

NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN

2017 - 2031

Referendum version



NEWPORT TOWN COUNCIL

Intentionally Blank

FOREWORD

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

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

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

Newport is a freestanding town surrounded by green fields but it is easily accessible from an excellent local network of major roads. The A41 and A518 provide connection to the M54, the M6 and the national network.

There are many and varied jobs in the retail and business sectors within the town boundaries and commuting to cities such as Wolverhampton, Birmingham and Manchester is easy. London is only 2 hours away by train.

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

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

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

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

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

Lyn Fowler,
Newport Town Mayor

April 2017

CONTENTS

Foreword	3
List of Tables and Plans	5
1. A Plan for Newport	6
2. Preparing the Plan	10
3. Policies	12
3.1 Housing	12
3.2 Economy and jobs	15
3.3 Green and open spaces	17
3.4 Water Lane	41
3.5 Tourism and Leisure	47
3.6 Transport and Accessibility	51
3.7 Newport as a Retail and Service Centre	52
3.8 Community well being	53
4. Policies map	55
6. Monitoring and review	56

List of Tables and Plans

Table 1: Preparing the Plan	10
Table 2: Designated Local Green Spaces	19
Plan 1: Newport Neighbourhood Development Plan Boundary	11
Plan 2: Victoria Park Local Green Space	22
Plan 3: Strine Park Local Green Space	23
Plan 4: Longford Road Local Green Space	24
Plan 5: Ford Road Local Green Space	25
Plan 6: Wrekin Avenue Local Green Space	26
Plan 7: Broomfield Road Play area Local Green Space	27
Plan 8: Millwood Mere Local Green Space	28
Plan 9: Shropshire Union Canal Newport Branch Local Green Space	29
Plan 10: Norbroom Park Local Green Space	30
Plan 11: Shukers Field & the Long Meadow Play area Local Green Space	31
Plan 12: Wallshead Way Local Green Space	32
Plan 13: Masons Place Local Green Space	33
Plan 14: Ploughman’s Croft Local Green Space	34
Plan 15: Showground Play Area Local Green Space	35
Plan 16: Meadow View Road and Allotments Local Green Space	36
Plan 17: Broadway/Meadow Road Green Local Green Space	37
Plan 18: Hawkstone Avenue Park Local Green Space	38
Plan 19: Shuker Close Walkway Local Green Space	39
Plan 20: Water Lane Development Site	41
Plan 21: Newport Conservation Area	44
Plan 22: Water Lane Development Principals	45
Plan 23: Shrewsbury and Newport Canal	49

1. A Plan for Newport

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

Today Newport is a successful retail and service centre and home to many established businesses and residents who value the Town's qualities. The community was clear during the local consultation that local people want to conserve the best of Newport's heritage together with securing the benefits that can be achieved from future development. The Neighbourhood Plan sets out a community vision for the Town

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

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

- *Protect and conserve the Town's historic character and heritage*
- *Conserve and complement the natural environment*
- *Support the local economy and job opportunities*

NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN 2017 - 2031

- *Protect and enhance green and open spaces*
- *Recognise the areas of flood risk, mineral safe guarding areas, and protect the areas of agricultural land surrounding Newport*
- *Encourage sustainable transport and accessibility*
- *Support community wellbeing*

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

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

The policies are aimed at making sure that Newport retains its role as a freestanding market town. The Plan will be monitored annually to assess its performance and measure progress.

The Neighbourhood Plan is a planning document that will guide future development within the designated area. That means that it is about land use and associated social, economic, and environmental issues. The Plan cannot deal with non-planning matters. The Neighbourhood Plan will be part of the statutory Development Plan and as such, its policies will carry material planning weight

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

As such Neighbourhood Plans must have regard to national policy and advice and be in general conformity with existing strategic local planning policy. This means that the policies in the Plan must have regard to the National Planning Policy Framework (NPPF) and be in general conformity with the strategic policies of the Telford & Wrekin Local Plan.

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

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

It is important that the policies in the Neighbourhood Development Plan can be achieved and implemented over the Plan period and that measures are in place that makes sure that this happens. The Town Council will monitor progress annually. The Telford & Wrekin Local Plan includes mechanisms for delivering and monitoring its policies.

An Infrastructure Delivery Plan accompanies the Local Plan, that lists the strategic infrastructure required to support the Local Plan as well as likely funding sources that might help bridge the gap. The document will be up dated 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.

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

NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN 2017 - 2031

It is recognised that opportunities, challenges and pressures may change during the Plan period and in order to keep the Plan up to date the Town Council will monitor housing and employment throughout the Plan period.

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

Neighbourhood Plans must meet certain Basic Conditions set out in the Town and Country Planning Act, which mean it must:

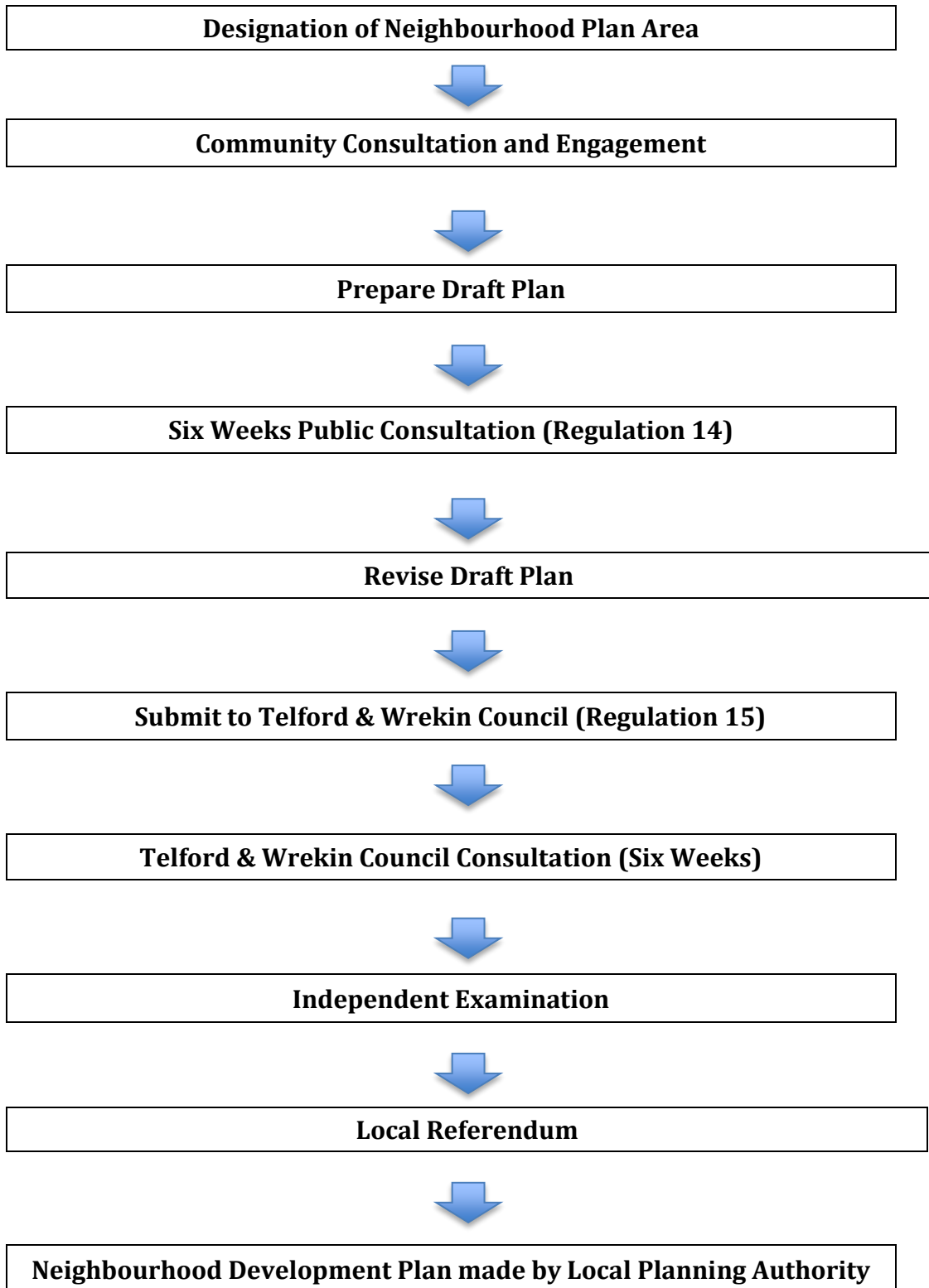
- *Have appropriate regard to National Policy and guidance*
- *Contribution to the achievement of sustainable development*
- *Be in general conformity with the Strategic Policies in the Development Plan for the local area.*
- *Be compatible with Human Rights requirements*
- *Be compatible with EU Regulations.*

