The Guildhall  
High Street  
Newport  
Shropshire  
TF10 7AR

Direct Dial: 0121 625 6887

Our ref: PL00109763

14 June 2017

Dear Ms Atkinson

### **NEWPORT NEIGHBOURHOOD PLAN SEA & HRA CONSULTATION**

Thank you for the above consultation.

For the purposes of consultations on SEA, Historic England confines its advice to the question, "Is the Plan or proposal likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied by yourselves in your consultation to us.

On the basis of the information supplied, including that set out in the draft plan, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concur with the conclusion that the preparation of a Strategic Environmental Assessment is not required.

Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at:

<https://historicengland.org.uk/images-books/publications/strategic-environmental-assessment-sustainability-appraisal-historic-environment/>

I hope this advice is helpful.

Yours sincerely,

Peter Boland  
Historic Places Advisor  
peter.boland@HistoricEngland.org.uk



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870  
HistoricEngland.org.uk





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om

Our Ref: JBB7998

13 June 2017

Town Clerk  
Newport Town Council,  
The Guildhall,  
1 High Street,  
Newport,  
Shropshire,  
TF10 7AR.

Dear Sir/Madam

**Representations to the Newport Neighbourhood Plan**

RPS is retained on behalf of St Modwen Developments Ltd and Telford and Wrekin Council to represent them in relation to the production of the Newport Neighbourhood Development Plan (NDP). These representations are made on their behalf and specific to their land interests at land to the West of Station Road Newport.

RPS welcomes the progress of the NDP and will seek to work with the Town Council and others to ensure a NDP is progressed to deliver a sound Regulation 15 document which can thereby be appropriately considered by an Independent Examiner.

To this end it is acknowledged that the NDP should adhere to strategic policies of the local plan, not promote less development than set out in the Local Plan and more importantly in relation to Newport be based on a sound and credible evidence base. It is acknowledged that at the present time some uncertainty exists regarding the future direction of the Local Plan following the initial Examination sessions and the Inspector's initial note of March 2017. The Planning Authority has indicated that by 3<sup>rd</sup> July the Council intend to publish its re-appraisal of the Local Plan evidence base.

It is also noted that on 9 June, the Council published additional information including Examination Documents F10b and G24, which follows the Inspector's conclusion's that the Local Plan's Housing Requirement for the Authority should increase from the 15,555 requirement in the submission plan to 17,280 dwellings as indicated by the Kestrel Close Inspector.

In relation to the NDP we note that the Housing Policies (Chapter 4) addresses my clients land interests to the West of Station Road and states the following:

*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.*

Irrespective of the direction in which the Local Plan eventually chooses to proceed regarding site allocations, that the NDP seeks to exclude H13 from being identified as 'Open Space' is supported and will continue to be appropriate for two principal reasons:

Firstly – The NDP Development Plan Boundary as indicated by Plan 1 of the 2017 NDP excludes the majority of Local Plan site H13, so in effect it is not within the gift of the NDP to consider whether site H13 of the Submitted Local Plan should or should not be included or excluded as Open Space within the NDP as indicated in the paragraph above. The part of H13 which is included within the NDP boundary (principally to the west of Badleys Wells Pumping Station) is simply an agricultural field and in no way can be considered 'long standing open space', despite the paragraph associated with Chapter 4 not defining what 'open space' actually constitutes.

Secondly – Despite the NDP indicating that the site 'was indicated by some' to be open space, there is no credible evidence base for considering the site constitutes open space to an extent that it merits a related designation in the NDP. In contrast there is substantial evidence which demonstrates the opposite:

- It is contrary to the Local Planning Authority's own evidence base on Open Space provision in Newport and in particular its recent submissions<sup>1</sup> to the Local Plan Inspector, where it was clearly stated by the LPA that Site H13 is not designated as an OL6 (Open Space) site on the Proposals Map of the existing Wrekin Local Plan and the site is not well used apart from rights of way across it a positioned backed up by the Council's own ecologist;
- The most recent December 2012 Roger Tym/Peter Brett Report on Open Space in Newport which concludes:

*"We therefore consider that in summary, Newport is adequately provided for in terms of the quantity of space it can avail of in most of the identified categories. Notwithstanding this general conclusion, there is a need to address provision of open space for allotments and children's play in the context of future development."*

- A Village Green Application for the site was made on the 16 December 2011 by Mr J. Rudd on behalf of local residents. A non-statutory inquiry in respect of the proposal for Village Green status took place in October 2012. The Inspector, in his report dated 18 January 2013, recommended that the Village Green Application should be rejected by the Registration Authority, concluding that:

*"...the Applicant has failed to prove his case and that none of the Application Land qualifies for registration as a town or village green under section 15(2) of the Commons Act 2006. It has not been shown that a significant number of the inhabitants of any locality or any neighbourhood within a locality indulged in lawful sports and pastimes as of right on the Application Land or any part of it for a period of at least twenty years, and continued to do so at the time of the Application."*

- A current planning application for the site has been informed by landscape and ecological assessments and demonstrates how elements of the site (along the northern boundary) can be retained for recreational use and assimilated into off-site areas of open space, but the majority of the site (the pony paddock and open field) is entirely suitable for residential development and effectively represents a filling in of a scheme which is already committed and therefore appropriate and deliverable, having regard to the provision of the necessary infrastructure and facilities, and taking account of environmental constraints.

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<sup>1</sup> Matter 8 EIP Ref: K19a

*Continuation Sheet*

We trust the above comments are helpful in demonstrating the current proposals within the NDP in relation to the site are entirely appropriate and sound based on a substantial and credible evidence base. Given the above, should the NDP propose any related amendments seeking to alter the plans current approach to the site then this would not be based on sound and credible evidence and would be strongly resisted by my clients at all future stages of plan making.

We look forward to being kept informed of all future plan making stages of the NDP.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Hill', written in a cursive style.

