



**Design, Planning +
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February 2015

Newport Town Council Neighbourhood Plan Evidence Base Review

Draft Report

February 2015

United Kingdom & Ireland

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1. INTRODUCTION

Newport Parish Council is at an early stage in the preparation of the Newport Neighbourhood Development Plan. The Neighbourhood Group have prepared a draft vision and are currently exploring a number of policy options before they commence drafting policies. There is a requirement for an interim review of the existing evidence base to ensure that it is fit for purpose to support emerging policy directions, and to ensure that any critical gaps can be addressed prior to moving forward to a decision on what policies to include.

The Neighbourhood Plan is being developed in the context of the emerging Telford and Wrekin Local Plan. Once adopted, the Telford and Wrekin Local Plan will replace the saved policies in the adopted local plan which is the Telford and Wrekin Core Strategy (2007) and saved policies in the Wrekin Local Plan (2000). The new Telford and Wrekin Local Plan will cover the period from 2011-2031.

A consultation was held in 2014 on proposed housing and employment sites and a number of evidence base documents have been prepared to support the preparation of the 'Shaping Places' Local Plan. The timetable on the Telford & Wrekin website suggests the plan will be adopted in 2016.

2. 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.

3. COMMENTS ON EVIDENCE REVIEW

The purpose of the review is to: 1) review the current evidence base which can provide support for the emerging Newport Neighbourhood Plan and 2) to provide support and advice in terms of identifying any potential gaps or shortfalls in the evidence base which might be needed to support the development of policies.

Appendix 1 sets out the draft Vision and potential policy themes which Newport Town Council are considering, as documented in the minutes of the Steering Group meeting, held on the 23rd October 2014.

Appendix 2 contains our detailed advice on the basis of reviewing the issues and potential policies that the Neighbourhood Group has developed.

We have set out our evidence base advice under a number of policy themes identified for the NDP. In undertaking the review we have considered a number of key documents that we recommend the Neighbourhood Group should draw upon in order to inform the emerging policies for their Neighbourhood Plan, including detail on their applicability and usefulness. These include, where appropriate, relevant national reports / independent research and relevant district / local level evidence. Links are provided to each evidence source and commentary is provided to discuss its usefulness to the Neighbourhood Group in moving forward with their Plan. We have also included suggestions for additional new evidence where appropriate, or referred to examples from other neighbourhood plans elsewhere.

In the absence of detailed information about the emerging Telford & Wrekin Local Plan, we have focused on the current planning policy framework for Newport, which consists of:

- The saved policies of the Telford and Wrekin Core Strategy (2007) and Wrekin Local Plan (2000); and
- Relevant supplementary planning guidance (none of which is of relevance to the NP policy themes, other than the SPD on telecommunications, which is more applicable to managing the impacts of new development, rather than seeking to facilitate new provision).

The emerging Telford and Wrekin Local Plan is still in the very early stages of production and therefore there is little or no guidance available from this plan as to the likely policy framework. However we have referred where possible to the emerging evidence base which is supporting development of the new Local Plan.

Although our review, as instructed, is based on the evidence presented to us, we have in some cases commented on potential policy conformity because inevitably there is a strong relationship between evidence and policy. This includes, for example, pointing out if a potential draft policy would merely be re-enforcing what is likely to be included in the emerging local plan policy.

It may also be useful to consider how best to organise or document the evidence base. The Locality Roadmap Guide provides advice in this respect. It suggests that neighbourhood groups prepare a background document to support the Neighbourhood Plan. This can include all the information that is relevant to the process of producing the Neighbourhood Plan, so that the Neighbourhood Plan itself can focus on the vision, aims, policies and proposals.

With respect to documenting the evidence base, it would be helpful if the supporting background document:

- provides a list of the sources of published evidence that have been used to inform the Neighbourhood Plan policies and proposals;
- documents any new evidence that has been prepared specifically for the Neighbourhood Plan; and
- summarises the outcomes of the community engagement programme.

It might be helpful to structure this background document using the policy theme headings that have been identified. Under each theme the group may wish to consider sub-headings dealing with national/local evidence, neighbourhood level evidence (including any bespoke evidence prepared for the Neighbourhood Plan) and community engagement evidence.