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

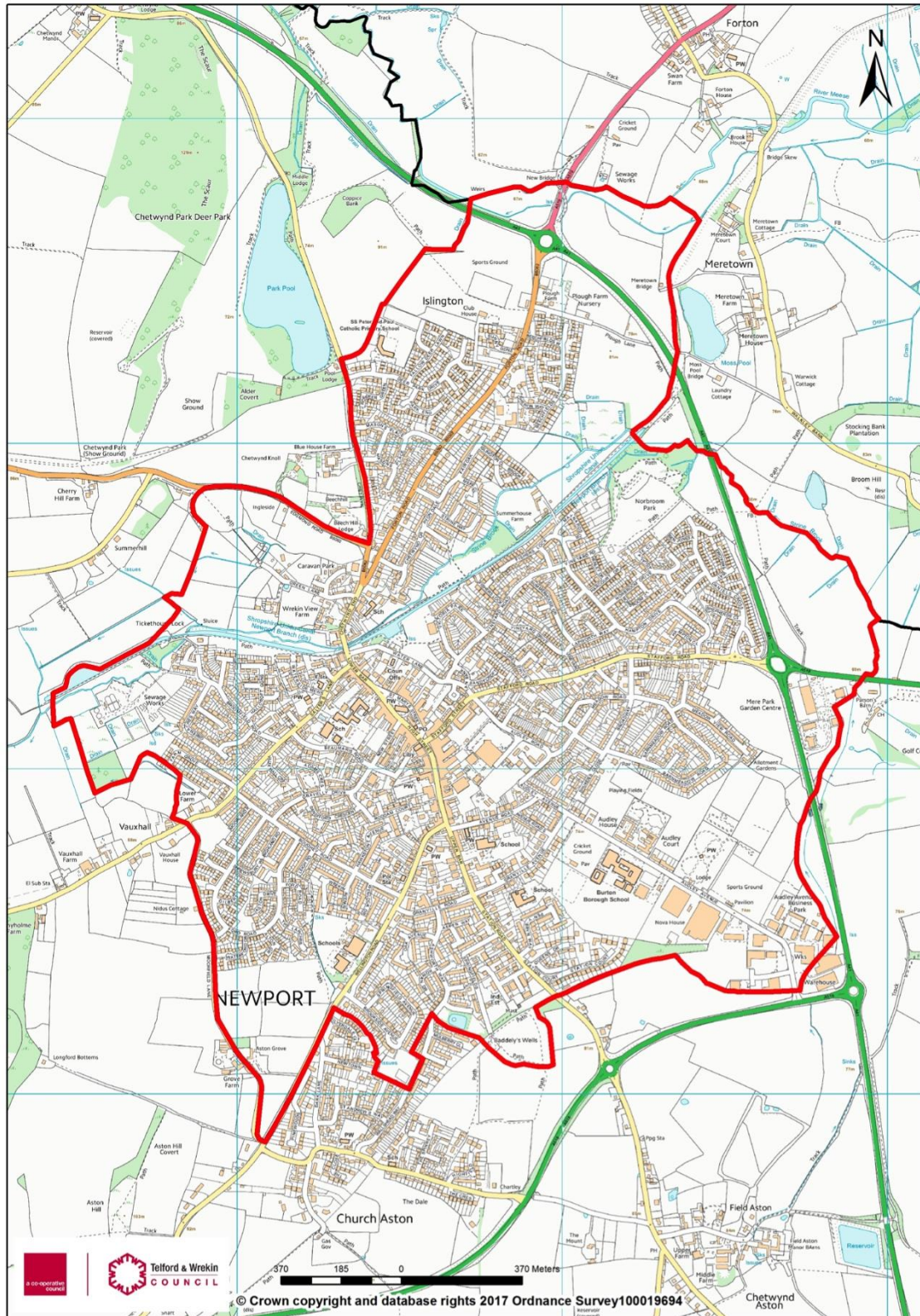
2. Preparing the Plan

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

Table 1: Preparing the Plan



Plan 1: Newport Neighbourhood Development Plan Boundary



3. Policies

3.1 Housing

3.1.1 Strategic Policies

The Telford & Wrekin Local Plan sets out Local Strategic Policies for Newport. Development will be expected to support Newport's role as a market town (Policy SP2 and EC4). The Local Plan supports a level of provision of approximately 1330 homes in Newport up to 2031.

Most of Newport's housing needs will be met through a number of developments that already have planning permission. The new housing provision required up to 2031 will be achieved through a combination of the number of net completions since 2011, the number of dwellings under construction, the number where planning permission has either been granted or where there is a resolution to grant permission subject to the signing of a Section 106 Agreement. Telford & Wrekin Council will identify further housing sites through a Housing Site Allocation Local Plan.

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

3.1.2 Policy Objectives

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

Residents expressed a number of objectives for future housing:

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

3.1.3 Policy Options

Telford & Wrekin Local Plan Policy (HO5) requires development sites in Newport containing 11 or more dwellings to provide at least 35% affordable housing and Policy BE1 of the same Plan promotes high quality development..

This is supported by residents views, but many consultation responders wish to see developers include more features that will increase the diversity of habitats in Newport to attract and support a wider range of wildlife and plants in the layout and design of developments, in general conformity with Telford & Wrekin Local Plan Policy (NE1).

Telford & Wrekin Local Plan Policy HO7 supports the provision of specialist housing for older people and such provision is supported by local community.

3.1.4 Policies

A large amount of Newport's housing needs have been met through a number of developments that have already been approved. The Housing requirement for Newport is based on the breakdown of the overall requirement set out in Local Plan Policy HO1. Any future development will be to meet local requirements for new homes.

POLICY H1 – HOUSING DEVELOPMENT IN NEWPORT.

Housing development within Newport will be supported in order to meet local needs and where the proposed development contributes positively to local character.

POLICY H2 – DESIGN OF NEW RESIDENTIAL DEVELOPMENT IN NEWPORT.

New residential development will be expected to achieve high standards of design quality. It should:

- Be in keeping with the character and appearance of the area
- Maintain, protect and where appropriate enhance biodiversity and geodiversity ;
- Protect important trees, hedgerows and woodland;
- Have regard to the amenities of neighbours;
- Provide for safe and secure access and not result in harm to highway safety.

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

3.2 Economy and Jobs

3.2.1 Strategic Policies

The Telford & Wrekin Local Plan identifies consolidating and strengthening Newport's role as a market town as a key objective for the Borough as a whole. The aim is to achieve a sustainable balance between available employment opportunities and available local skills. The Local Plan recognises that Harper Adams University is the leading specialist agri-food higher education institute in the UK. It makes a substantial contribution to the local economy of £40 million per year, and works closely with industry nationally and internationally to support its education and research endeavors. The Plan recognises the benefits that the proximity of the University brings to Newport.

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

3.2.2 Policy Objectives

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

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

3.2.3 Policy Options

The Telford & Wrekin Local Plan proposes additional employment land to provide local job opportunities and the Local Plan supports delivery of employment land south of the A518. It is anticipated that Harper Adams University, working in

partnership with the Local Authority, the Town Council the Local Enterprise Partnership (LEP) and a group of industrial partners will continue to act as a catalyst in the development of new agri-tech and agri-food related businesses and jobs that will contribute to the local economy.

3.2.4 Policies

POLICY E1 – EMPLOYMENT DEVELOPMENT IN NEWPORT.

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

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

3.3 Green and open spaces

Paragraphs 76 to 78 of the National Planning Policy Framework enable local communities to identify for special protection green areas of particular importance to them.

3.3.1 Policy Objectives

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

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

3.3.2 Policy Options

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

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

Green spaces can help to achieve social and economic benefits in the neighbourhood. Green spaces contribute to the quality of place together with the buildings, urban spaces and the wider public realm. Quality of place is important

in attracting investment, jobs and creating an attractive environment in which to live and work. This makes a significant contribution to one of the Basic Conditions for Neighbourhood Plans that of achieving sustainable development. Planning for green space is an integral part of this Plan.

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

3.3.3 Policies

POLICY GS1 – LOCAL GREEN SPACE.

The eighteen areas set out in Table 2 and shown on the plans below are designated as Local Green Space, where new development is ruled out other than in very special circumstances.

Table 2: Designated Local Green Spaces

Plan 2: Local Green Spaces

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

NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN 2017 - 2031

LGS5	Wrekin Avenue	Grassed area with children's play. Good for local wildlife and planting. Forms a well-used and valuable greenway between adjacent communities.	Surrounded by the community it serves.
LGS6	Broomfield Road Play area	Broomfield Road play area is Green Network but new development to the side of the Canal has reduced at this open space.	Boarded by the community it services and accessible to local users
LGS7	Millwood Mere	A quiet and peaceful green space. Well used locally with mature trees and a wide range of wildlife. A valuable greenway and lake that forms a unique local feature in the locality.	Surrounded by the community it serves.
LGS8	Shropshire Union Canal Newport Branch	Adjacent to Water Lane, Newport centre and Victoria Park. A unique heritage feature running through Newport, providing a greenway linking communities along its length. Used for angling (with disabled access), walking and cycling. Rich in wildlife, including a protected SSSI.	Runs through Newport serving the adjacent residential communities.
LGS9	Norbroom Park	Open grassed area well used for a variety of activities including a skate park with wide range of habitats, rich in wildlife.	An open space serving northeast Newport.
LGS10	Shukers Field & the Long Meadow Play area	Well-used green space that supports a wide range of uses. Well established and highly valued locally. Used for many local events. Long established and highly valued locally. Used by local school children with good accessibility and close to Newport centre. A venue for town events.	Serving a wide area including nearby local schools.

NEWPORT NEIGHBOURHOOD DEVELOPMENT PLAN 2017 - 2031

LGS11	Wallshead Way	Well-used children's play area with ball court and football goals. Highly valued in the locality.	Small multi-use open space surrounded by the community it serves.
LGS12	Masons Place	Small open spaces in an area of limited public open space. Highly valued locally.	Small open space surrounded by the community it serves.
LGS13	Ploughman's Croft	Small green space enclosed by woodland with well-equipped play area. Well used and valued locally.	At the centre of the community it serves.
LGS14	Showground Play Area	Green space linking urban and rural parts of Newport. Well-equipped play area with basketball net. Adjacent to the countryside and rich in wildlife. Valued locally as recreation space and local green area for social interaction.	Towards the edge of the built up area of Newport in an area with limited children's play space.
LGS15	Meadow View Road and Allotments	Local play area and allotments. Well used and valued by community. Eighty-Five allotments with open countryside on three sides. Forms link between urban area and open countryside.	Adjacent to the community it serves.
LGS16	Broadway/ Meadow Road Green	Green area with maturing trees and shrubs provides a softening to the urban landscape.	Shared community open space
LGS17	Hawkstone Avenue Park	A green oasis amidst the built up area, provides a walkway through to Stretton Ave. gardened by Npt. in Bloom contains benches and bird boxes.	Surrounded by the community it serves.
LGS18	Shuker Close Walkway	A small park space that links the Royal British Legion Club to the Shuker Close and beyond. Well used by residents and a route to local schools.	Surrounded by the community it serves.