**PAUL HILL BA(Hons) MA MRTPI  
SENIOR DIRECTOR**

**APPENDIX 'L'**  
**to Regulation 15 Consultation Statement**  
**Newport Neighbourhood Development Plan**

**LIST OF PUBLISHED DOCUMENTS**

- vi. Application for designation NDP boundary
- vii. Early Evidence Gathering and Review – AECOM and URS Report – February 2015
- viii. Newport Town Plan – February 2016
- ix. Newport Town Council Evidence Review – December 2016
- x. Strategic Environmental assessment (SEA)  
Screening Statement
- xi. Habitat Regulations Assessment (HRA)  
Screening Statement
- xii. Regulation 14 Pre-Submission Consultation – May 2017

TELFORD &amp; WREKIN COUNCIL

to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan

CABINET - 30 MAY 2013

DESIGNATION OF A NEIGHBOURHOOD PLAN AREA FOR NEWPORT

REPORT OF ASSISTANT DIRECTOR: PLANNING SPECIALIST

LEAD CABINET MEMBER – COUNCILLOR CHARLES SMITH

**PART A) – SUMMARY REPORT****1. SUMMARY OF MAIN PROPOSALS**

- 1.1 The Localism Act introduced legislation to allow Parishes to produce a Development Plan for their neighbourhood. Newport Town Council is one of four Parish/Town Councils in the Borough currently preparing Neighbourhood Plans. Newport Town Council has delegated authority to a Newport Neighbourhood Development Plan Steering Group (NNDPSG) to lead on the Newport Neighbourhood Development Plan and in line with the Neighbourhood Planning Regulations has applied to Telford & Wrekin Council to designate Newport Town Council area as a Neighbourhood Area. On the basis of the information set out in this Report it is recommended that the Council support the designation as shown on the plan in Appendix A. Once the Town Council has prepared their Plan, this will be submitted to the Council to consider, and be the subject of a local examination and local referendum. If supported through these stages, the Plan would then be adopted as part of the Development Plan for the Borough.

**2. RECOMMENDATION**

- 2.1 That Cabinet support the Neighbourhood Area application by Newport Town Council and approve the designation of the area shown in Appendix A as a Neighbourhood Area

**3. SUMMARY IMPACT ASSESSMENT**

<b>COMMUNITY IMPACT</b>	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	Business Supporting, Business Winning Council
	Will the proposals impact on specific groups of people?	
	Yes	Designation of the Newport Town Council area as a neighbourhood plan area will help engage all parts of the community in planning.
<b>TARGET DELIVERY DATE</b>	The process would commence following Cabinet approval.	
<b>FINANCIAL/VALUE FOR MONEY IMPACT</b>	Yes	The costs associated with the introduction of Neighbourhood Plans are met by the Local Authority and funding up to a maximum of £30,000 per scheme is available from the DCLG in 2013/14 to offset the additional costs of designations, referendum and examinations. Should the examination process not be completed until the 2014/15 financial year there is a risk that DCLG funding will not be available. JAC 19/04/13
<b>LEGAL ISSUES</b>	Yes	The Localism Act 2011 provided a framework for a new statutory regime to establish Neighbourhood Planning. The 2012 Neighbourhood Planning (General) Regulations (SI 2012/637) ("the Regulations") add more detail to that framework. Part 2 of the Regulations makes provision in relation to the procedure for designating a neighbourhood area, including the content of the application and what the local planning authority must do to publicise such an application. In

		considering the Newport Town Council application, the Council in its capacity of Local Planning Authority has been mindful of the provisions of the Regulations, and in the view of Legal Services any risk of successful challenge to the process on procedural grounds is minimal.
<b>OTHER RISKS &amp; OPPORTUNITIES</b>	Yes	The development of Neighbourhood Plans does pose some potential risks to the preparation of the Borough Plan including potential duplication or inconsistency with Borough Policy. This is being mitigated by regular Officer engagement with the Parish ensuring early discussion of any potential issues. Opportunities include a strengthening of local engagement in the planning process and in the development of Shaping Places and acceptance of development proposed in the area. A successful frontrunner plan will raise the profile of the Council locally and nationally.
<b>IMPACT ON WARDS</b>	Yes	Newport North, Newport South, Newport East & Newport West

