



Water Lane
Planning Statement

Contents

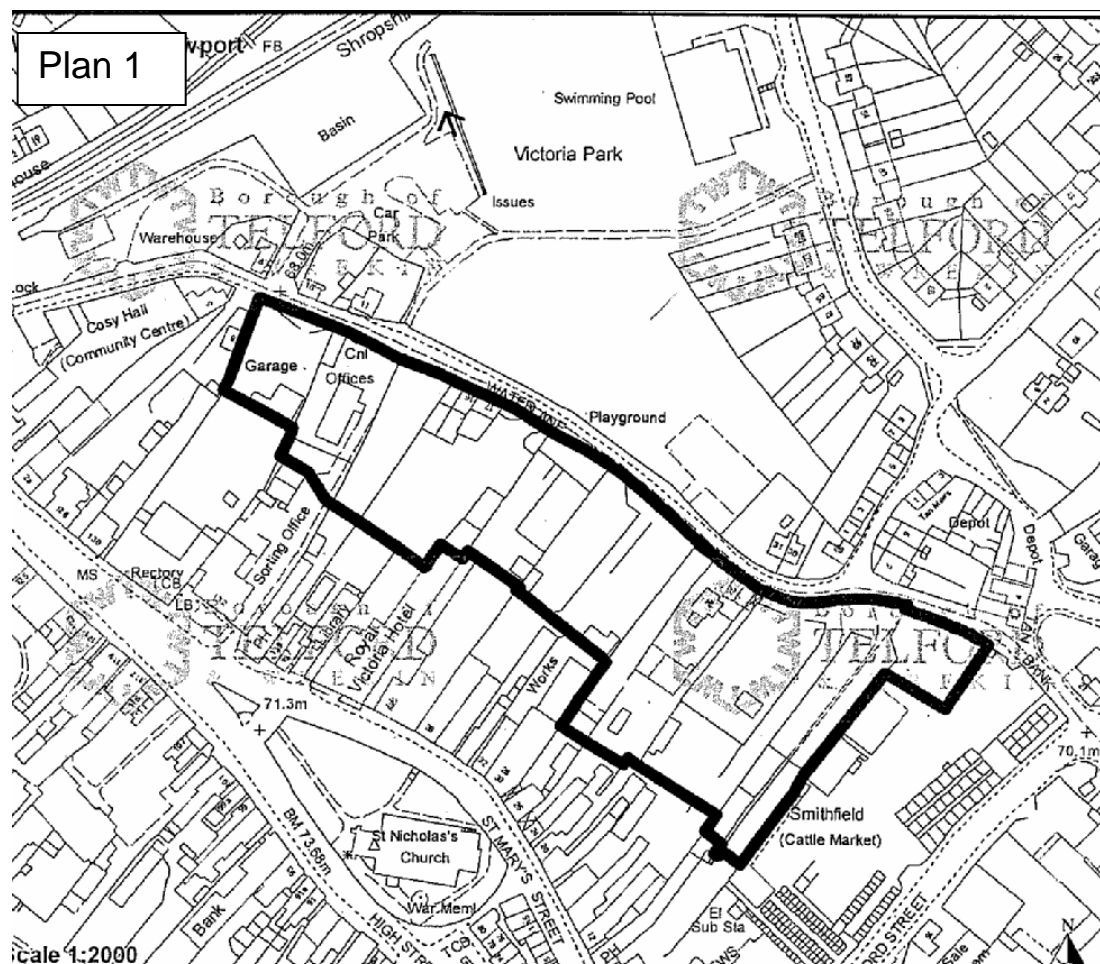
- The Site
- A Vision for Water Lane
- Background
- Broad Objectives
- Broad Principles
- Planning Issues
- Appendix