On a related note, it would also be useful to include a further subheading under each of the policy themes setting out how the need to contribute to the achievement of sustainable development (comprising social, economic and environmental dimensions) has been taken into account and considered during the preparation of the policies. This will help the group to demonstrate and provide evidence that they have addressed the basic condition requirement of contributing to the achievement of sustainable development.

4. CONCLUSIONS

The preparation of the Newport Neighbourhood Plan is at a relatively early stage, however the Neighbourhood Group has undertaken a number of consultation and engagement activities with the community, and a visioning and policy theme identification process with the Steering Group.

The Neighbourhood Group has used this engagement to identify a number of key issues for which they would like to explore policy options. In our evidence review we have grouped these key issues under the following themes: housing; open space; economy and community infrastructure; and transport. We would recommend that the Neighbourhood Group follows a similar approach as this will be particularly helpful when they reach the stage of developing the Neighbourhood Plan structure. Appendix 2 sets out the main documents and types of data available for the Newport Neighbourhood Plan that may be used to justify the policy proposals. It also comments on the usefulness of these documents and data for the preparation of the Plan. Where possible, we have also identified types of additional evidence that the Neighbourhood Group may wish to undertake or commission in order to supplement the existing Neighbourhood Plan evidence base. This is really important as it will provide a level of place knowledge about Newport that goes beyond the local plan studies.

Based upon the evidence available and from our 'light touch' analysis of this evidence we would draw out the following conclusions:

1. The review of Telford & Wrekin Council's evidence base has shown that at present there is limited up-to-date evidence available (on issues other than housing need) that the Neighbourhood Group could draw upon and analyse to support the development of the Neighbourhood Plan policies.
2. On the basis of this limited evidence base at the district level, on-going liaison with Telford & Wrekin Council will be required, to identify which emerging Local Plan policies could sufficiently deal with the issues that have been identified as key to the Neighbourhood Plan area, and those which would benefit from local refinement or even challenge. This process will help to ensure that the Neighbourhood Plan does not repeat detailed policies that will be contained in the emerging Local Plan.
3. It is important for the Neighbourhood Plan to include policies that are based on objectives that have been developed based on an understanding and evaluation of the area's defining characteristics. This will be particularly important should the Plan include policies that go above and beyond those set out in the emerging Local Plan, for example if the Plan proposes additional employment development to that identified in the Local Plan. At the moment the Neighbourhood Group's objectives for the Plan require further definition. This will help the Group identify the types of policies that will be needed to achieve the community's aspirations for the area over the Plan period.
4. It is important to note that despite the structure of Appendix 2, some of the potential policy themes could be applied in combination within a single policy. The policy options require refinement, however it is expected that this will be achieved once further analysis of the evidence base has been undertaken, and following further engagement and consultation. The refinement of options will also be needed in order to undertake a meaningful Strategic Environmental Assessment (SEA) of the draft Plan (if one is required).
5. If an SEA is required, it can provide a key piece of evidence for the Neighbourhood Group to draw upon and will provide a tool for enabling the Neighbourhood Group to identify the most suitable policies for the Plan. In particular if there is a desire to allocate specific sites for certain uses (such as employment or housing) the SEA will help to inform the Neighbourhood Group's selection of sites by providing an assessment of the sustainability of each of the proposed sites.
6. The Neighbourhood Group will need to ensure that it draws on relevant evidence, including the SEA, to justify its approach and to demonstrate that any additional policy requirements will not threaten the overall deliverability of the Plan. This will be necessary for any policies that, for

example, seek to increase policy thresholds/requirements over and above those set out in the emerging Local Plan (e.g. these might relate to a connectivity standard, or to higher sustainable building standards, or to a greater proportion of affordable housing).