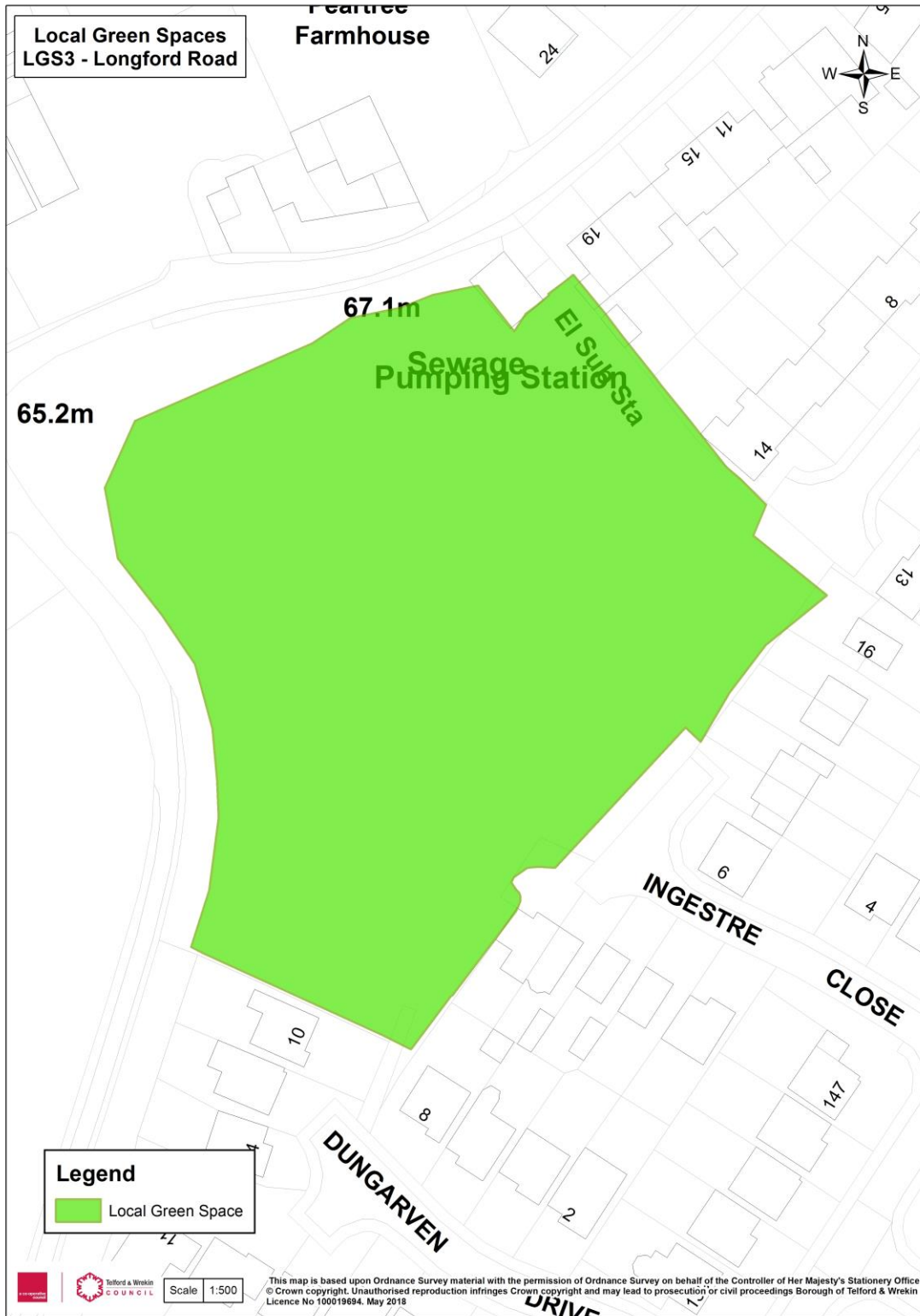
Plan 2: Victoria Park Local Green Space



Plan 3: Strine Park Local Green Space



Plan 4: Longford Road Local Green Space



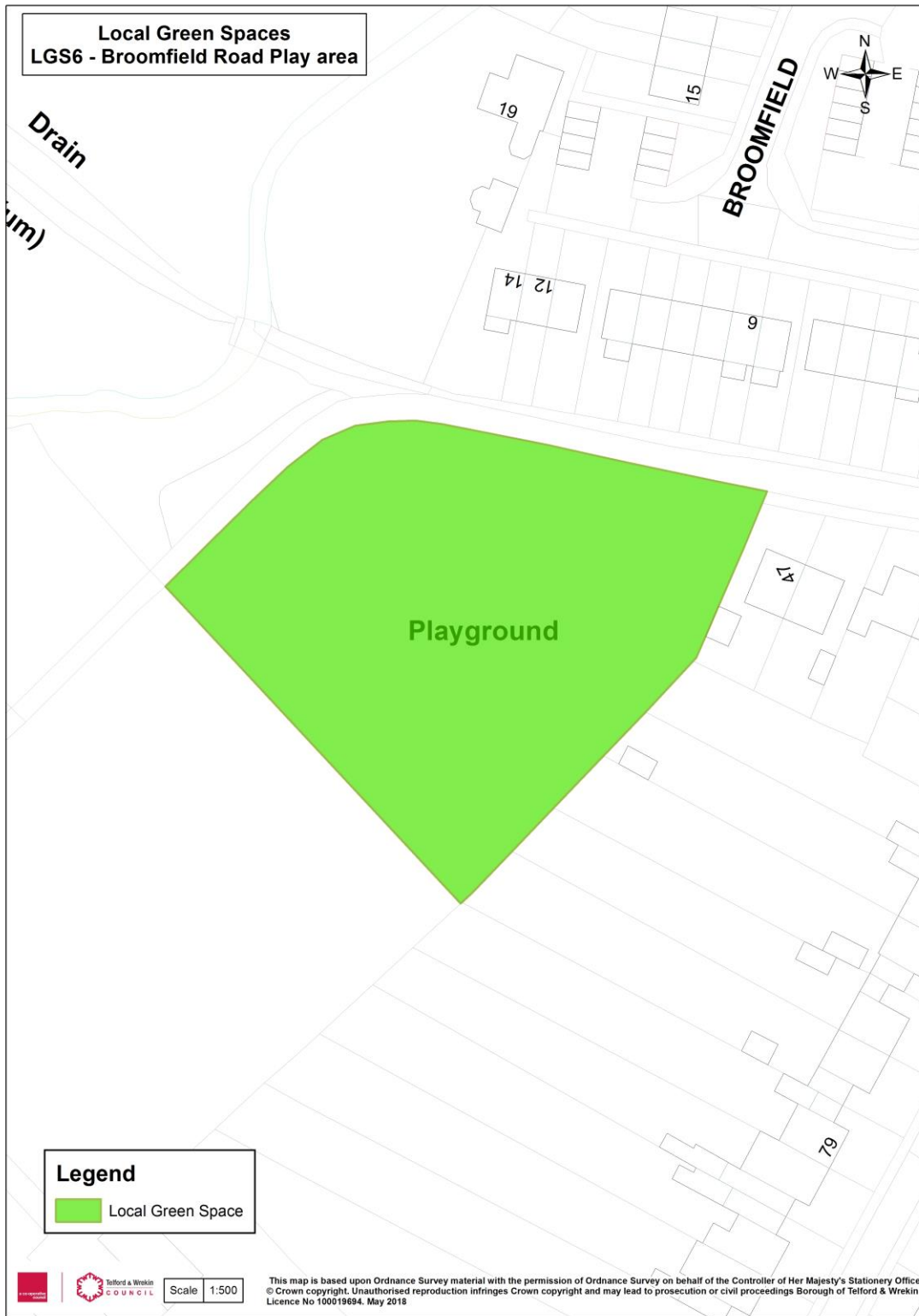
Plan 5: Ford Road Local Green Space



Plan 6: Wrekin Avenue Local Green Space



Plan 7: Broomfield Road Play Area Local Green Space