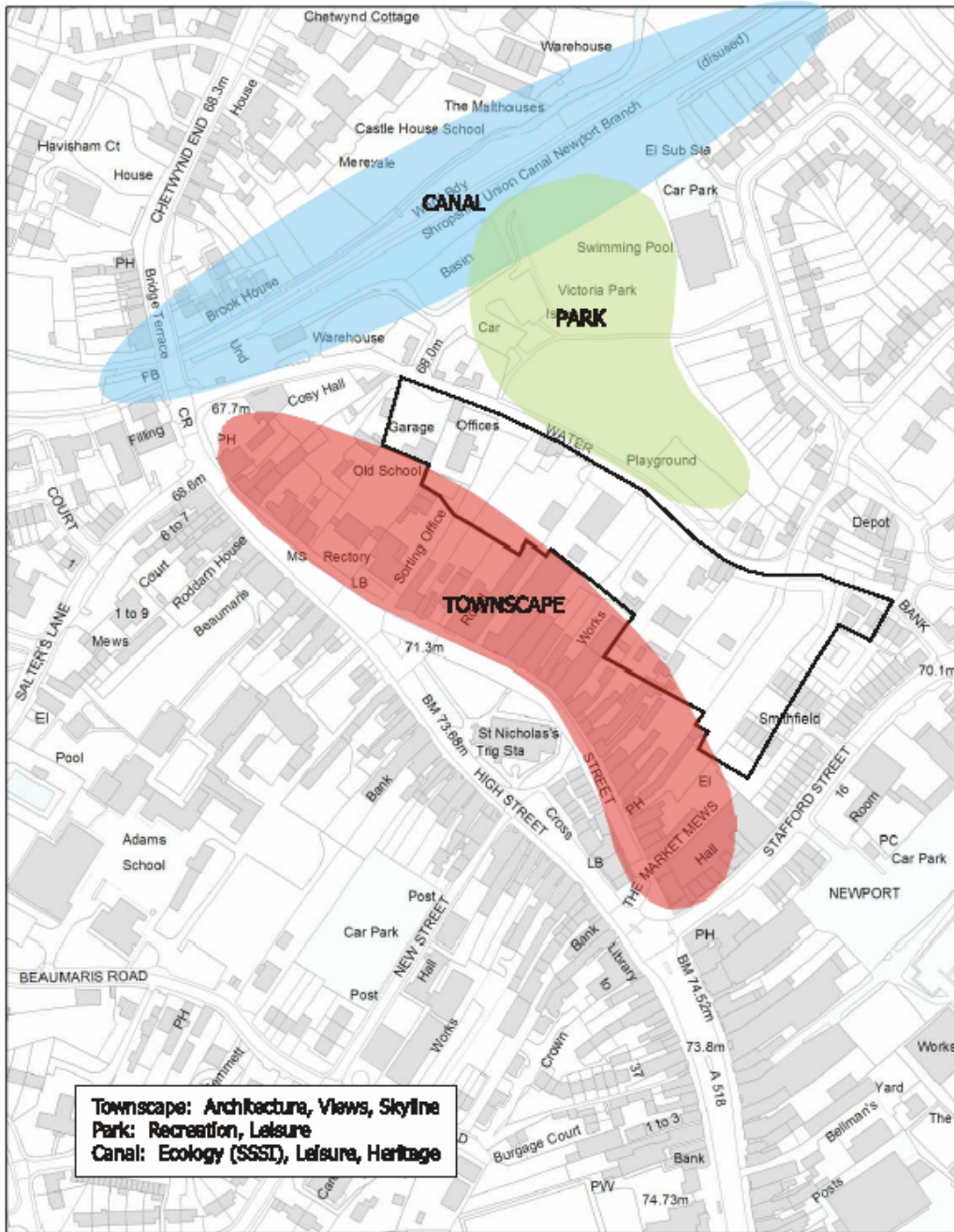
The Site

The area comprising the Water Lane site is shown in Plan 1 and is approximately 1.42 ha.

The area includes the land between the rear of properties which front onto St Mary's Street and a section of Newport High Street and Water Lane.

The extent of the area shown is not fixed and could be altered to assist with achieving the best development solutions. However, it is important that the area is redeveloped in a comprehensive and cohesive manner so that the site as a whole supports regeneration in Newport. It should be developed in a way that ensures that the site is integrally linked to the surrounding area and contributes to the potential uplift of this part of Newport (see Plan 2).





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

 **Telford & Wrekin**
COUNCIL
 Environment & Regeneration
 Data House
 PO Box 212
 Telford
 TF3 4LB
 +44 (0)1902 380300

Title:		
Scale: 1:2,500	Drawn By:	Date:
<small>Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. Telford & Wrekin Council Licence No. 10019004 Date 2007</small>		



Plan 2

A Vision for Water Lane

Vision

'New building in the Water Lane area which fully realises its development potential, helps to regenerate this part of Newport and is a valuable and sustainable contribution to the wider town'.



Background

The area and its future development are connected to the history and regeneration of the wider town. It is particularly related to the buildings that front onto St Mary's Street which occupy the southern end of narrow 'burgage plots', whose remnants make up much of the site area as shown on Plan 1.

The area is also intrinsically related to Water Lane and with the park and canal to the immediate north and north west.