7. The Walking Newport's Green Spaces survey is useful in providing an overview of Newport's current green spaces, how they are used and valued, as well as aspirations for the future. However this information should be strengthened by the addition of further technical data if it is to inform the creation of NDP policy. Given the existing deficiencies in certain types of open space in Newport, this seems an issue worth pursuing through the NP. It is recommended that additional data is compiled in relation to these sites to identify their size, planning status, ownership and potential to address existing open space deficiencies.
8. It may be difficult to reinstate the recycling centre in Newport given the current financial austerity measures which local authorities are facing. Whilst this could remain a longer term aspiration in the NP, it might be possible in the meantime to pursue smaller scale facilities through the development of large scale housing or employment developments, or alternatively through CIL receipts (although it would need to be confirmed that Telford & Wrekin Council are pursuing a CIL levy). There may be other options to explore the provision of a community funded facility, which would be outside the scope of the NP.
9. Harnessing the potential to diversify and grow the local economy on the back of the success of Harper Adams University is seen as a real competitive advantage for Newport, and one that we recommend is worth pursuing. However to ensure such a policy is robust, further evidence is needed to quantify the potential for growth of these employment sectors and any existing or future qualitative or quantitative deficiencies in land and buildings to accommodate these sectors. Additional information on the attractiveness of Newport and partnership with Harper Adams would also be helpful to establish the viability of this proposal and the market appetite to invest here. This evidence is currently not available. If demand is established, further work is needed to identify a potential supply of sites and buildings to accommodate this demand.
10. Options in relation to high grade communications infrastructure include establishing a 'connectivity standard' for new development (the viability of such would need to be explored with Telford & Wrekin Council), or exploring options which would fall outside the NP, for example creating a partnership between the Town Council and an internet provider, and raising funds from the community to implement this.
11. Current adopted policy at the district level contains little reference to Harper Adams besides an acknowledgement that the College generates 'a high demand for student accommodation in the vicinity'. This acknowledgment of student growth in Newport is accurate but not sufficient to address the issues raised by the community and Steering Group. A more localised approach through the NDP could therefore be appropriate (subject to discussions with Telford & Wrekin Council). Policies could aid in facilitating/steering further growth and benefits - whilst mitigating any potential negative impacts of student accommodation etc. The Exeter St James NP could provide a template to follow.
12. More clarification is needed in relation to the Steering Group's specific aspirations in relation to affordable housing and sustainable transport. These are particular subjects that would benefit from discussions with Telford & Wrekin Council, as to how these issues are best addressed.
13. Quality of design of development is a policy area which is likely to be addressed by the emerging Telford & Wrekin Local Plan. There is a need to further define the Steering Group's specific aspirations around design, in order to determine whether to pursue a more locally-specific, place-based policy, or to seek higher standards of sustainable design.

14. Engagement with the local community will provide a valuable source of information for the Neighbourhood Group to draw upon and it is noted that the Neighbourhood Group has already engaged in several consultation activities to date. The Neighbourhood Group should ensure that it documents the various engagement and consultation stages it has undertaken (and intends to undertake in the future) carefully and demonstrates how the engagement responses have been analysed and captured. This will be a requirement for the Plan's Consultation Statement; as such doing it as they go along will save the Group time when they reach the formal Consultation Statement stage.

5. RECOMMENDATIONS

1. We recommend that the Neighbourhood Group holds a workshop with Telford & Wrekin Council's to understand both the timeframes as to when draft Local Plan policy text will be available, and to seek guidance on what policies are most appropriately dealt with at what level, i.e. the Local Plan level, or the NP level. The purpose of this session will be to seek to understand whether Local Plan policy will be 'good enough' for addressing the Neighbourhood Group's ambitions and objectives for the Parish. This will help the Neighbourhood Group to identify which policies to focus on. A workshop is being held with Telford & Wrekin Council on the 13 February 2015.
2. When drafting the Neighbourhood Plan policies, the Plan should provide clear referencing / sign posting to the key evidence (this can include primary or secondary data) that has informed each of the policies. This will help to explain the links between evidence and policy and justify the inclusion of the policies. For each policy it would also be helpful to include a section to identify which existing plans, documents or strategies support the policies that are included in the Plan.
3. With respect to the evidence on the potential to harness new business activity on the back of a partnership approach with Harper Adams, we recommend that the Steering Group consider further whether to commission this work as a bespoke piece of evidence, given that this is unique opportunity to diversity and expand employment opportunities in and around the town.
4. With respect to open space policies, we recommend that the Steering Group gather further technical evidence to identify whether it would be appropriate to include a general criteria based policy, or whether to consider allocation (and protection) of specific sites.
5. With respect to potential policies on addressing 'studentification', we consider that these are worth exploring further, including what has worked elsewhere, given that this is likely to be an issue which is quite specific to Newport (as opposed to other parts of the Telford & Wrekin district) and a strong feature of the community consultation to date.
6. The Neighbourhood Group should consider the references included in Appendix 2 to other Parish or Town Councils or Neighbourhood Forums across the country that have successfully had their Neighbourhood Plans passed at referendum and brought into force by the Local Authority. This will help them to consider the type and content of policies (that have been tested and found sound) that address similar issues to those they want to address. It would also be useful in suggesting ways in which they may wish to structure their NDP; and how these plans document their analysis of the evidence base and community engagement. Recent examples that we have drawn on include Exeter St James, Cuckfield, the Upper Eden Neighbourhood Plan and the Tattenhall and District Neighbourhood Plans.
7. Further work to define the NP objectives and subsequent policy options should be undertaken, using the findings and recommendations of this report.
8. As the NP policy options develop further, a screening opinion should be sought from Telford & Wrekin Council as to whether an SEA may be required.
9. Additional advice on evidence base sources is available at:
<http://mycommunityrights.org.uk/wp-content/uploads/2012/04/Neighbourhood-Planning-Evidence-Base-updated.pdf> "Neighbourhood Planning Developing a Data Driven Evidence Base", Locality.