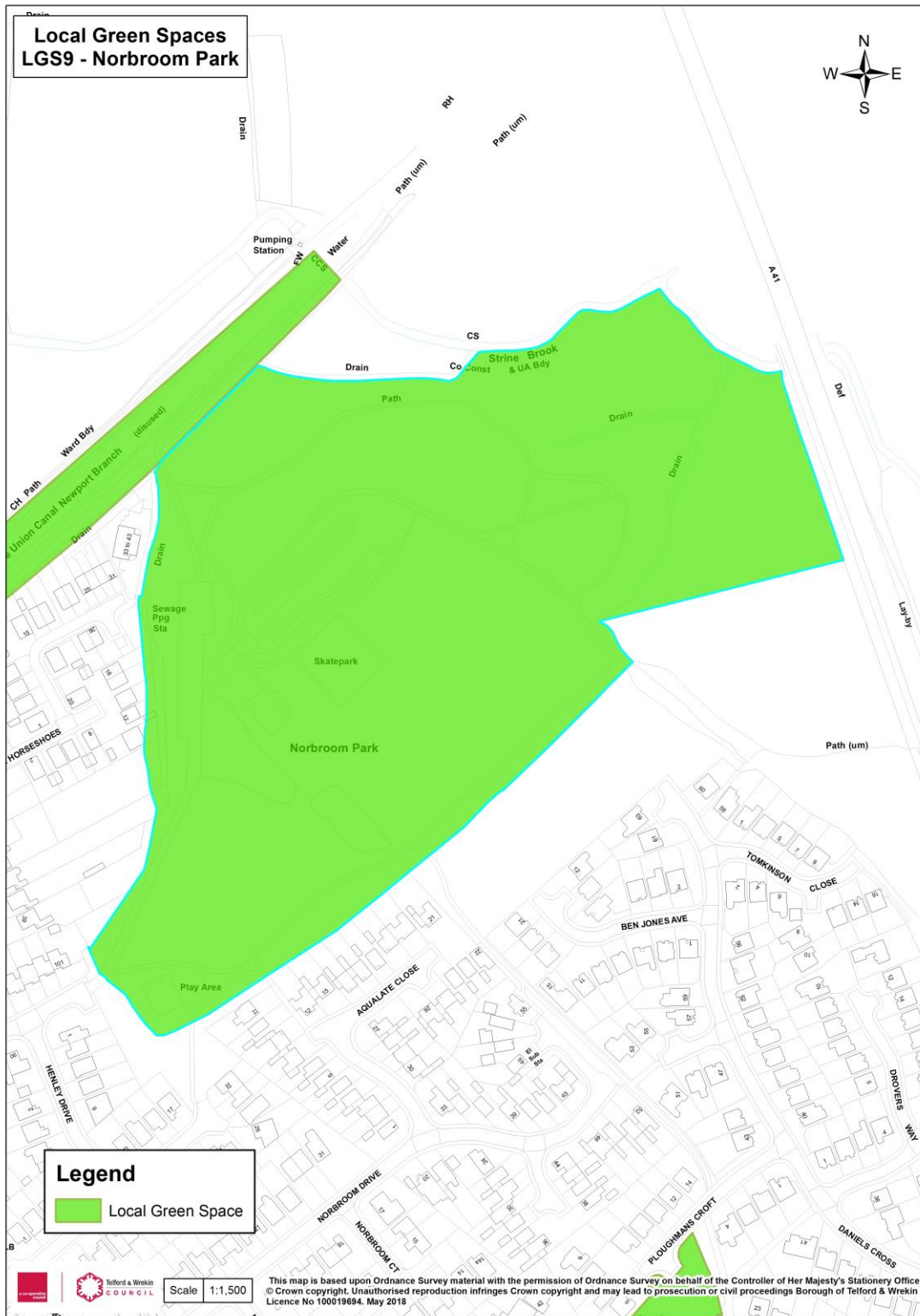
Plan 8: Millwood Mere Local Green Space



Plan 9: Shropshire Union Canal Newport Branch Local Green Space



Plan 10: Norbroom Park Local Green Space



Plan 11: Shukers Field & the Long Meadow Play area Local Green Space



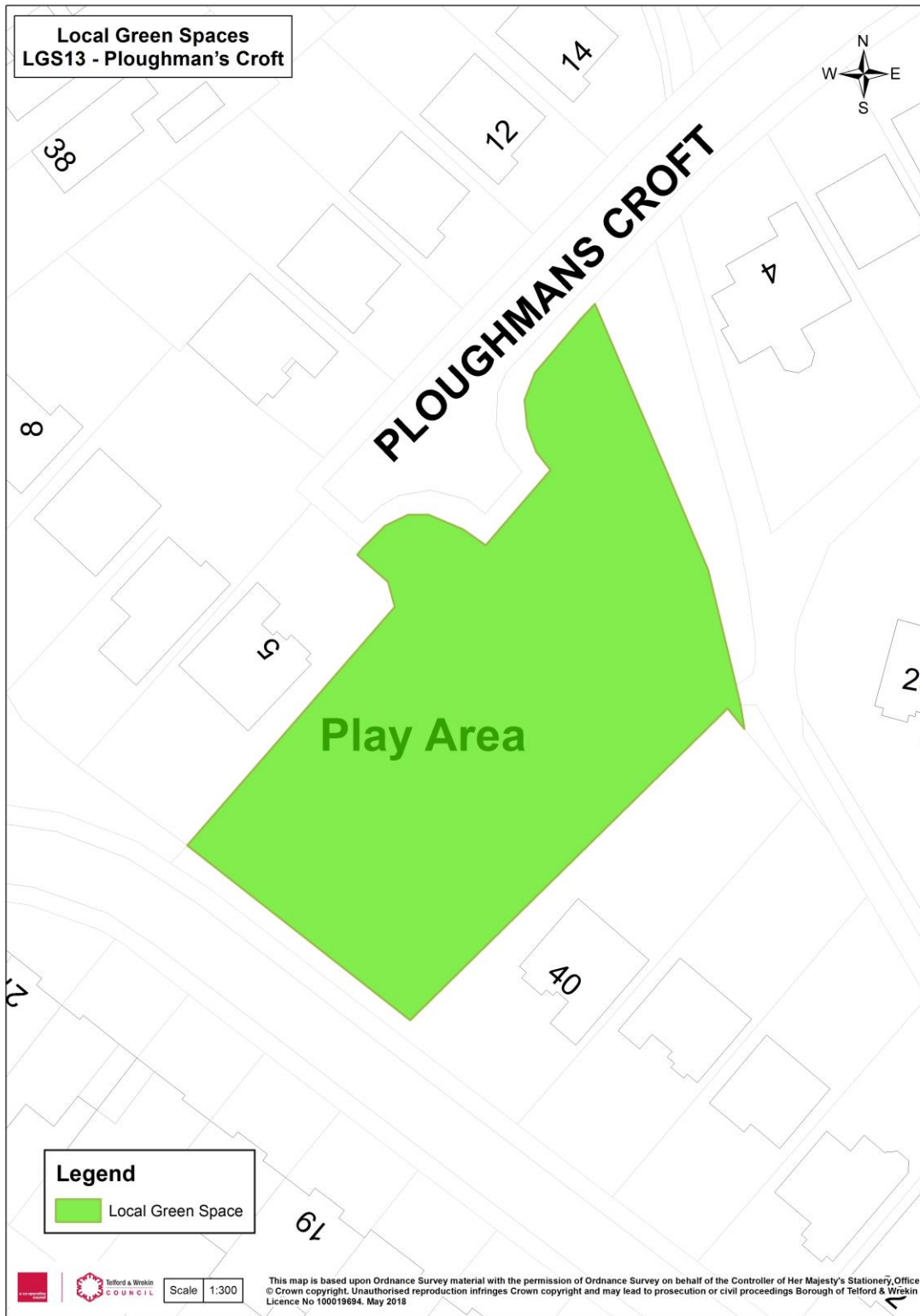
Plan 12: Wallshead Way Local Green Space