Conservation Area

The area is wholly within the Newport Conservation Area. The Conservation Area was first designated in 1970. It was extended in 1976 (to include all of the area contained in this report) in recognition of the fact that the whole depth of the properties between St Mary's Street and Water Lane were an integral part of the history of the town.

The area was historically formed by narrow linear burgage plots which extended back from the street frontages on St Mary's Street and the High Street towards Water Lane. The St Mary's frontage contains many architecturally interesting and valuable buildings from the 18th century and earlier and there are a limited number of older properties within the site itself.



General Condition

Water Lane (the road) is at the bottom of a small valley. The land slopes down to the north (from the street frontages on St Mary's Street down to Water Lane) and rises up again to the houses in Victoria Park (the area of housing to the north of the green space which is also known as Victoria Park). For many years the area was and continues to be perceived as 'back-land'.

The area contains a varied collection of buildings, spaces, tenures and uses. There is a random mix of buildings from the 18th, 19th and 20th Centuries, some residential in architectural character and some industrial in character.

The area contains large areas of hard standing, some appearing as 'untended ground' and others as car parking/ service yards or as a car sales forecourt.

The area has an open and fragmented quality. The rear of the properties to St. Mary's Street and Lower Bar forms a varied but solid building mass to the south. Victoria Park lies to the immediate north providing an open aspect.

There are a number of large and prominent trees.



Water Lane

Water Lane is a narrow highway with a curved alignment.

It is used for access to the rear of properties on St Mary's Street, car sales, private car parking, a small number of residential properties and to the public car park located next to the canal basin.

Water Lane also serves as a route used by vehicles between Lower Bar and Stafford Street (avoiding Newport High Street).



Broad Objectives

- To encourage new development in the area;
- To create development which will add to the character and quality of Newport and the Conservation Area;
- To create an area of mixed use based upon residential and small scale employment uses;
- To create development which will relate to Victoria Park and be mutually beneficial to both;
- To assist in the enhancement of the adjacent park and canal;
- To improve access and circulation within Water Lane and between it, the centre of Newport and the adjacent parks, particularly in ways which promote improved pedestrian use;
- To reduce the detrimental impact of vehicle movement, access and parking;
- To exploit important and valuable views within, to and from the area.



Broad Principles

- Establish a coherent composition of buildings and spaces which creates the appearance of a fine townscape 'grain' based upon the original burgage plots;
- Create a mixture of building forms and sizes to reflect the existing townscape character of the Conservation Area;
- Building heights shall be between two and three storeys. Exceptions could be permitted but must be supported by full and justifiable urban design reasoning;
- Highest building density (and storey height) should generally remain fronting St Mary's Street and Lower Bar becoming gradually less dense towards Water Lane;
- Buildings must establish and exploit a direct relationship with the adjacent park i.e. they must present an attractive face to the park and, in association with works to the highway, establish a direct visual relationship with the park;
- Architectural detailing should be based upon the existing historic palette of materials and design. This could be used in a direct replication of valuable and local architectural style and detail or it could be used creatively, in a more contemporary way, to maintain local character and distinctiveness;
- The palette of materials proposed must reflect and be sourced from the immediate surroundings of the Conservation Area;
- Identify, preserve and work with key views, particularly to St Nicholas's church;
- Establish new and improved links, both physically and visually, between Victoria Park and Newport High Street;

- Identify and retain all buildings of merit;
- Create a residentially focused mixed use development, including 35% affordable housing;
- Development must provide valuable foreground to views of St Nicholas's Church when viewed from the east. In particular the importance of providing an appropriate roofscape to buildings;
- Exploit key focal points such as the west entrance to Water Lane and the canal bridge;
- Reduce the impact of both moving vehicles and parked vehicles upon the townscape;
- Improve Water Lane as a safe and attractive pedestrian environment.

Planning Issues

Key Planning issues relating to this site include:

