

Newport Town Council Neighbourhood Development Plan



Please read and express a view.

The Plan is out for public consultation until Friday 16th June

Comments can be made by:

- e-mail to: enquires@newportsaloptowncouncil.co.uk
- Written comment/ letter to: Town Clerk, Newport Town Council, The Guildhall, 1 High Street, Newport TF10 7AR.
 - Provide comment overleaf.

The proposed plan is now open for consultation and seeks to address a number of planning matters including:

- Providing protection for a number of green spaces in Newport.
 - Protecting and supporting new community facilities.
- Protection and encouraging enhancement of Newport's Conservation area.
 - Retaining land set aside for employment.
 - Imposing standards on Houses of Multiple Occupation.
 - Supporting the restoration of the Canal.
 - Promoting the delivery of sufficient car parking.

Policy	Support Yes/No? or comment
<p>POLICY H1. Housing development within Newport will be supported in order to meet local needs and where the proposed development contributes positively to local character. Such development will also be expected to include the provision of affordable housing and meet the needs of the elderly and people with disabilities.</p>	
<p>POLICY H2. Where development is permitted in accordance with Policy H1 and the Telford & Wrekin Local Plan the following criteria are to be met:</p> <ul style="list-style-type: none"> ➤ It demonstrates high quality design in keeping with the character of the area ➤ It provides good pedestrian and cycle routes ➤ Maintains, protects and where appropriate enhances biodiversity through design, layout and landscaping ➤ Protects existing trees, hedgerows and woodland ➤ It does not result in loss of amenities for neighbouring properties ➤ Traffic generation and parking does not adversely affect road and pedestrian safety 	

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

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

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

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

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

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

road network	
<p>POLICY GS1. Built development will not be supported on the green spaces shown on the Newport Policies Map and the green spaces designated as Local Green Spaces also shown on the Policies Map.</p>	
<p>POLICY GS2. New development will include or contribute to the provision of recreational open space that meets the standards set out in the “Fields in Trust Guidance for Outdoor Sport and Play (England)”</p>	
<p>POLICY GS3. New development for housing and employment will be expected to establish publicly accessible links to green spaces wherever possible and to the wider footpath network.</p>	
<p>POLICY WL1.</p> <ul style="list-style-type: none"> ➤ Redevelopment of the Water Lane Site will create a mix of building forms and sizes to reflect the existing townscape character of the Conservation Area ➤ Building heights will be between two and three storeys ➤ Exceptions could be permitted but this must be supported by full and justifiable urban design reasons ➤ Highest building density should generally remain fronting St. Mary’s Street and Lower Bar, becoming gradually less dense towards Water Lane ➤ Building must establish and take advantage of a direct relationship within the adjacent Victoria Park; they must present an attractive and active frontage to the park and in association with works to the highway to establish a direct and visual relationship with the park ➤ Architectural detailing should be based on the existing historic material and designed to maintain local character and distinctiveness 	

<ul style="list-style-type: none"> ➤ Building materials must reflect the immediate surrounds of the Conservation Area ➤ Development must preserve and work with key views, particularly to St. Nicholas' church ➤ Development will establish new and improved links both physical and visual between Victoria Park and Newport High Street ➤ Identify and retain all buildings of merit ➤ Create a residentially focused mixed use development, including affordable housing ➤ Development must provide valuable foreground views of St. Nicholas' Church when viewed from the East. In particular recognizing the important of providing an appropriate roofscape to buildings ➤ Improve Water Lane as a safe and attractive pedestrian environment, reducing the impact of both moving and parked vehicles on the townscape 	
<p>POLICY TL1.</p> <ul style="list-style-type: none"> ➤ The restoration of the canal and its waterside environment will be supported subject to the protection of the SSSI ➤ Development that would adversely affect the line of the canal, its waterside environment and its future restoration will not be permitted ➤ Public access to and recreational use of the canal will be encouraged ➤ Development of the canal and the enhancement of the waterside environment will be considered on their merits ➤ Development that improves the quality of existing or creates new tourist facilities, attractions and accommodation, and infrastructure will be supported where there is no detrimental effect on the character and quality of Newport ➤ The site of Special Scientific Interest that makes up part of the canal will be protected 	

<p>POLICY TA1.</p> <ul style="list-style-type: none"> ➤ Proposal for the enhancement and improvement of rights of way will be supported ➤ Improved linkages for walkers and cyclist, and appropriate signage to and from Newport will be supported ➤ New development will be expected to enhance pedestrian and cycle accessibility for residents ➤ Development that would result in the loss of off-street car parking will not be permitted unless an equivalent or better capacity is provided elsewhere in Newport 	
<p>POLICY RS1.</p> <ul style="list-style-type: none"> ➤ Development will be expected to protect or enhance the Conservation Area ➤ Development in the centre of Newport should help to enhance the distinctive historic character and quality of the Town ➤ Locally important buildings, structures and spaces in the centre of Newport should be retained and where possible enhanced 	
<p>POLICY LW1. Any development in the rural area will be expected to protect and enhance the natural countryside including areas of conservation value, mature trees, hedgerows, ponds and woodlands.</p>	
<p>POLICY CW1. Proposals that would result in the loss of community facilities will not be supported unless:</p> <ul style="list-style-type: none"> ➤ It can be demonstrated that the facilities are no longer required ➤ It can be demonstrated that alternative provision exists in the 	

<p>community to service local people</p> <ul style="list-style-type: none"> ➤ Suitable alternative facilities are included in the proposal 	
<p>POLICY CW2. Proposals for new and/or improved community facilities will be supported subject to:</p> <ul style="list-style-type: none"> ➤ The proposal would not have significant harmful impact on the amenities of surround residents and other activities ➤ The proposal would not have significant harmful impact on the local environment ➤ The proposal would not have unacceptable impacts on the local road networks 	

Name:		Signature:		Date:
Address including postcode				
Contact details	Tel:	Mobile:	e-mail:	