## **PART B) – ADDITIONAL INFORMATION**

### **4. INFORMATION**

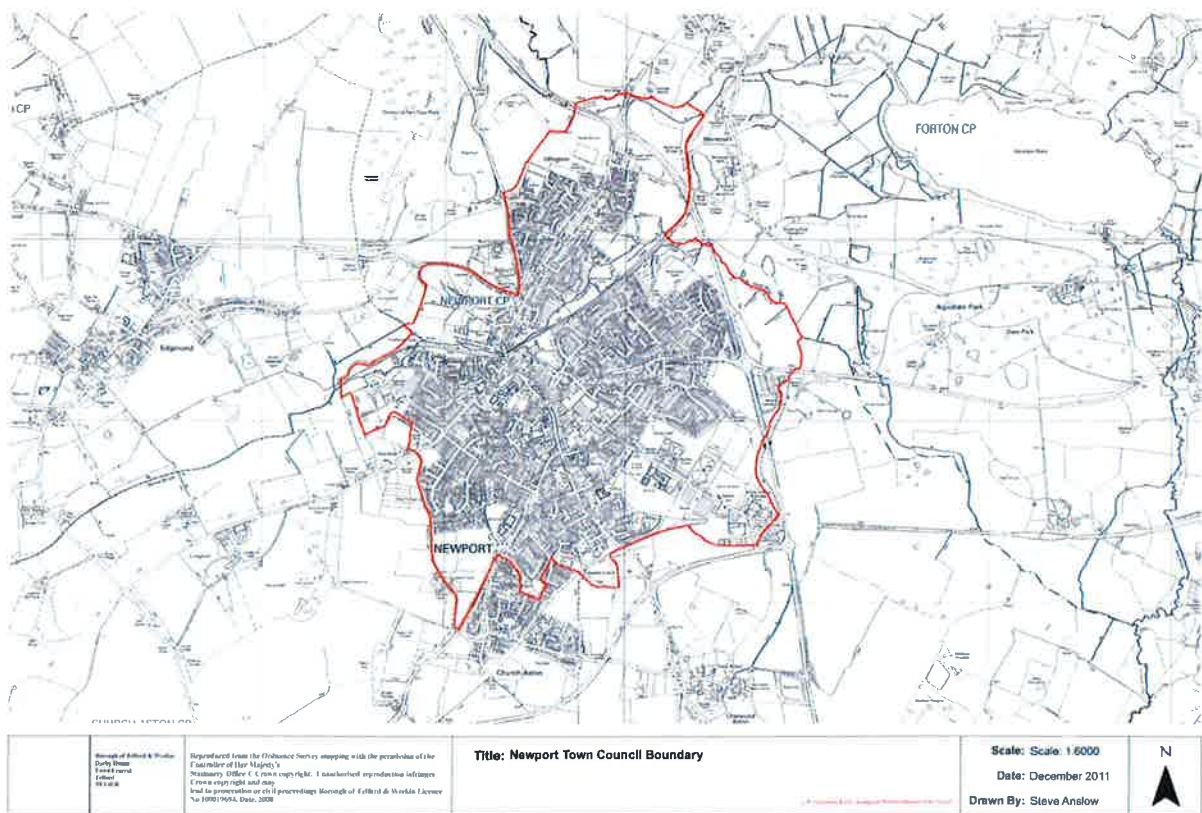
- 4.1 The Localism Act (2011) introduced Neighbourhood Planning as a mechanism to increase local engagement in plan making. In March 2012 Telford & Wrekin Council successfully bid with Newport Town Council for the area to become one of the Government's Frontrunners in Neighbourhood Planning
- 4.2 The development of a Neighbourhood Plan involves a number of stages:
- Designation of the Neighbourhood Plan area
  - Establishing a local working/steering group
  - Identification of the issues that the Neighbourhood Plan needs to address
  - Developing the Plan's vision and objectives and proposals to meet these including a proposals map
  - Undertaking a sustainability appraisal of the Plan's proposals
  - Effective local consultation on the Plan
  - Submission of the Plan to the Council for consideration
  - Examination whereby an examiner, appointed by the Council, examines the Plan to establish if it meets all statutory obligations
  - Referendum; a yes/no vote on the local implementation of the plan
- 4.3 Telford & Wrekin Council's role in the Neighbourhood Plan process is to:
- Give assistance and advice on the content of the plan and process
  - Agree and formally designate the Neighbourhood Area
  - Check the plan is in general conformity with relevant legislation and regulations and conforms with national planning policy and the strategic policies of Telford & Wrekin Councils Development Plan
  - Arrange and pay for an independent examination
  - Arrange and pay for a referendum of the Neighbourhood Plan
  - Subject to the outcome of the previous stages, adopt the Neighbourhood Plan as part of Telford & Wrekin Councils Development Plan
- 4.4 In establishing the boundary to their Plan Newport Town Council wrote formally to neighbouring Parishes asking specifically if they had a view on the neighbourhood area and whether they wished this to be extended to include them. All responded they did not wish for the boundary to

be extended. In addition Newport Town Council wrote to The Newport & District Civic Society, Newport Chamber of Commerce, Newport 21, Newport Regeneration Partnership and Newport Parish Plan Steering Group seeking comments and to encourage their engagement in the Plan's subsequent development.

- 4.5 The proposed neighbourhood plan area for Newport reflects the boundaries of the Town Council and is shown in Appendix A. Under part 2 of the Neighbourhood Planning Regulations (2012), Telford & Wrekin Council is required to publicise the request for designation for 6 weeks, to consider the responses received and determine whether or not to support designation.
  - 4.6 A legal notice, together with the correspondence submitted by the Town Council requesting designation, were publicised via Telford & Wrekin Council's Website and the Newport Town Council newsletter. The period of consultation ended on 5<sup>th</sup> April 2013 and no representations have been submitted to the Council.
  - 4.7 It is therefore recommended that Newport Town Council's request to designate the neighbourhood area is supported. No concerns with this boundary area have been raised, its correlation with the Town Council area will assist with any future referendum and it provides a good model for future neighbourhood plan proposals.
  - 4.8 Subject to the neighbourhood area being approved, the Newport Neighbourhood Development Plan Steering Group will continue to engage with local people and stakeholders, including Telford & Wrekin Council to develop the neighbourhood plan. The Steering Group on behalf of the Town Council will lead the development of the Plan. Members will be kept informed of this process with reports being brought to Cabinet at key stages.
  - 4.9 The Council has no dedicated officer resource for neighbourhood planning but officers from the Business & Development Planning Unit offer advise on planning matters and can coordinate input from other parts of the Council to support the Town Council develop the Plan. This is important to avoid inconsistency between National/Borough Policy and service priorities and the neighbourhood plan proposals.
5. **IMPACT ASSESSMENT – ADDITIONAL INFORMATION:** NA
  6. **PREVIOUS MINUTES:** NA
  7. **BACKGROUND PAPERS:** NA

**Report prepared by Rachel Taylor, Environment & Planning Policy Team Leader, Tel: (01952) 384220**

## Appendix A



**APPENDIX 'C' to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan**

**TELFORD & WREKIN DECISION to designate 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 30<sup>th</sup> 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](http://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.



Telford & Wrekin  
COUNCIL

**APPENDIX 'D'**  
**to Regulation 15 Consultation Statement**  
**Newport Neighbourhood Development Plan**

**AECOM METHODOLOGY USED IN GATHERING EVIDENCE**

**AECOM METHODOLOGY**

AECOM's Evidence Review methodology is based on an approach which applies key questions relevant to the emerging Newport Neighbourhood Plan issues and potential policies. Given the early stage of drafting, this review has examined the data underpinning the emerging Telford & Wrekin Local Plan and identified documents that may help the Parish Council to assemble its evidence base in order to develop the Neighbourhood Plan. The various evidence base documents were evaluated against the draft vision and policy themes provided by the Newport Parish Council.

The evidence for neighbourhood planning needs to be 'proportionate' i.e. in relation to the scope of the policy being proposed. Any evidence used should be clearly referenced and presented in an accessible way, both for the purpose of examination; and for the benefit of residents reading a plan, as well as interested parties such as landowners and developers – all of whom may be impacted.