- Conformity with relevant policies in the Telford & Wrekin Local Development Framework (1st December, 2007) Core Strategy and saved policies from the Wrekin Local Plan (27th September, 2007). These include :
 - **CS1 (Homes)** ‘The type, size and tenure of new and improved homes will meet local need, and be delivered in a way that creates locally inclusive sustainable communities’
 - **CS6 (Newport)** *‘Development in Newport will support its role as a market town. The amount of available employment land within the town will be increased, in order to provide new local employment opportunities. Development will be limited to that required to meet local needs, including those of its rural hinterland, and to support the town’s regeneration. New housing development will be expected to deliver affordable housing to the level of 35% of all such development. Newport’s spatial development will include:*
 - *development that directly benefits the town’s economy;*
 - *increasing the accessibility to key services and facilities;*
 - *meeting the local need for new homes and related facilities**All development will respect and enhance the quality of the town’s built and natural environments, including townscape and impact on surrounding countryside.’*
 - **SC8 (Regeneration)** *Development associated with regeneration initiatives will be supported, where it:*
 - *improves the quality of existing housing*
 - *assists the creation of job opportunities*
 - *addresses the priorities identified within Neighbourhood Improvement Plans*
 - *Strengthens the market town role of Newport.....and the services and facilities they provide*
 - *Demonstrably meets identified rural regeneration needs*

- **CS13 (Environmental resources)**
- **CS14 (Cultural, historic and built environment)**
- **CS15 (Urban Design)**

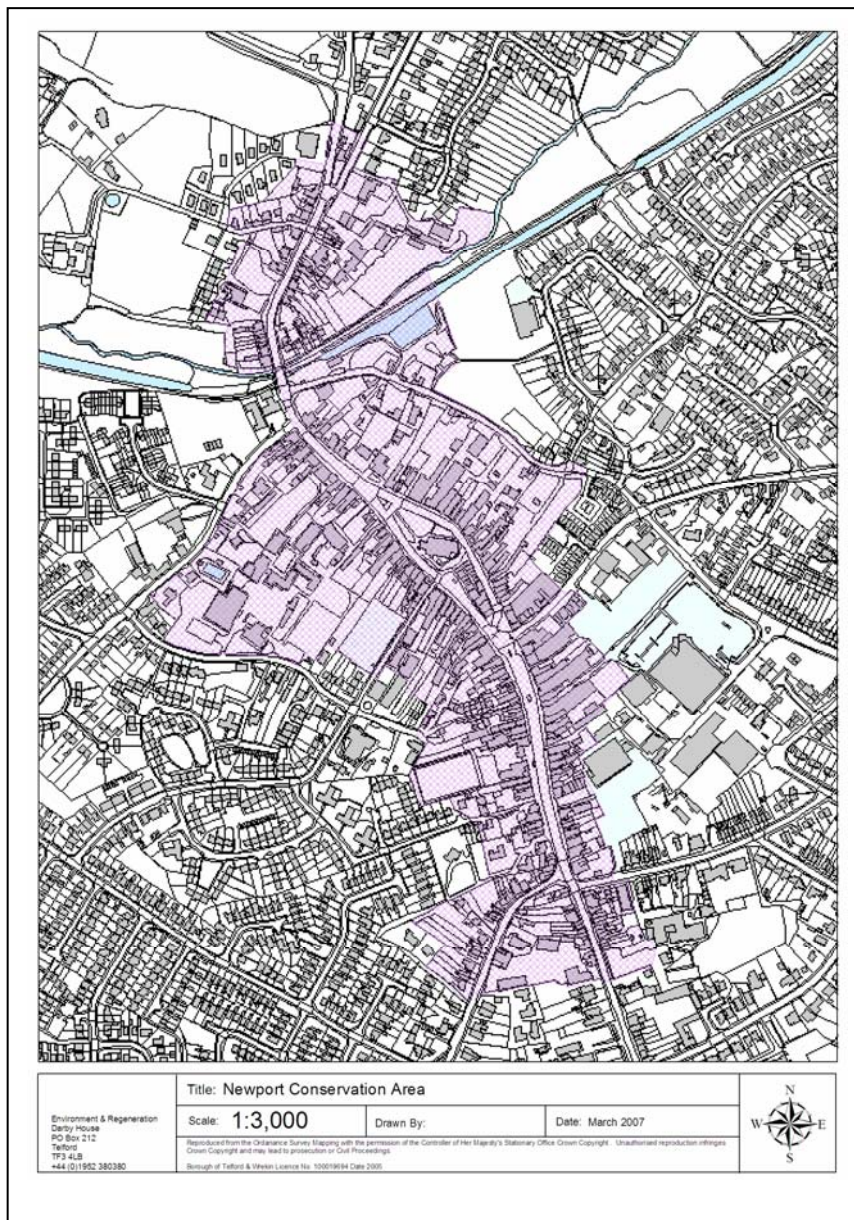
Additionally;

- Development in Water Lane will be required to contribute to meeting the locally identified deficiency in open space.
- The development should meet the Code for Sustainable Homes level 3 (in line with the Government's Planning Policy Statement 1 - Supplement Planning and Climate Change (February, 2007))