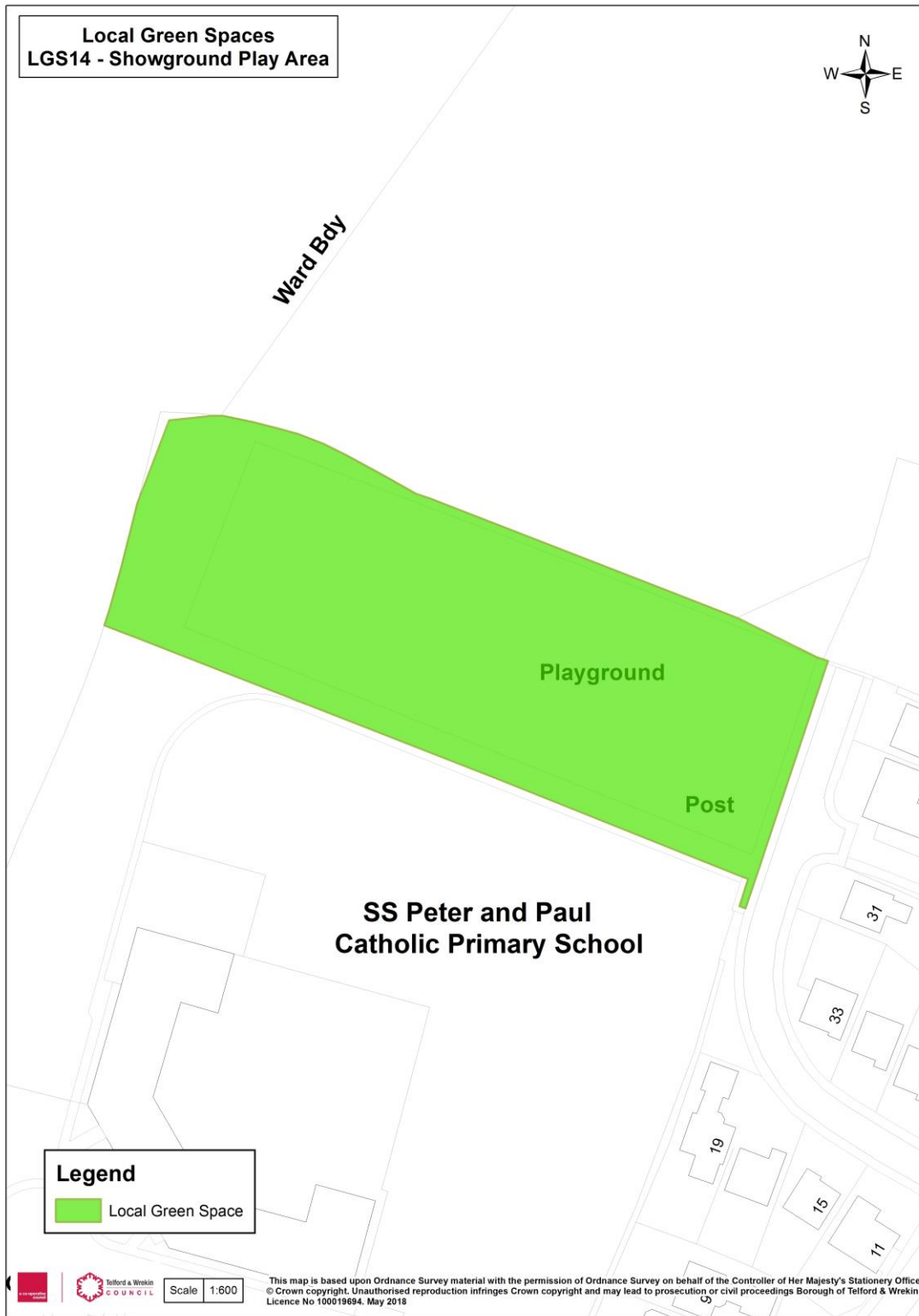
Plan 13: Masons Place Local Green Space



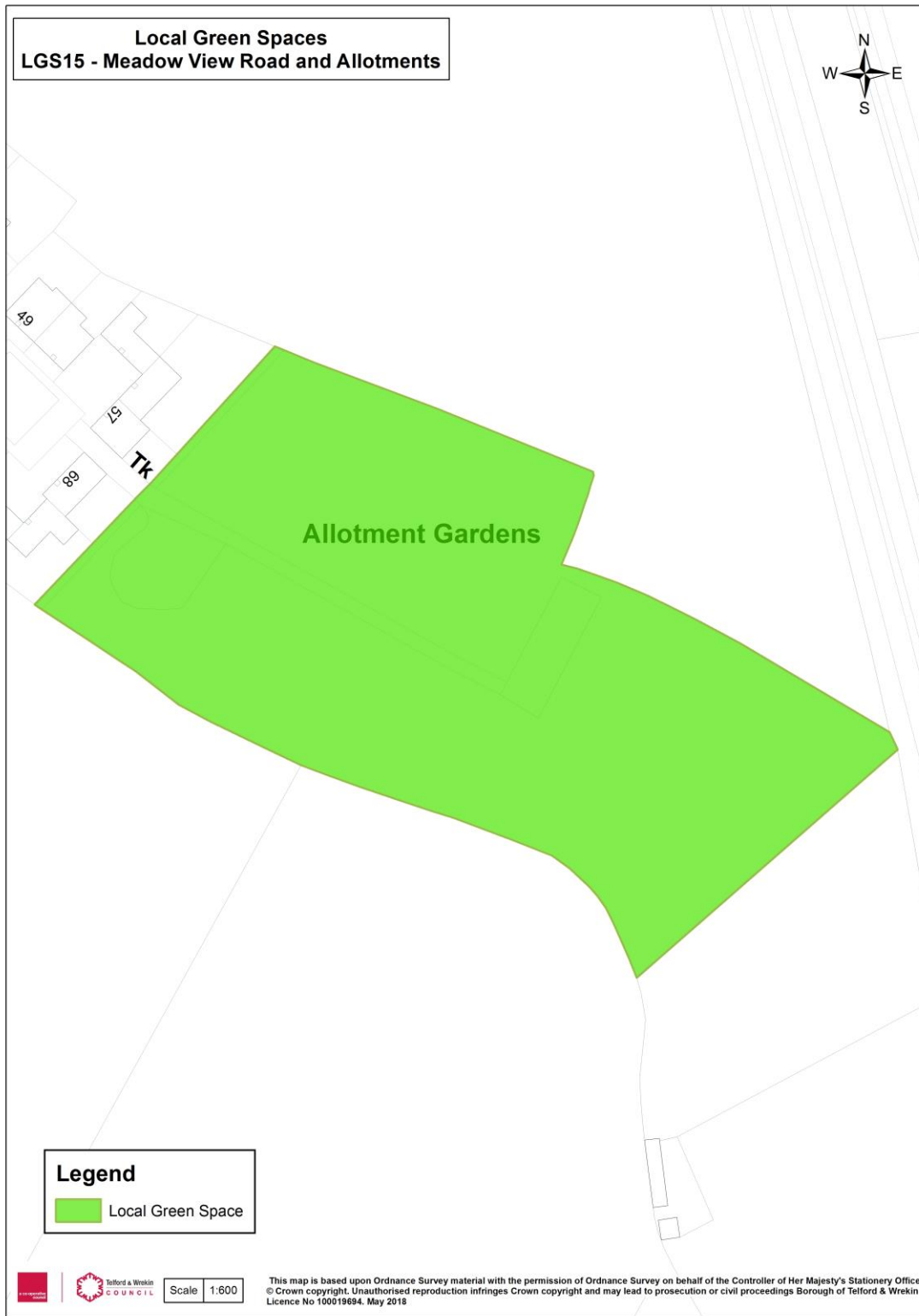
Plan 14: Ploughman's Croft Local Green Space



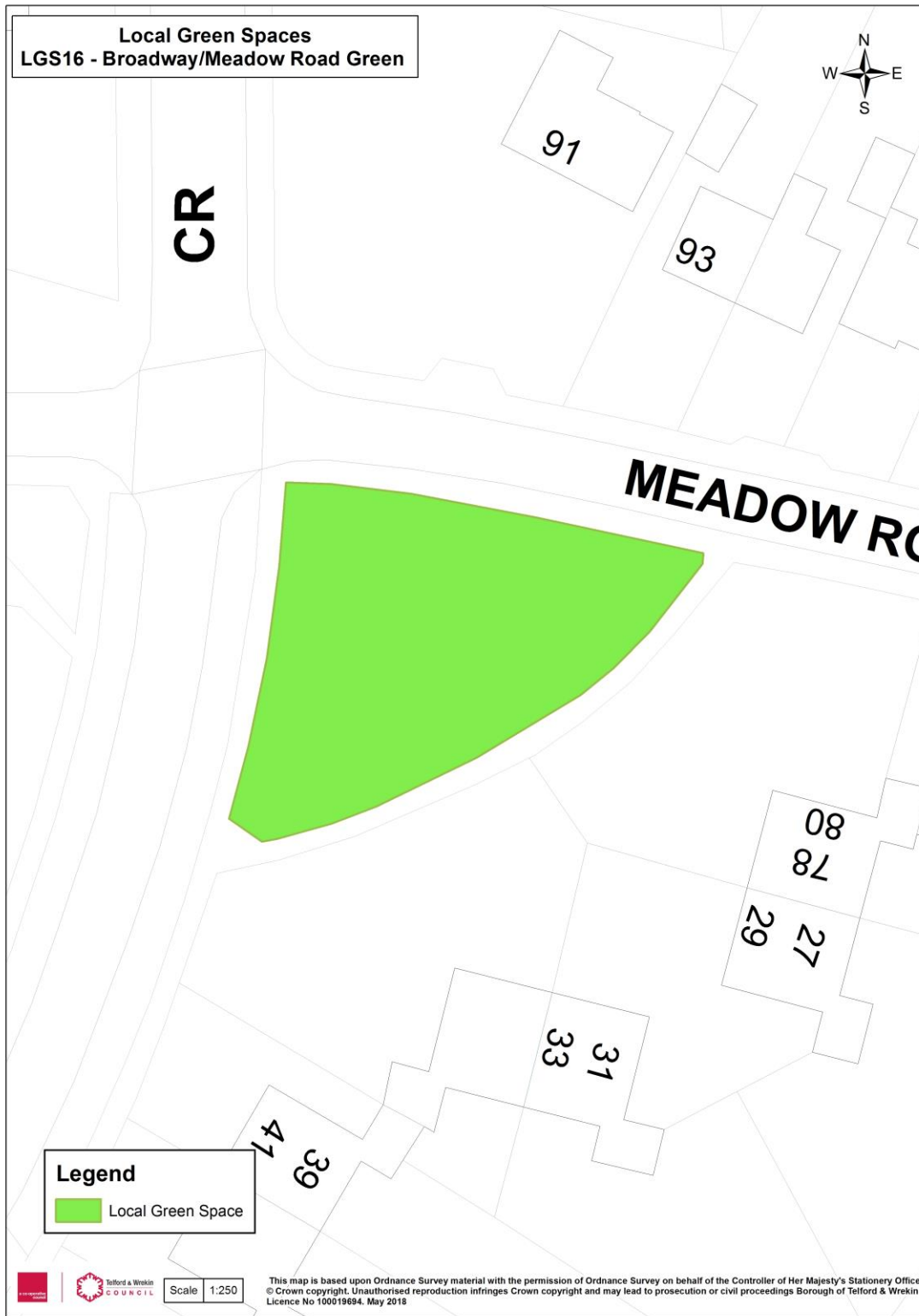
Plan 15: Showground Play Area Local Green Space



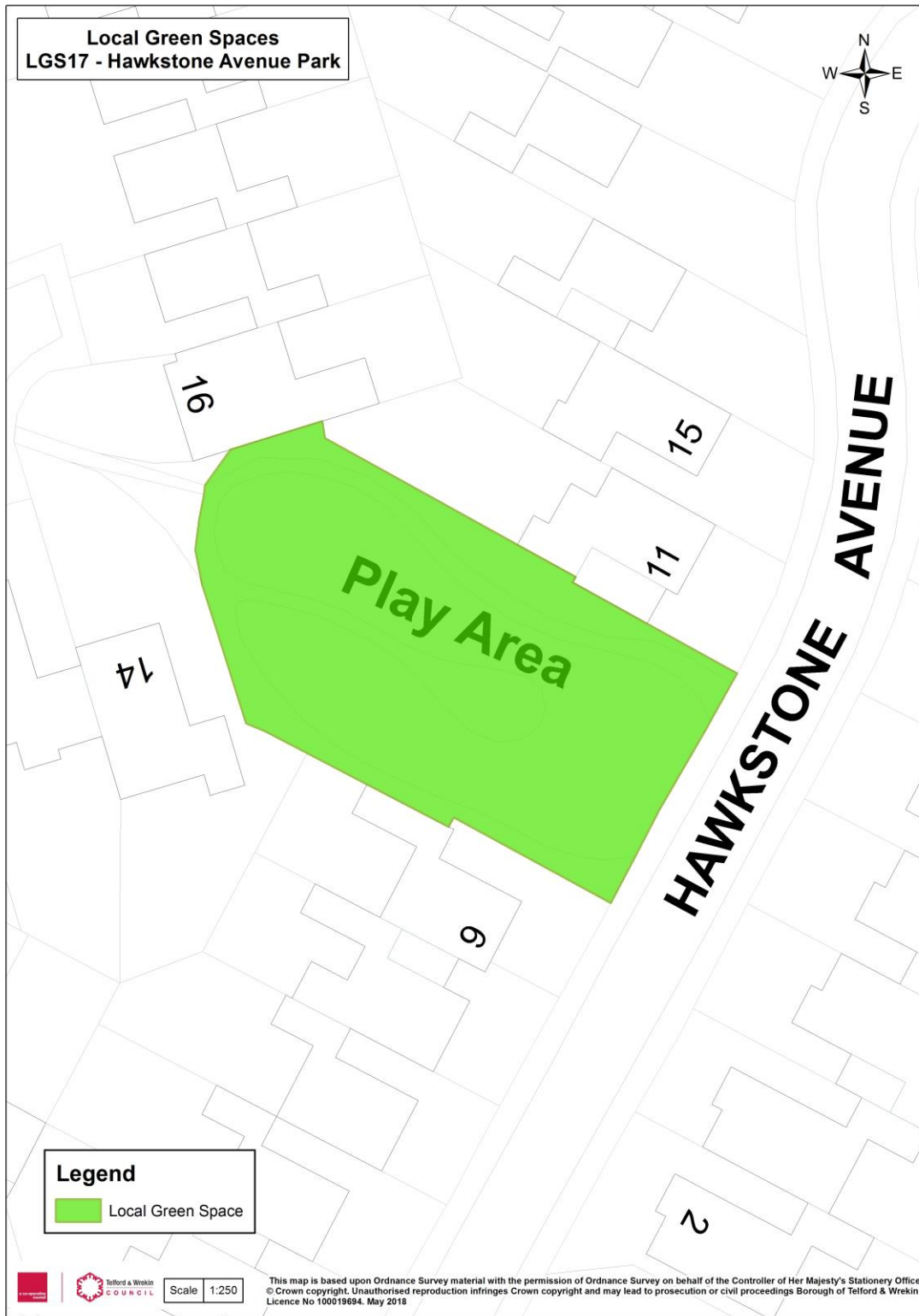
Plan 16: Meadow View Road and Allotments Local Green Space