Evidence comes from several sources, including:

- ☐ The relevant Local Plan (which in the case of Newport, includes the saved policies of the Adopted Telford and Wrekin Core Strategy (2007), the Wrekin Local Plan (2000), and the emerging Telford and Wrekin Local Plan (Shaping Places));
- ☐ Local Plan evidence base studies (e.g., the Strategic Housing Land Availability Assessment);
- ☐ New technical evidence generated by the Neighbourhood Group (e.g. the Newport open spaces survey);
- ☐ New stakeholder-derived evidence generated by the Neighbourhood Group (e.g. 'the Phez' public house consultation, the January 2014 community questionnaire and workshop comments);
- ☐ National reports, independent research and the 2011 Census.

An indexed list of evidence was provided by the Town Clerk to support the review process.

**APPENDIX 'E'**  
**to Regulation 15 Consultation Statement**  
**Newport Neighbourhood Development Plan**

**AECOM Vision Statement for Newport**

Vision and potential policy themes for the Newport NP

**Newport vision statement:**

*"A haven of independence and community, a place that always feels like home. Bustling shops and services, busy streets, vibrant weekly indoor general markets and a regular farmer's market, all encompassed within the character and historical quaintness of a conservation area enhanced by numerous listed buildings of varying architectural importance. A town with good transport links to major centres of commercial and employment activity, blessed with the best of modern communications and technology; one that is prosperous, educated, a seat and centre of learning, across the full spectrum of educational needs, with plenty of jobs - from high tech to retail to public service.*

*A town that provides; opportunities to help in the community with volunteering roles, a range of (high build quality) houses and tenures, a wealth of pubs or clubs or institutions, 'Something for one and all'.*

*A town with sustainable transport linked to the national cycle network where the car is no longer as dominant as it once was, greener with more trees and more green and blue space for everyone to enjoy.*

*Home to an attractive canal with picnic areas on the adjacent Victoria Park. A variety of parks (Norbroom/Shuker or a new) that house community buildings with first class facilities to accommodate traditional sports pitches and a cycle track.*

*A glad host to a burgeoning University, Harper Adams, one of the first in Shropshire; providing a rare partnership where the town welcomes the students, and the students respect the town.*

*A town that marries the best of the future, with a love for it's past.*

*A happy place."*

**Policy Theme extracted from meeting notes:**

*(Steering Group held in The Guildhall, The High Street on Wednesday 23<sup>rd</sup> Oct 2014)*

**Agreeing the Themes** Having considered the workshop report and the PMG minutes (1 Oct), the following were agreed as the proposed policy themes of the Newport NDP:

- Identifying/ encouraging recycling premises.
  - Sustainable transport infrastructure.
  - Existing and New Green and Blue Spaces to include an increase in playing fields.
  - Houses / schools - High standards of build quality and energy retention. Mitigate against future parking demand.
  - High grade communications infrastructure.
  - Benefits of increased employment opportunities in connection with HAU expertise.
  - Water Lane Development – mixed use.
  - Policies to reduce the 'Studentification' of Newport.
  - Affordable Housing – on site and to national targets (not watered down post planning approval)
-

**APPENDIX 'F' (17 page document)  
to Regulation 15 Consultation Statement  
Newport Neighbourhood Development Plan**

**URS Newport Neighbourhood Development Plan  
WORKSHOP – 8th September 2014, Cosy Hall, Newport**



September 2014



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## 1. INTRODUCTION

This report provides the outputs from the policy workshop facilitated by URS on Monday the 8th September 2014. Attendees worked through a series of exercises covering issues and opportunities mapping, visioning, objectives setting, and infrastructure/implementation project scoping.

### **Attendees:**

#### *Table 1*

Dr David Llewellyn – Harper Adams University  
Cllr Peter Scott – Newport Town Council  
Cllr Tim Nelson – Newport Town Council  
Charles Worth – Newport 21

#### *Table 2*

Bernie Jones – Shrewsbury & Newport Canal Trust  
Graham Hobson – Newport & District Allotment Society  
Cath Edwards – Newport 21

#### *Table 3*

Tony Finch – Newport Cricket Club  
Cllr Nigel Borrett – Newport Town Council  
Janet Clarke – Newport Civic Society  
Tim Pryce – Newport Central (Visitor Information)

#### *Table 4*

*(comprised attendees who were unable to make the start of the workshop)*

Michael Barker – Telford & Wrekin Council  
Lyn Fowler – Newport Town Council  
Lawrie Boardman – Town Plan Steering Group  
Michael Atherton – Newport Town Team

## 2. CONSTRAINTS AND OPPORTUNITIES MAPPING

Attendees (working in small groups) were asked to populate maps with pink, green and orange post it notes (see Appendix) highlighting the current issues/constraints, features/areas of existing value and finally, opportunities for change of use of existing sites/areas or new uses of sites/areas. The terminology 'MAD', 'GLAD' and 'ADD' was used as this reflected a similar and previous consultation exercise that had been undertaken with the Newport community. The exercise sought to place the constraints and opportunities into a spatial context and act as an introduction to the rest of the exercises. Appendix 1 illustrates the key issues raised through previous consultation exercises (as identified through a review by URS prior to the workshop taking place), whereas Table 1 depicts the most commonly raised issues/constraints and opportunities identified by participants during the workshop. It should be noted that attendees were not necessarily voicing a personal opinion but the opinion of those they represented or an opinion prevalent in their networks.

