

Working notes from Chamber of Commerce Sub Group on employment .

1. Within the High Street and town centre, office accommodation as well as retail to be permitted to its full capacity providing that the validity of the ground floor use would not be adversely affected.
Rents can be negotiated as far as possible with landlords.
2. Whilst industrial jobs are needed, retail cannot be ignored as the 3 intended supermarkets could employ between them some 400 jobs both full and part time. It is valued that these jobs are to be offered more to local people who are more reliable being within walking or cycling distance of the stores.
3. At this stage an equal proportion of male and female staff of all age groups should be considered.
4. All buildings to be taken into account, eg:- Millenium House in New Street., conversion into offices .
5. The character and history of the town cannot be ignored.
6. A balance should be maintained between employment opportunities, housing and retail.
7. Expansion of existing business to be encouraged to avoid relocation elsewhere.
8. Rent and Rates negotiation is essential to retain the business and payment holidays for the generation of new ones.
9. The sites must be appealing and inviting with landscaping and proper signage.
10. Newport needs 8-9 hectares of land to satisfy the requirements of business until 2031

Considerations on points raised.

To visualise employment in the next 20 years

High Street to retain existing services over the shops and ground floors ie:- Solicitors Accountants, Estate Agents ,Brokers, vets, funeral services etc.

Negotiation of rate reliefs as we have one of the highest rent and rates in the country. difficult for small companies to survive.

Landlords to be encouraged to participate in the town ie;- , joining say Chamber of Commerce, taking part in Newport in Bloom etc. business networking etc.

Make buildings more attractive for employment .Maintenance is essential to keep business .

Make investments -Market Company increases stalls, hence employment.

Funding could be available with grants.

Threats and obstacles are money, investors ,apathy and the economy.

The small Supermarkets open then would employ the majority of retail staff of all ages.

Their presence would attract other major retailers on the fringe on Newport say Mc Donalds Iceland creating more footfall in the area and creating more jobs.

Opportunities are Morning foods to expand Countrywide and Jupiter and as we are a university town Harper Adams are keen on an exiting project.

Use of existing units to be utilised
Cottage industries to be investigated

The Future.

The Chamber has strong members connected with local authorities and organisations such as the Regeneration Partnership, Canal Trust , History Society etc who are invaluable to this exercise and have been talking to the executives of Harper Adams and major concerns for sometime.

Liasing with T&W and other bodies

Pushing forward the indicative plan

Newport Shropshire & District Chamber of Commerce

Neighbourhood Plan notes on Employment .

Newport Chamber has discussed this topic at our general meetings and at executive level since 2012 and presentations have been made to Newport Regeneration Partnership and Newport Town Council with the assistance of Architects.

We have considered employment opportunities for the next 10 -15 years and beyond and without a doubt we need some real full time employment.

Reasons and why:-

Some 40 years ago when the population was around 3000 Newport provided a third of its workforce in factories near the High Street namely Serck Audco Valves, Classic Furniture, Greenwood Moore , Kwiz Feather Flights and the like and the prosperity especially before the birth of Telford stayed in the town itself.

With the population around 12,000 at present all these industries have disappeared and with the advent of a vast programme of houses to be built in a short space of time Newport will be left a commuter town with its wealth being spent elsewhere.

A Cabinet Report recognised the need for 8-10 hectares of land to be used for employment on main brownfield sites on the south east fringe of Newport leaving the north side alone.

Discussions by the Chamber:-

1. Use of existing units to be utilised and not to be demolished for housing.
2. Companies on existing sites such as the Enterprise Park in Audley Avenue need to expand as if they cannot they will move elsewhere namely Hortonwood ,The Nedge in Telford.
3. New Companies are already enquiring about setting up in Newport and Architects have already suggested that incentives should be given and areas to be made inviting for them.
4. Start ups to include incentives on business rates and payment holidays.
5. May be houses could be linked with small cottage business units attached as a proportion of business is operated now from home. ie:- site could be at Water Lane.

Negotiations so far:-

The Chamber is full of experience on these matters and talks have been given on recent indicative plan raised by our past Chairman and Borough Councillor Mr Eric

Carter to Newport Regeneration Partnership, Newport Town Council and also a public meeting.

Plans were revealed with the assistance of Architects and published for considerations.

2. Talks have been held with existing businesses , Morningfoods , Jupiter Marketing and also new firms waiting to come in

3. Strong negotiations with Telford and Wrekin which if achieved could be a flagship for the Borough.

4. As Newport is a University Town, strong liason is a must with sectors of the food supply and agricultural engineering and already talks are in progress.

5. The Jaguar Rover Plant on the M54 is a strong attraction to industry supplying the car market and in close proximity to Newport. .

.6. What about Chinese investment which is topical?

Obstacles:-

1. St Modwen pushing land for future housing programmes

2. The uncertainty of intended supermarkets particularly the large proposed megastore.

3. The change of footfall on the Focus site will benefit Countrywide etc but may create more retail, which is what we don't really want as our aim is always to protect the High Street.

4. Our proposals are constantly changing as more land is being developed as housing and once built would be the end to industrial units and employment.

The Future:-

Continual talks with new and existing businesses to keep them focused and in particular Harper Adams.

Pushing forward the indicative plan

Liason with Telford & Wrekin and other bodies