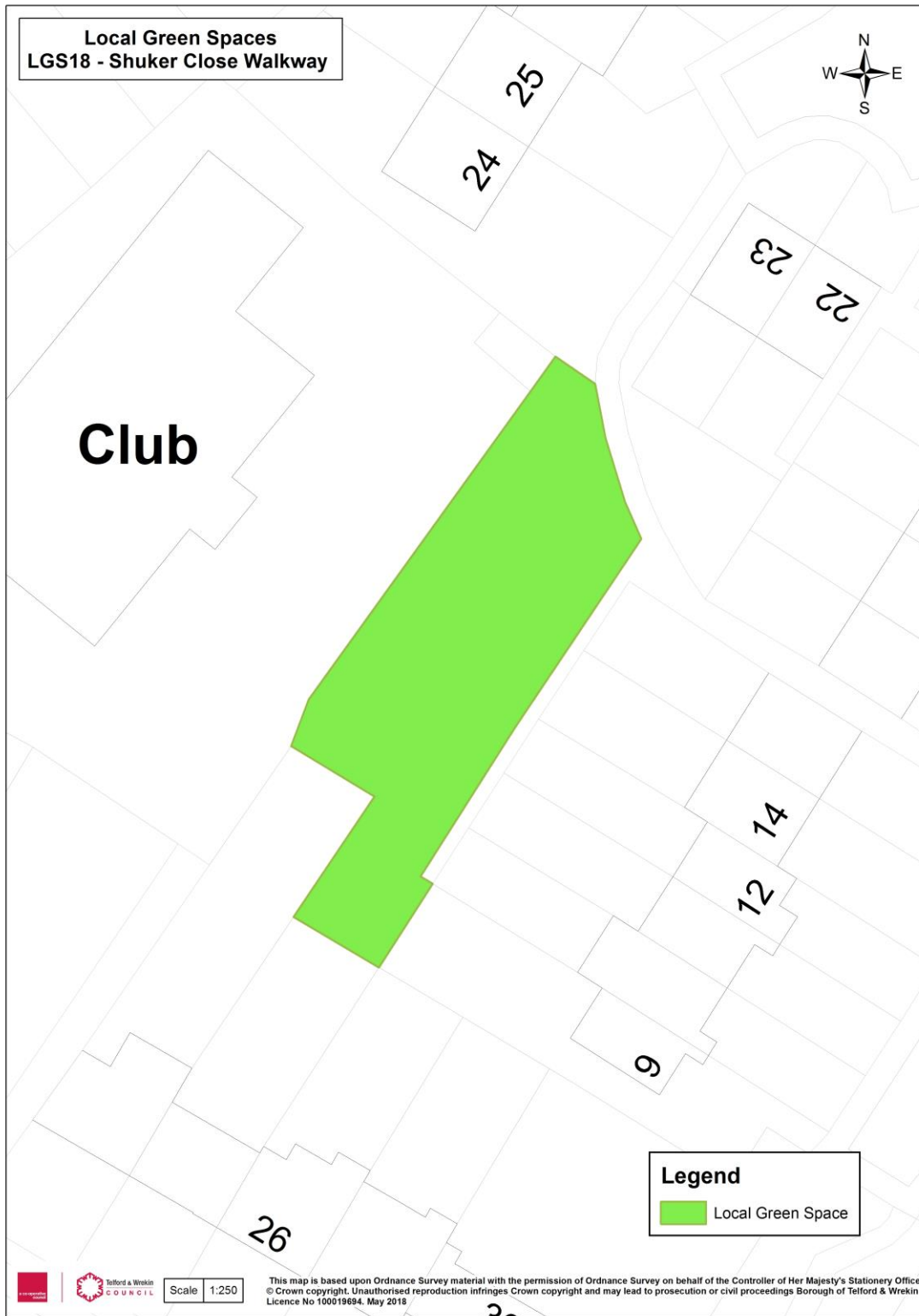
Plan 17: Broadway/Meadow Road Green Local Green Space



Plan 18: Hawkstone Avenue Park Local Green Space



Plan 19: Shuker Close Walkway Local Green Space



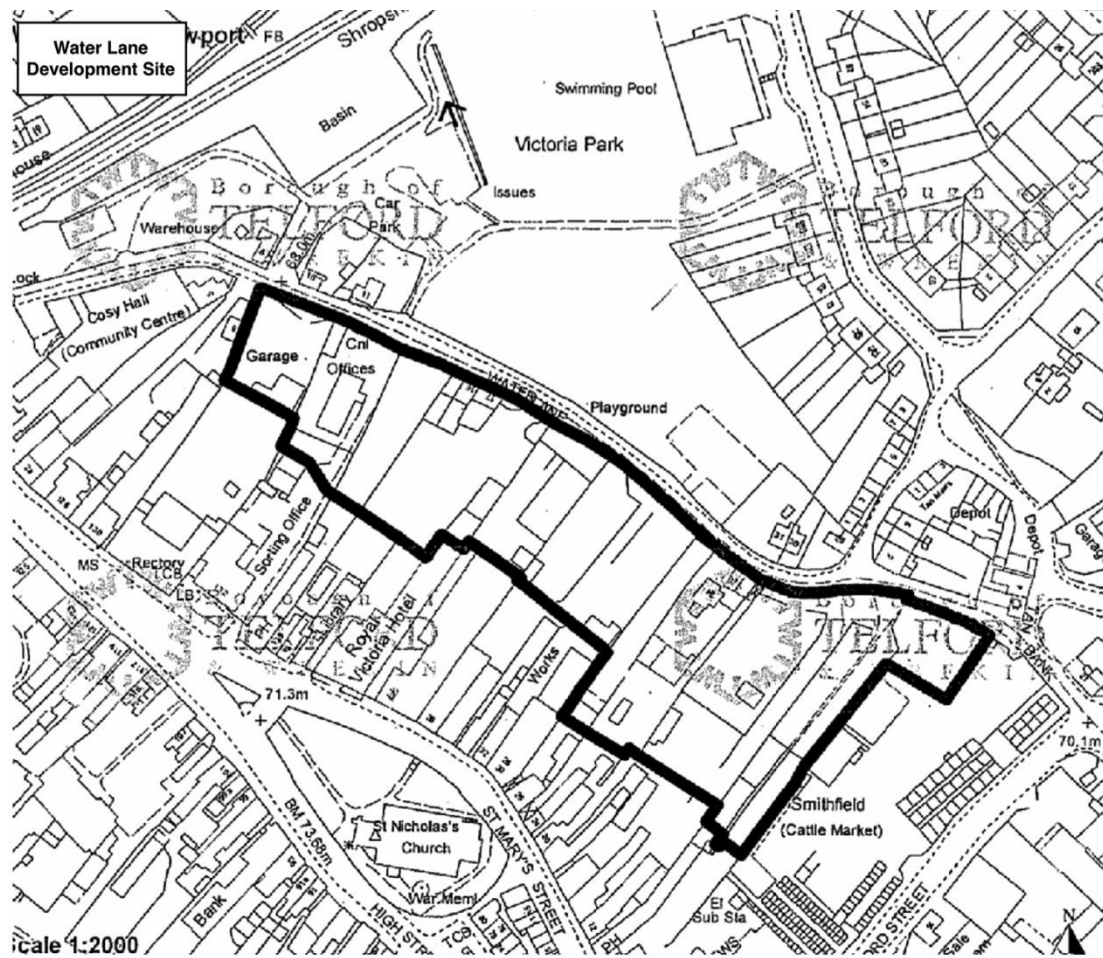
POLICY GS2 – ACCESS TO GREEN SPACES IN NEWPORT.

The provision of publicly accessible links to green spaces and the enhancement of the footpath network will be supported..

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

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

Plan 20: Water Lane Development Site



3.4 Water Lane

3.4.1 Strategic Policies

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

3.4.2 Policy Objectives

The area of land comprising the site at Water Lane is shown on Plan 20 and is approximately 1.4 hectares in area. The site includes land between the rear of the properties that front on to St. Mary's Street and a section of Newport High Street to the North and Water Lane to the South. The site is made up from a number of burgage plots that are in several ownerships.

The site includes plots that are currently in use and some that are currently unused or underused. The site includes land that can be described as previously used together with disused or derelict building and overgrown land. Some of the unused areas have not been actively used for a number of years.