What makes us "MAD"	Frequency issue was raised
Overdevelopment – scale of proposed developments are too big	4
Better/more cycle routes	4
Lack of Parking:	3
- Lack of parking at schools	
- Removal of spaces	
NIMBYism/general opposition hindering development	3
Better/more bus links needed	3
Recycling centre removed	3
Lack of affordable housing, particularly in new developments	2
Lack of sports facilities with existing provision under threat	2
Lack of entertainment /arts/hotel facilities in the centre of Newport	2
Brownfield first	2
Not enough local employment	2
Lack of supermarket choice	1
Out of town 'hypermarket' threatening high street	1
General lack of housing stock	1
Better student housing	1
Telford and Wrekin given too much power – anti-representative	1
Lack of vision – too much 'piecemeal' development	1
Not enough community space	1
Lots of derelict land	1
Market Hall under-utilised	1
Canal not open	1

What makes us "GLAD"	Frequency issue was raised
Good community spirit	3
- Friendly	
- Low crime	
The Canal	3
- Showing signs of redevelopment	
- Somewhere to fish	
High Street	3
- Good commercial and social centre	
- Continues to thrive	
Good mix/plenty of independent businesses	3
Parking	3
- Free parking	
- Supermarkets provides short stay service	
Good services	2
Good pedestrian friendly High Street	2
Presence of university	2
Plenty of parks/play areas	1
The town is developing	1
Attractive to look at (Heritage/aesthetic)	1
Variety of supermarkets	1
Good Schools	1
Health care provision	1

Things we would like to "ADD"	Frequency issue was raised
Bring the recycling centre back	4
More jobs/skills/training for local young people	3
More land/incentives for employment in high-tech/R&D industries	3
More parks/green spaces	2
Better and more integrated public transport links to/from nearby towns (Park and ride/bus/cycle/rail)	2
More affordable housing	2
Improve Parking	2
Re-open the Canal	2
More medical facilities/expand existing doctors surgery	2

Water lane developed appropriately (consistent rather than piece meal)	2
More sporting facilities	2
Demolish/redevelop Main Street	2
Enhance wildlife corridors	1
More support for starter businesses	1
Local food initiatives	1
More allotments	1
More Hotel/B&B facilities	1
More variety of High Street services	1
More private services/industrial investment	1
School expansions/more places to keep up with housing developments	1
Need a manned police station (back)	1
Newport Market redeveloped	1
Better planning of student accommodation	1

**Note:**

'Frequency issue was raised' - Groups were asked to coordinate their comments within the group, rather than provide individual comments. If the table identifies that an issue was raised three times, it means that it was identified as an issue by all three groups (Table 4 did not participate in this exercise as they arrived at the workshop later). Where an issue has been raised four times, it suggests that the same issue was raised/articulated slightly differently, or perhaps the group didn't realise they had already raised it.

**Review of the main themes**

Drawing on the analysis conducted by URS prior to the workshop (see Appendix 1), a number of correlations can be made between the issues highlighted above, and data gathered from steering group meeting minutes, town plan questionnaire results and informal consultation events. Issues such as parking, the reinstatement of a recycling centre, transport links and the under utilised market featured with prominence in both arenas.

Several other themes such as a desire for a greater mix of services and more choice of supermarkets were also raised. There is an overall attachment to the market town heritage of Newport, its appealing physical aesthetic and its independent businesses. Conversely, there was little contention regarding the presence of well-known chain businesses emerging on the High Street providing there is no oversupply. Promotion of an 'agri-tech' based, Harper Adams affiliated enterprise zone gathered momentum in the URS workshop. Though this has not been mentioned specifically before, the principle of the idea falls in line with a desire to further collaborate with the university and increase employment in the area, something mentioned frequently in previous meeting notes/questionnaires.

Looking at more detail at the most prominent and frequently raised issues, these must then be considered within the context and remit of a Neighbourhood Development Plan (NDP). Some prominent concerns lie (at least partly) beyond the influence of an NDP and are therefore best promoted through parallel (but non-planning) activities. For example, there is a strong community aspiration to reinstate the recycling centre. Land for such a facility could be clearly identified in the NDP and this would prompt and encourage discussion with Telford and Wrekin Council on recycling

facilities and the potential for reinstatement of this facility (funding and delivery would be beyond the direct influence of the NDP however). The aspiration to 'connect the canal to Norbury Junction' is another outcome that lies partly beyond the powers of the NDP, as the land that would be required lies outwith the boundary of the Newport NDP. However both of these parallel (but non-planning) projects could be flagged up in an appendix to the NDP, and discussions held with Telford and Wrekin Council as to whether they could also be earmarked for any CIL monies (through a community infrastructure delivery plan). They would not be voted upon as part of the NDP however the issue of parking has featured frequently throughout, and again may be difficult to address directly through the NDP. This issue can be influenced to the extent that it relates to new development that requires planning permission (for example a policy on parking provision for new student housing developments could be included in the plan - because much of the increasing congestion is perceived to be caused by the rising student population), but it will not be possible to address parking congestion related to the existing use of properties that do not require planning permission. Policies can be created to mitigate future congestion to some extent, but direct intervention to address existing provision is not within the powers of the plan.

However more could be done to encourage people out of their cars, which would reduce existing congestion. Many neighbourhood planning groups are struggling with the concept of sustainable development and the need to get a modal shift from the car to cycling, walking and public transport. Wider pavements, cycle routes, safer crossing points, crocodile routes for school children can all help, and these could be worked up as a Neighbourhood Development Order (NDO). These could be described and promoted through the NDP as a parallel project.

One of the most common issues raised during the workshop centred on a perceived housing oversupply in the Newport area. The impacts of permitted developments cannot be addressed through an NDP, but there is potential to influence future supply, (not quantum, unless there is a desire for more growth than that provided for in the Local Plan) but in terms of location, tenure and design.

### 3. VISION EXERCISE: POSTCARDS FROM THE FUTURE

Following the mapping exercise, participants were shown an example of a strong locally distinctive vision and were then presented with the current iteration of the local vision as set out in the Newport Town Plan and other key local documents. Delegates were challenged to build on the current wording of the vision to make it relevant to the Newport Neighbourhood Plan aspirations and locally unique. To achieve this the group were asked to imagine that they were writing to a friend that used to live in the town but emigrated to New Zealand, the year was now 2030 and the NDP had been a roaring success. This is how the group now described Newport:

In 2030 Newport is:

*"A thriving market town with a High Street full of independent traders/shops. We have excellent sporting and leisure facilities near to town. Harper Adams has expanded to a much larger student population, generating employment and trade in Newport. We now have two recycling plants, and the canal area is lovely and is populated by pleasure craft and linked to Shropshire union canal."*

Newport in 2030 is:

- 1) *A centre for high-tech employment in agricultural technologies*
- 2) *Recognised as a centre of excellence in primary & secondary education*
- 3) *Recognised as the UK's smallest university town*
- 4) *A vibrant & varied shopping centre serving the needs of the town and surrounding area and balanced with appropriate edge of town provision.*
- 5) *The home of a thriving farmers market, connecting the town to its agricultural hinterland*
- 6) *A visitor destination for theatre (inc Newport showground); dining (on the high street) the arts, and use of the newly opened canal.*
- 7) *Able to sustainably manage and protect its environment and greenspace through collaboration between the community, local business and the town council.*

Newport in 2030 has:

- A connected canal;
- Healthy population;
- A regenerated Main Street;
- A retained heritage/character;
- Thriving market with a resilience to food price hikes;
- Connected/public transport;
- Sport facilities for rugby, cricket and football;
- Still a high standard of schooling which accommodates the local population; and
- An Aldi.