6. APPENDICES

Appendix 1: 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 (Norbrook/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:

<p>Agreeing the Themes</p>	<p>Having considered the workshop report and the PMG minutes (1 Oct), the following were agreed as the proposed policy themes of the Newport NDP:</p> <ul style="list-style-type: none"> ○ 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).
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Appendix 2: Main documents and types of data available for the Newport Neighbourhood Plan that may be used to justify future policy proposals.

Newport – Neighbourhood Plan Evidence Base

The evidence base has been grouped into: 1) National Level, (national studies/research reports) 2) District/Local Level (regional and district assessments/strategies), 3) Suggested additional evidence (recommended evidence base), 4) Examples of evidence drawn on and policies developed in other neighbourhood plans

Theme 1: Housing

Note: The Neighbourhood Plans should not promote less development nor undermine the strategic policies in the emerging District Plan. The housing target should be based on identified housing need and housing land availability (minimum / maximum levels of physical capacity within the Neighbourhood Plan area for new housing development).

Issues/Needs/Objectives	Options
Affordable Housing	<p><i>Current targets for affordable housing are set out in the Adopted Telford and Wrekin (T&W) Core Strategy (2007). These targets and policy on affordable housing may change when T&W Council prepare the Shaping Places Local Plan, based on more up-to-date evidence. The NNP could seek to adopt a higher target (or a different tenure split) than the current or emerging policy, however robust evidence would be needed to demonstrate that ‘need’ is higher or of a different nature than the overall district t need and would need to demonstrate that it would not make development unviable. Evidence on affordable housing need which has been prepared to support the preparation of the new T&W plan (the SHMA, 2014) is reviewed below.</i></p> <p><i>Note there are no longer ‘national targets’ for affordable housing, this must be determined at the local authority level, including through consideration of the Strategic Housing Market Assessment, alongside evidence on the viability of housing development.</i></p> <p><i>Re on-site provision – whilst this is always desirable in sustainable communities terms, it is not always viable, and some element of flexibility should therefore be retained. Requiring on-site provision may impose viability constraints which would result in such a policy being found unsound. We were unable to find any up-to-date evidence on affordable housing viability in the district.</i></p>
Studentification	<p><i>It is acknowledged that students can be a valuable economic driver, the Adopted Telford and Wrekin Core Strategy (2007) contains little reference to Harper Adams besides an acknowledgement that the College generates ‘a high demand for student accommodation in the vicinity’. This acknowledgment of student growth in Newport is accurate but brief, as a result, a</i></p>

more localised approach through the NDP could be appropriate.

Policies could aid in facilitating/steering further growth and benefits - whilst mitigating any potential negative impacts of student accommodation etc. Other neighbourhood plans such as Exeter St James (see evidence and policy examples below) are attempting to address these issues through policies regarding houses of multiple occupation (HMO) and reducing potential over-concentrations of student accommodation in existing residential areas.