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

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

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

3.4.3 Policy Options

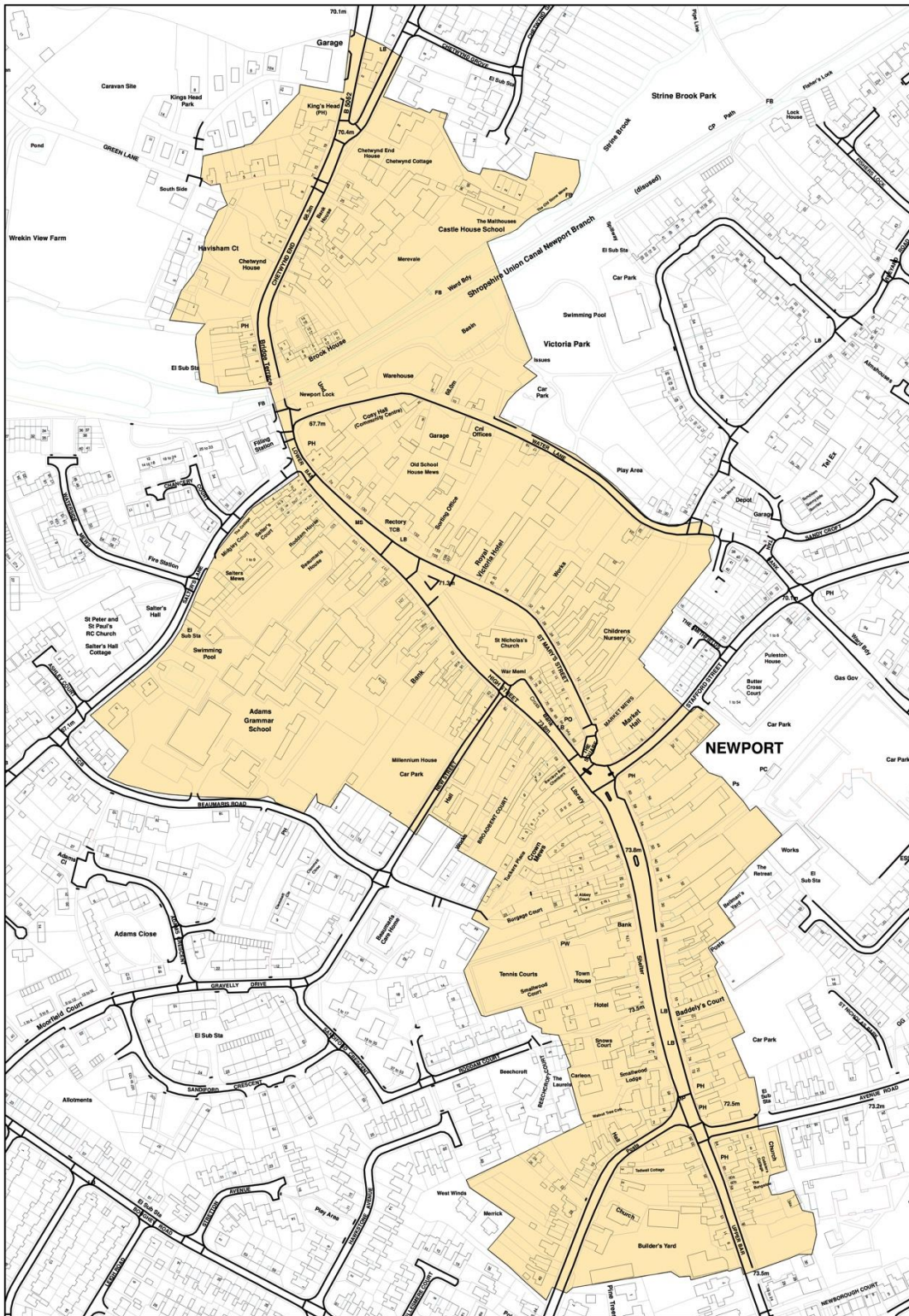
The site is wholly within the Newport Conservation Area. The area was historically formed of narrow burgage plots that extend from street frontages on St. Mary's Street and High Street. The opposite side of Water Lane is Victoria Park and the area around the Newport canal.

The park and canal provide both a visually attractive setting for the site and uses that could complement the redevelopment of the Water Lane Site.

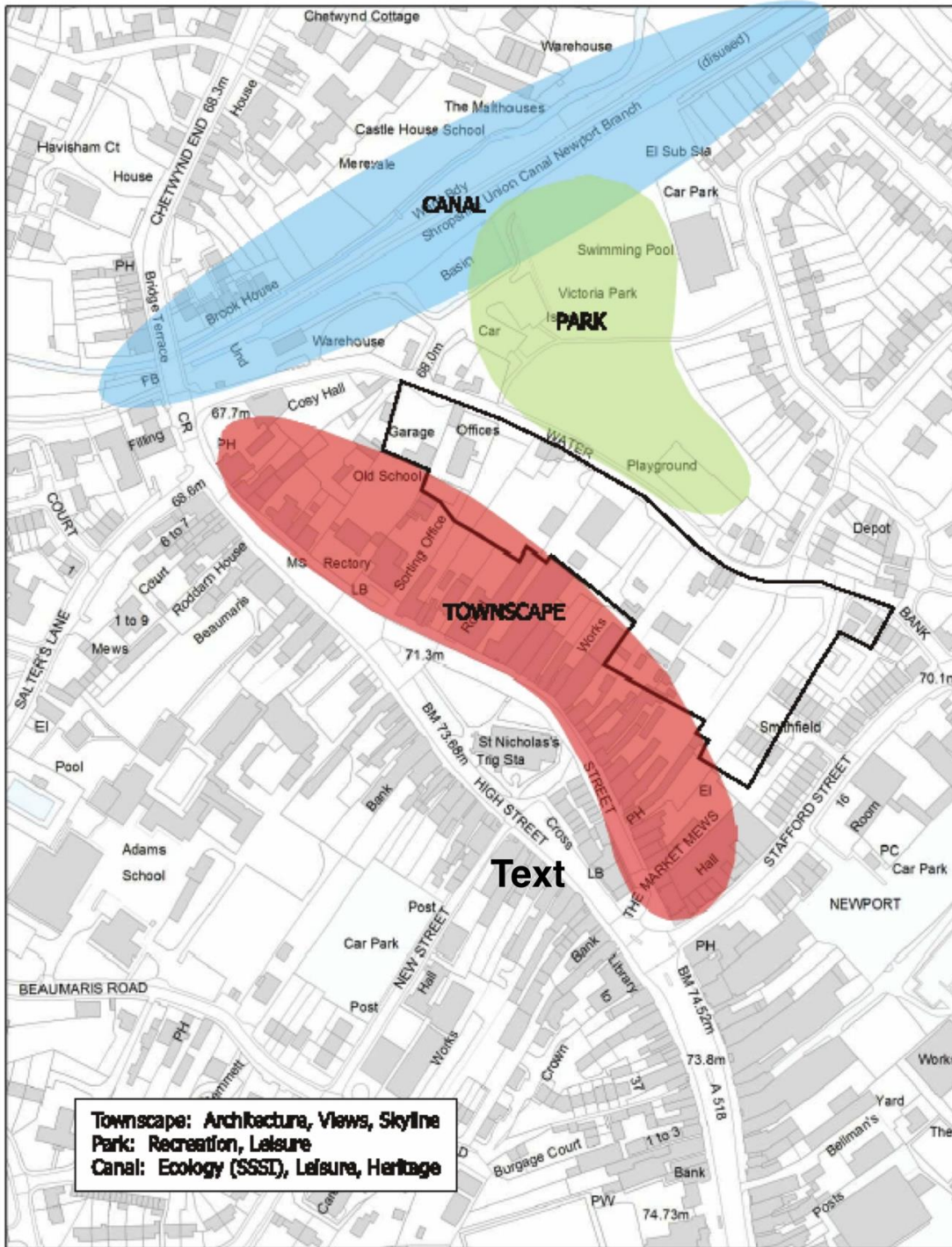
Water Lane itself is at the bottom of a shallow valley with views over Victoria Park to the South and opportunities to open out on St. Mary's Street to the North. There are a number of large and prominent trees on the site. Water Lane is a narrow highway with a curved alignment and also provides access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

In order to achieve the successful regeneration of the site in a manner that complements and enhances the Newport Conservation Area, Newport Town Council would like to see the composition of buildings and spaces use traditional materials and reflect the appearance and form of the original burgage plots.

Plan 21: Newport Conservation Area



Plan 22: Water Lane Development Principles



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

Telford & Wrekin
COUNCIL
 Environment & Regeneration
 City Hall
 PO Box 212
 Telford
 TF3 4LB
 +44 (0)1952 380380

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. 100019688 Date 2007</small>		



3.4.4 Policies

POLICY WL1 – LAND AT WATER LANE, NEWPORT.

A residentially focused mixed use development, including affordable housing, will be supported at water lane, subject to the following:

- Development should conserve and/or enhance heritage assets and their settings, including the Newport Conservation Area.
- Development should provide a mix of building forms and sizes to reflect the existing townscape character of the Conservation Area
- Building heights should be between two and three storeys
- Exceptions could be permitted but this must be supported by full and justifiable urban design reasons
- Highest building density should generally remain fronting St. Mary's Street and Lower Bar, becoming gradually less dense towards Water Lane
- Development should respect the relationship with Victoria Park by presenting an attractive, active frontage and where possible, improving the site's visual relationship with the Park
- Architectural detailing and building materials should reflect and be in keeping with local character
- Development should respect views to St Nicholas' church.
- The provision of new and improved links between Victoria Park and Newport High Street will be supported.
- Improvements to Water Lane as a safe and attractive pedestrian environment, reducing the impact of both moving and parked vehicles on the townscape will be supported.
- Development of the Water Lane site should take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified during development after consultation with the Shropshire Historic Environment Record (HER).

3.5 Tourism and leisure

3.5.1 Strategic Policies

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

The Shrewsbury and Newport Canal passes through the centre of the Town providing for the potential to re-open the waterway and reconnect Newport to the National Canal Network. The Shrewsbury and Newport Canal Trust has prepared plans to restore the canal and organises regular work parties to clear sections of the waterway.

The Telford & Wrekin Local Plan recognises that the reinstatement of the canal could deliver additional visitors to the area and states that restoration schemes will be considered on their merits and subject to approval by Natural England in order to protect the Site of Special Scientific Interest that extends over part of the canal.

Recent advice from Natural England indicates their willingness to work with the Town Council and the Shrewsbury and Newport Canal Trust. Any future work regarding navigation on this section of the canal should not be undertaken at the expense of the site of special scientific interest (SSSI) and the feature of which it is notified. If work is to be undertaken on the canal in terms of restoration consideration should be given to enhance the amenity and wildlife value.

The Telford & Wrekin Local Plan will safeguard the alignment of the Shrewsbury and Newport Canal with a view to their long term re-establishment as a navigable waterway by not supporting development likely to destroy the canal alignment or

the associated structures and ensuring that when the canal is affected by development the alignment is protected or an alternative alignment provided.