There are a number of common themes to these vision statements, including references to:

- A town centre which is vibrant and healthy;
- Role of Newport as a market town, serving a wider rural hinterland and in doing so, providing a range of excellent services, including for sports and recreation, leisure, education and shopping;
- The role of the university as a catalyst for growth and employment; and
- The canal and farmers market providing opportunities for leisure, trade and tourism.

It is suggested that these statements would usefully inform and provide the foundation for articulating the vision statement for the neighbourhood plan.

#### **4. SMART(ER) OBJECTIVES**

Following the visioning exercise a further exercise took place where each of the three groups was asked to prepare a series of SMARTER objectives for the NDP to achieve, using the vision statement they had prepared. Below are the summaries of what each group contributed:

##### **Group 1 Objectives**

- 1) Embrace and collaborate with Harper Adams - Agri-tech Innovation Park in 2 years, investing 10 million?
- 2) Designate existing green spaces
- 3) Promote and nurture education
- 4) UK's smallest university town – adopt the theme
- 5) Identify more sites for purpose built student housing – such as the police station (which is closing)

##### **Group 2 Objectives**

- 1) Canal corrected/regenerated
- 2) Better transport (parking/cycling/railways) and reduced pollution/reliance on cars
- 3) Market Hall updated

##### **Group 3 Objectives**

- 1)
  - Create an agri-tech innovation park – with Harper Adams University
  - Promote inward investment in the innovation park.
  - Develop a national centre of excellence (to bring in JCB, Land Rover, GKN to work alongside)
- 2)
  - Promote in-area student places as town grows
  - Provide space for expansion of schools where required
  - Make town attractive to recruit the best teachers
- 3)
  - Adopt university town theme
  - Promote, build, regenerate
  - Work together closely on positives and deal with negatives in private

## 5. INFRASTRUCTURE DELIVERY TASK

As the final task during the workshop, participant groups were asked propose one item of infrastructure that they would like to see delivered, based on the vision they had adopted. This proposal included details of what partners (local businesses/public bodies) would contribute, what timescale it would delivered within, the location/coverage of the infrastructure and how it would be delivered (cash, people/resources, statutory tools). Summarised below are each of the three group's responses to the task:

### Group 1

<b>What?</b>	<b>Super-Fast Broadband (Fibre-optic)</b>
<b>Who?</b>	Providers such as BT/Sky/Virgin etc.  Users: Harper Adams University / Businesses / NTC / Schools etc.
<b>When?</b>	0-3 Years (ASAP)
<b>Location</b>	Business Park(s) and Town Centre are priority. Complete coverage to be provided later.
<b>Delivery Mechanism</b>	Rural broadband roll-out, Pump Priming,, commercial providers

### Group 2

<b>What?</b>	<b>Community Greenspace</b>
	LEAPs/NEAPs
<b>Who?</b>	Nature Reserve SSSI  Linear Greenspaces such as the Canal
<b>When?</b>	Green wedges implemented into plans
<b>Location</b>	Wilderness Park, Newport Beech Fields Plough Lane
<b>Delivery Mechanism</b>	Telford and Wrekin Borough Council

### Group 3

<b>What?</b>	<b>Canal Green Corridor</b>
<b>Who?</b>	CRT, IWA, WRG, Prison Service, SNCT volunteers, RCC Volunteers
<b>When?</b>	Now
<b>Location</b>	Join up sections into town, extend to Norbury.
<b>Delivery Mechanism</b>	HLF continuing funding, IWA, CRT, other grant funding bodies, utilisation of voluntary labor (SNCT, WRG, RCC), Prison Service

## **6. CONCLUSIONS AND NEXT STEPS**

The workshop exercise on Monday 8th September 2014 has confirmed that there is broad consistency between the issues raised by the community through the various formal and informal consultation events to date; and the priorities identified by the Steering Group as the appropriate focus for the NDP. A further benefit of the workshop has been the confirmed willingness of Harper Adams University to work alongside the Town Council in developing the NDP, and the opportunity that preparing a neighborhood plan provides to harness the existing strengths of the town and opportunities for future development going forward into the future. This includes investigating opportunities for facilitating the development of agri-tech businesses in a bespoke location (allocated employment site) linked to both the town and the university.

Three significant infrastructure priorities have been identified and the planning policy and spatial implications of these, particularly with regard to sustainable development needs further work. For example green spaces are important to climate change mitigation. Canals can also offer mooring facilities for houseboats with the appropriate infrastructure.

It is considered that the following tasks would usefully build on the work undertaken to date, and the outcomes of the workshop, as reported above.

1. Review the draft visions identified above, drawing from these to prepare a vision statement and a number of supporting aims/objectives for the neighbourhood plan. A number of the aims/objectives in the existing Town Plan would usefully inform this exercise.
2. Undertake informal consultation with local organisations/stakeholders on the draft vision statement, aims/objectives and potential policy themes to confirm support. This could also be extended to wider community consultation.
3. Identify the existing technical evidence that exists, how this aligns to the aims/objectives and potential policy themes and identify potential gaps.
4. Prepare project plan for addressing evidence gaps.
5. Drawing on the evidence collated, consider policy options (including which policy priorities can be addressed through the NDP and which cannot) and begin to formulate policy intentions, including in relation to site allocations.
6. Liaise with Telford and Wrekin Council regarding policy aspirations and emerging Local Plan, to identify which policy aspirations/allocations are best addressed through the Local Plan, and which through the NDP.
7. Confirm short list of policy/site allocation intentions (including through consultation with local organisations/stakeholders including land-owners and developers).
8. Liaise with Telford and Wrekin Council regarding screening for SEA.
9. Begin to formulate draft policies and supporting justification.