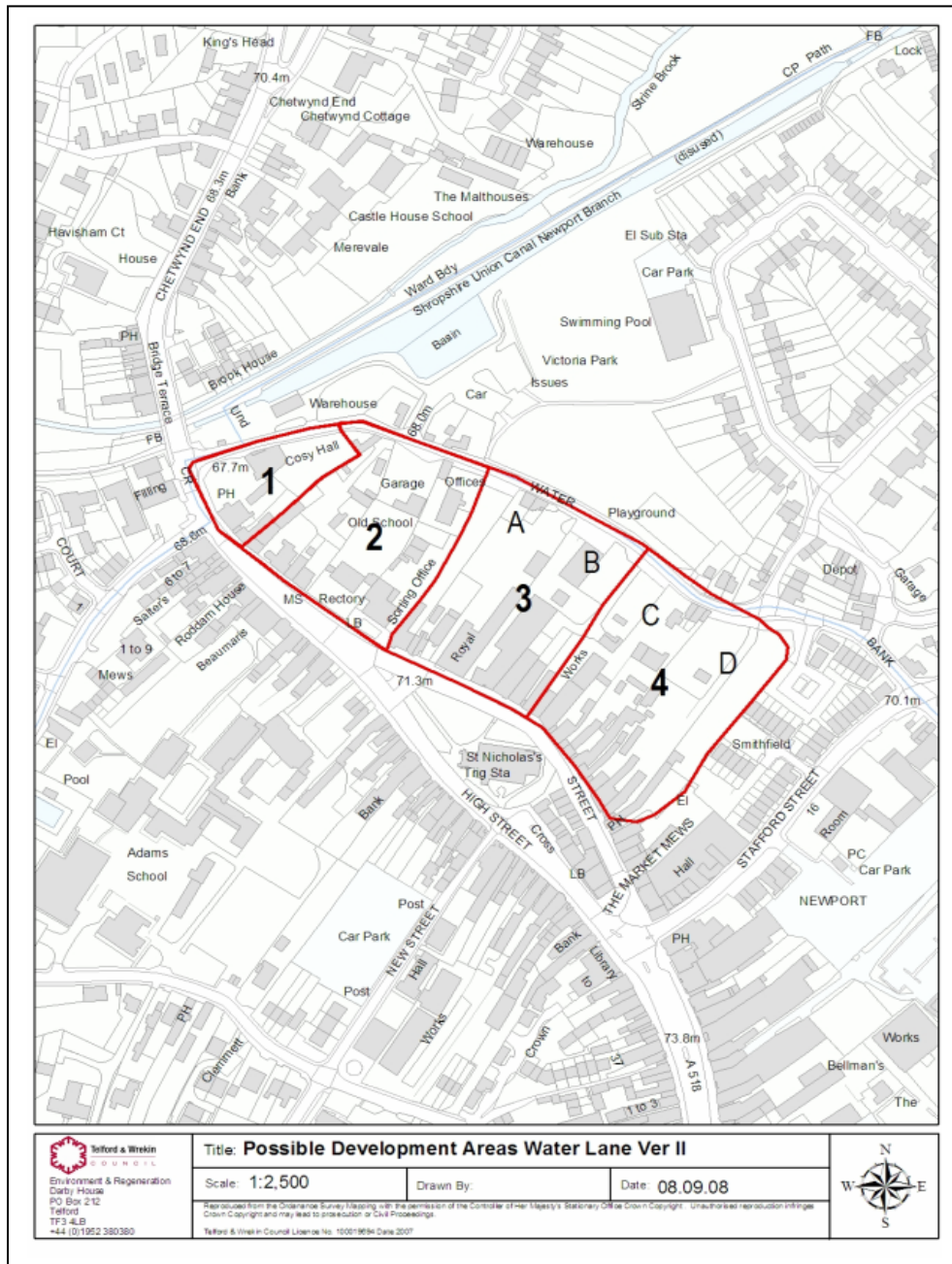
Appendix

Appendix A: Newport Conservation Area

The Conservation Area was first designated in 1970 and extended in 1976 (to include all of the area contained in this report) in recognition of the fact that the whole depth of the properties between St Mary's Street and Water Lane were an integral part of the character and quality of the Conservation Area.



Appendix C: Potential Indicative Development Parcels



The purpose of this diagram is to show how the Water Lane area could be divided into individual development parcels.

It could assist in creating development which can go some way towards a more appropriate historic townscape, allowing routes through whilst addressing more contemporary needs such as parking.