3.5.2 Policy Objectives

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

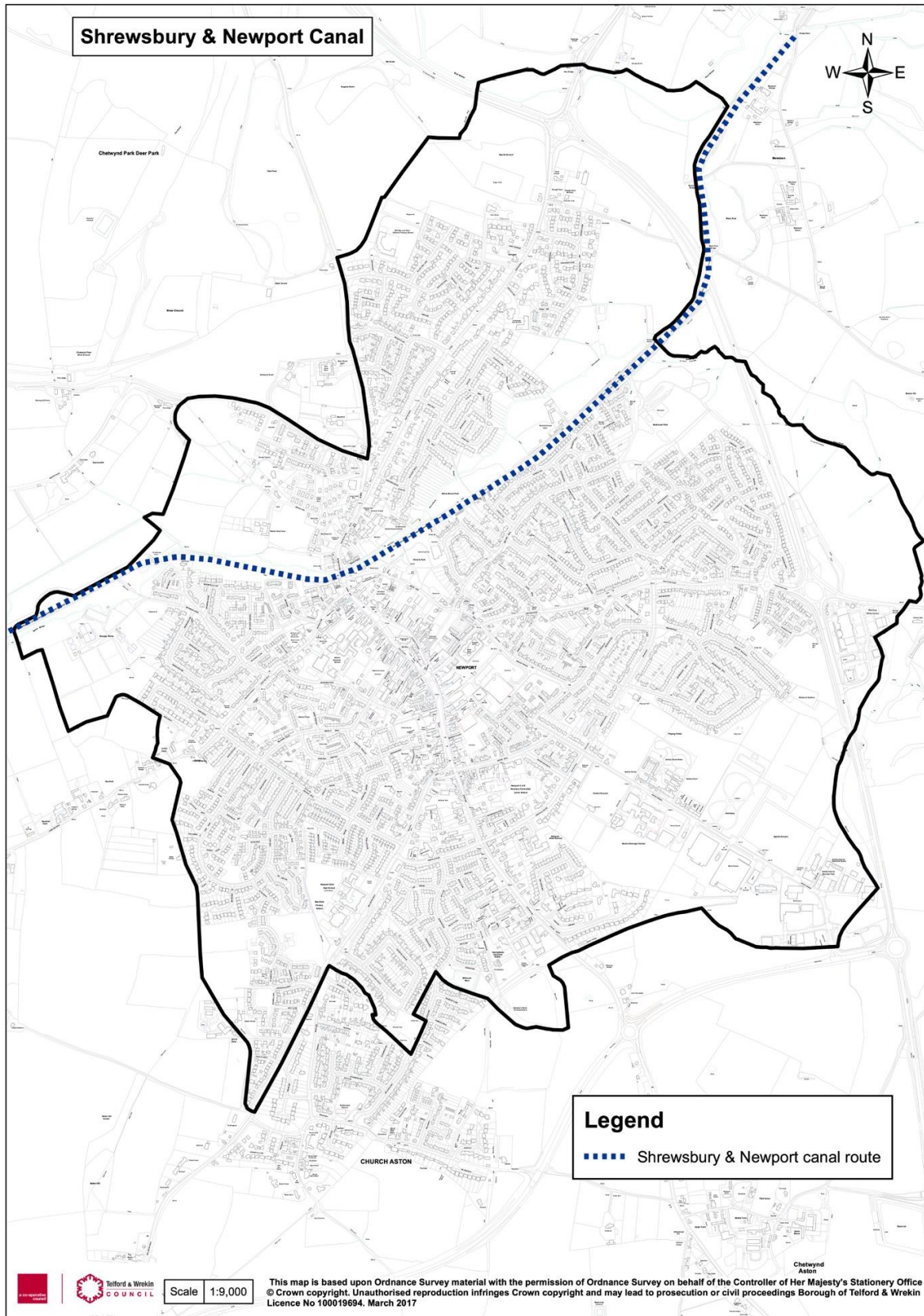
3.5.3 Policy Options

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

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

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

Plan 23: Shrewsbury and Newport Canal



3.5.4 Policies

POLICY TL1 – SHREWSBURY AND NEWPORT CANAL.

- Proposals for the restoration of the canal and its waterside environment will be supported where they can demonstrate there will be no adverse impact upon the natural and historic environment, retain assets, habitats and species in particular to the protection of the SSSI and the features for which it is notified.
- Development that would adversely affect the line of the canal, its waterside environment and its future restoration will not be supported
- Development of the canal and the enhancement of the waterside environment will be considered on their merits subject to the section of the SSSI.

3.6 Transport and Accessibility

3.6.1 Strategic Policies

The Telford & Wrekin Local Plan and accompanying Infrastructure Delivery Plan address Strategic Infrastructure as well as likely funding sources that might help bridge the gap. The Infrastructure Delivery Plan 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 to secure developer contributions to support future residential and employment development.

3.6.2 Policy Objectives

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

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

3.6.3 Policies

POLICY TA1 - TRANSPORT AND ACCESSIBILITY.

- The enhancement and/or improvement of public rights of way, especially those that enhance pedestrian and cycle links, will be supported.
- Development that would result in the loss of off-street public car parking will not be supported unless an equivalent or better capacity is provided elsewhere in Newport

3.7 Newport as a Retail and Service Centre

3.7.1 Strategic Policies

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

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

3.7.2 Policy Objectives

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

3.7.3 Policies

POLICY RS1 – NEWPORT CONSERVATION AREA.

- Development should conserve or enhance the Newport Conservation Area and its setting.

3.8 Community Wellbeing

3.8.1 Strategic Policies

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

3.8.2 Policy Options

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

3.8.3 Policy Objectives

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

3.8.4 Policies

POLICY CW1 – EXISTING COMMUNITY FACILITIES.

Proposals that would result in the loss of community facilities will not be supported unless:

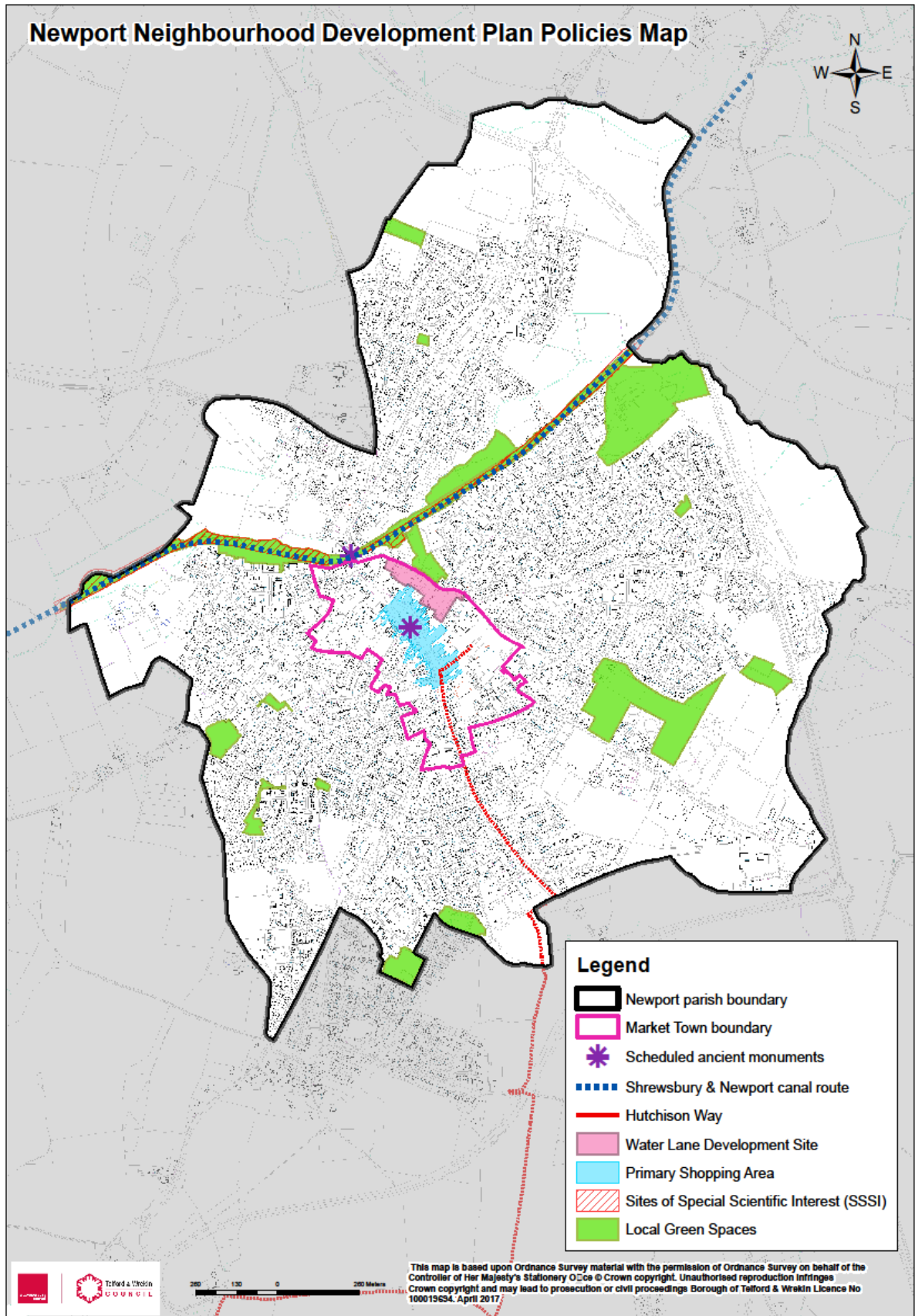
- It can be demonstrated that the facilities are no longer required
- It can be demonstrated that alternative provision exists in the community to service local people
- Suitable alternative facilities are included in the proposal

POLICY CW2 – PROVISION OF COMMUNITY FACILITIES.

Proposals for new and/or improved community facilities will be supported subject to:

- The proposal would not have significant harmful impact on the amenities of surround residents and other activities
- The proposal would not have significant harmful impact on the local environment
- The proposal would not result in severe cumulative impacts on local highway networks

4. Policies Map



5. Monitoring and Review

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

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

The Town Council will receive regular reports on the Neighbourhood Plan to make sure that it is continuously reviewed. The Town Council will periodically determine whether a more comprehensive review of the Plan is required to maintain public confidence in the Plan.