The workshop and above report completes Stage 1 of our commission.

Stage 2 of our commission covers the following:

- Using URS plan-making template to work up potential draft policies and to show links to already available evidence.
- To screen draft policies against the emerging local plan and to comment on how much of the policy aim can be delivered through existing or emerging local plan policy.
- A meeting (or workshop) with a Telford and Wrekin planning policy officer to discuss the proposed policies.
- To advise which, if any policies or priorities would be best dropped because of either repetition with emerging local plan or the weight of evidence not being available where a draft policy departs radically from the local plan.

This correlates with tasks 5 and 6 of the list above.

## APPENDIX 1: IDENTIFIED KEY ISSUES/CONSTRAINTS BY URS – (PRIOR TO WORKSHOP)

(Analysis based on Newport Town Council's Community Questionnaire Analysis Report for the Newport Town Plan (January 2014), minutes of previous workshops, informal consultation events and Steering Group meeting notes). The table identifies for each theme in the second column, the priority of the issue in terms of how prominently it featured in the documentation and in the third column, whether there are any tensions with addressing the issue, for example there are opposing views/opinions within the community or there are potential difficulties with delivering the aspiration through a NDP. The final column identifies whether there is any overlap with other issues that have been raised, i.e. that it might have an influence on how that issue is also addressed, or where there may be cumulative impacts.

Theme	Priority 1-5 (5:High)	Tension? (i.e. opposing views/opinions, or issues with delivery	Overlap – with other issues
<b>Sustainability/Trees/Recycling/Green Space</b>			
Insufficient recycling facilities	5	Identification of suitable site/land for a facility could be included in the NDP	
Preserve/enhance local green space	2		
More trees	1		
<b>Town Identity/character/parking/heritage</b>			
Free Parking	3	Yes – Free parking increases utilisation rates /car usage / congestion.	
Current decreasing availability of parking	5	Yes – (exacerbated by student HMOs)	Student housing, provisions for walking, cycling
Need for more parking	5		
Maintenance of traditional aesthetic/character – ('Upkeep')	2		Historic buildings/streetscapes
More historic monuments/designations	1		
<b>Employment</b>			
Student presence/behavior	2	Yes – good for economy but some amenity issues arising from parking, upkeep of properties, night time economy	Night-time economy, parking, student housing
Supporting Supermarkets for greater choice	4	Yes	Supermarkets required to facilitate requested additional service choice and
Specifically low cost supermarkets	3		

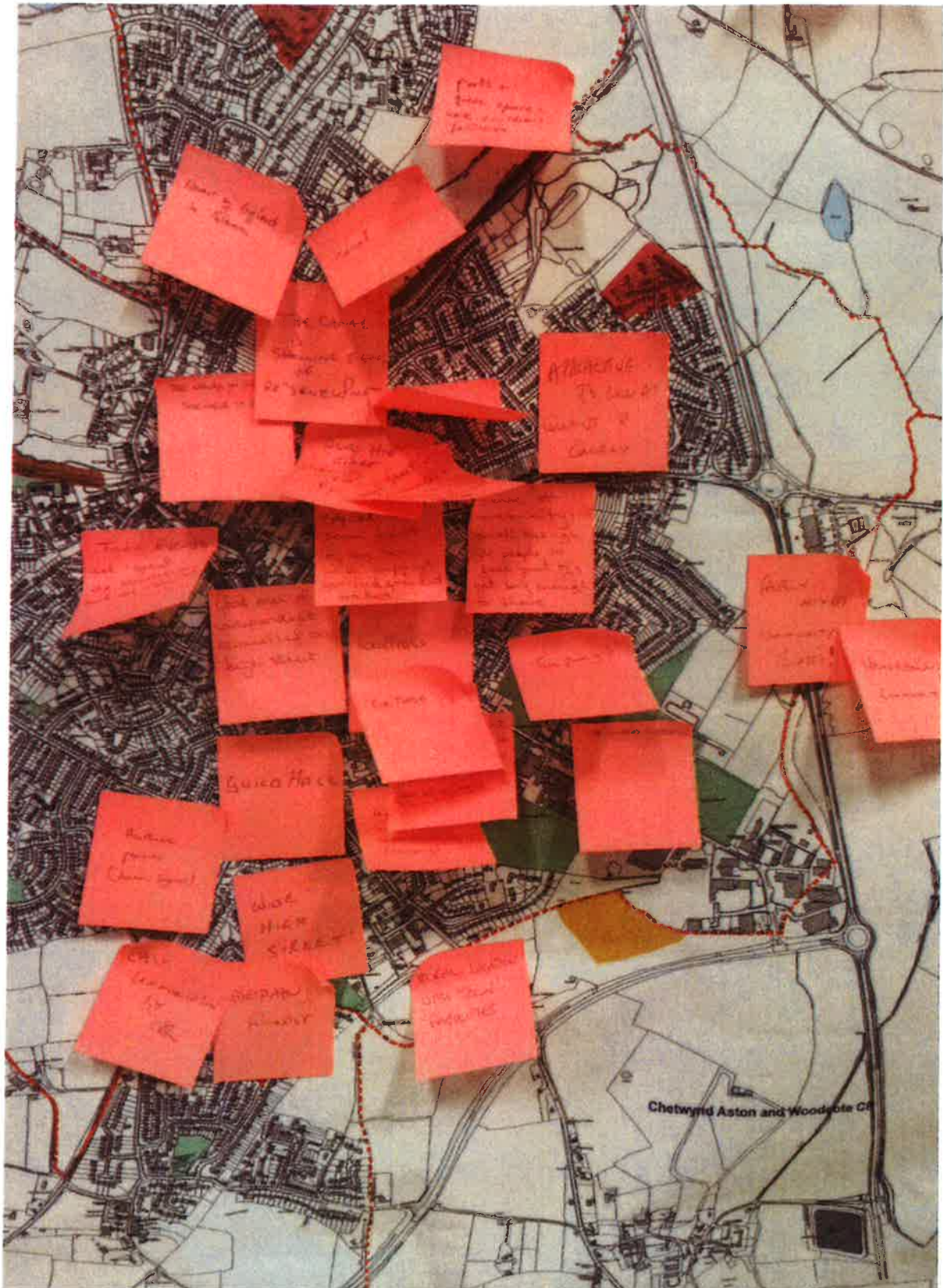
			support increasing student population.
Against Supermarkets	1	Yes – opposing opinions on need for additional facilities	
More independent businesses	2	Potentially Yes - (with supermarket development – could price out independent retailers)	Shop frontages
More collaboration with Harper Adams	1	Yes – see student presence above	
<b>Leisure Economy and Transport</b>			
Better public transport	2	Space for bus stops, turn-around space, routes could be explored. Otherwise beyond remit of NDP	
Greater selection of services	1	To some extent beyond remit of NDP. Could seek to encourage an enterprise culture through identifying or providing a policy for startup units or relaxation of use classes (NDO)	
Greater use of market and market hall	1	To some extent beyond remit of NDP. Could consider a NDO to relax use classes in the market hall to encourage more activity.	
<b>Built Environment</b>			
Historic Building/streetscapes preservation	1		
Poor shop frontages	1	To some extent market driven, Could consider a NDO similar to Cockermouth, supported by design guidance	
Poor canal area	2	To some extent outside remit of NDP (and boundary)	
Brownfield priority (no more large scale greenfield	2	Yes – lack of	

housing devs)		available brownfield sites of sufficient size?	
Reduce number of houses for students (HMOs)	2	Yes – promoting growth of university will mean more students require accommodation. Review Exeter St James NDP for potential solutions	Yes – (call for greater controls on student houses and parking)
Less space for housing developments	1	Yes - Local student population growth and national government push for housing.	
Greater control of shop unit purposes (less charity shops etc.)	1	To some extent outside remit of NDP (charity shops are a retail use so appropriate in town centres) although there is an opportunity to control/vary use classes.	

**APPENDIX 2: CONSTRAINTS AND OPPORTUNITIES MAPPING**









**APPENDIX 'G'**  
**to Regulation 15 Consultation Statement**  
**LIST OF NEWPORT NDP STEERING GROUP MEETINGS**

List of Dates of Steering Group Meetings available on the Town Council web site

[http://www.newportshropshire-tc.gov.uk/Core/Newport-Tc/Pages/Newport\\_NDP\\_Steering\\_group\\_6.aspx](http://www.newportshropshire-tc.gov.uk/Core/Newport-Tc/Pages/Newport_NDP_Steering_group_6.aspx)



Steering Group

Meeting 26th July 2017
Meeting 15th February 2017
Meeting 24 August 2016
Meeting 28 April 2016
Meeting 20 August 2015
Meeting 15 April 2015
Meeting 31 March 2015
Meeting 13 February 2015
Meeting 22 October 2014
Meeting 1 October 2014
Meeting 14 July 2014
Meeting 2 June 2014
Meeting 25 March 2014
Meeting 18 February 2014
Meeting 21 January 2014
Meeting 27 November 2013
Meeting 5 November 2013
Boundary Designation Request

**APPENDIX 'H'**  
**to Regulation 15 Consultation Statement**  
**Newport Neighbourhood Development Plan**

**LIST OF CONSULTATION EVIDENCE GATHERED BY STEERING GROUP**

• Town Team comments - Workshop notes 14 Jan 2014
• Town survey Initial findings Press release identifying some initial themes as a result of the Town Plan questionnaire
• Shaping Places Strategy & Options Consultation - Town Council Responses (Jul 2013)
• Newport Regeneration Partnership Workshop Chairman's report dated 5 Feb 2013
• Trees in Newport - Newport 21 report Feb 2014
• Sustainability - Newport 21 report Feb 2014
• Re-use/Refurbish - Newport 21 Report Mar 2014
• Chamber of Commerce Employment Sub Group - Chairman's notes Feb 2014
• Library Consultation - 10 May 2014 Report
• Shaping Places Housing & Employment Sites - Town Council Responses to Newport sites Jun 2014
• Phez Consultation - 27 Jun 2014 Report
• Focus Group Questions - Questions identified by focus groups to prompt comment and debate
• Newport Regeneration Partnership Comment - Shaping Places Housing & Employment Site allocations consultation response - Jun 2014
• Town Plan Questionnaire Findings - Shropshire Rural Community Council findings based upon the responses to the Town Questionnaire circulated to Newport Residents in Nov 2013
• NDP Workshop 8 Sep 13 - Workshop report by external consultants URS – 4 hour interactive workshop to identify/confirm vision and policy themes
• Newport Regeneration Partnership Chairman's Report on Employment
• Newport Town Council Neighbourhood Plan Evidence Base Review - February 2015

**APPENDIX 'I'**  
**to Regulation 15 Consultation Statement**  
**Newport Neighbourhood Development Plan**

**LIST OF DOCUMENTS USED IN COMPILING TOWN COUNCIL EVIDENCE REVIEW**

- **Newport Town Plan, September 2014**
- **Newport Town Council Neighbourhood Plan Evidence Base Review, AECOM Design, Planning & Economics, February 2015**
- **Towards an Economic Plan for Newport: Developing a Strong Modern Economy, Newport Regeneration Partnership, April 2015**
- **Pride in Your High Street: Newport Regeneration Partnership, May 2015**
- **Guidance For Outdoor Sports & Play (England), Fields in Trust, October 2015**
- **Telford & Wrekin Local Plan 2011 – 2031 Submission Version, June 2016**
- **Telford & Wrekin Council Annual Monitoring Report (Housing Section), August 2016**
- **Census profile (based on 2011 Census data) prepared by Borough Council, November 2016**

(Note:

*The data gathered by Newport Town Council can be viewed on the Town Council's website)*