The Exeter St James Neighbourhood Plan also refers to good design as part of its policy for student accommodation. Inclusion of a similar policy could be a potential option to mitigate any larger student housing developments in Newport which are not in-keeping with town's aesthetic.

Quality of Development

Overarching building and design standards for housing are set out in the Telford and Wrekin Core Strategy (2007) (see below), There could be scope to tailor building requirements for development in Newport, or alternatively adopt design standards from third party organisation's criteria, such as Building for Life 12 (See Tattenhall and District Neighbourhood Plan in the 'Additional Evidence' section below).

Evidence link	Brief summary	Comment on usefulness
National Level evidence		No relevant documents identified.
District / Local level evidence		
<p>Telford and Wrekin Core Strategy (2007-2016) (Adopted 2007)</p>	<p>The Adopted Core Strategy addresses the key spatial development issues for the Borough and provides a strategic planning policy framework that sets out how the Borough will develop over the 10 year plan period to 2016.</p> <p>Strategic Development Policies are set out in section 9, these outline the borough's approach to core issues, including ensuring there is sufficient housing growth to meet the needs of the area.</p> <p>In relation to 'Good Design', the Core Strategy defines the overarching standards for the Telford and Wrekin area, Paragraph 4 of Section 4.8 defines 'Well Designed and Built' as <i>'high quality, mixed-use, durable, flexible and adaptive buildings, using materials which minimise negative environmental impacts.'</i> There could be potential to tailor this definition further through neighbourhood planning policy, either through adopting design standards specific to Newport or a third-party standards document such as Building for Life 12 (See Tattenhall and District Neighbourhood Plan in the 'Additional Evidence' section below).</p> <p>Adopted Core Strategy accessible via: http://www.telford.gov.uk/download/downloads/id/1425/the_adopted_core_strategy</p>	<p>This plan is the adopted Core Strategy for the area until 2016. Note, the date of adoption predates the introduction of neighbourhood development plans or the National Planning Policy Framework (2012) so some policies may not be consistent with national policy. Currently, planning applications for new development or changes of use within Newport must conform to the policies in the Core Strategy (2007), the Wrekin Local Plan (2000) (Saved Policies) and the National Planning Policy Framework.</p> <p>Policy CS6 of the Core Strategy states that new housing developments in Newport must provide a proportion of 35% affordable housing of all such development, as demand for affordable housing in the area is the second highest in the borough, after the rural areas.</p> <p>The Telford and Wrekin SHMA (2014) states that Newport requires 870 affordable houses between the years 2011-2031, accounting for 61% of all Newport's housing requirement in this timeframe. Further information on projected tenure requirements for the Newport sub area is contained below in the section entitled 'Telford and Wrekin 2014 SHMA'. Or alternatively, access the document directly through: http://www.telford.gov.uk/download/downloads/id/1483/strategic_housing_market_assessment_2014_part_3</p>

<p>Local plan – Proposed Housing and Employment Site Selection Consultation Document May – June 2014</p>	<p>This document identifies a range of sites for housing and employment development which are being consulted on as potential sites for allocation for development as part of Telford and Wrekin’s ‘Shaping Places’ Local Plan 2011-2031. It also falls in line with the overarching aims of the emerging ‘Shaping Places’ local plan. Its purpose is to identify sites which Telford and Wrekin Council consider should be allocated for housing and employment. This document has been through a consultation phase with the council and is likely to inform the adoption of the ‘Shaping Places’ Local Plan in 2016.</p> <p>Accessible via: http://www.telford.gov.uk/downloads/file/1374/proposed_housing_and_employment_sites_consultation_document_may_-_june_2014</p>	<p>The document identifies an estimated housing yield of 184 in the Beechfields way area of Newport. There are two housing sites proposed for allocation in this area; the land south of Beechfields Way (1.00ha) with an estimated housing yield of 35 units, and Land to the rear of Beechfields Way (4.25ha) which has an estimated yield of 149 units.</p> <p>See Page 42: http://www.telford.gov.uk/download/downloads/id/1374/proposed_housing_and_employment_sites_consultation_document_may_-_june_2014</p> <p>There are also two other sites (listed as within Chetwynd Aston & Woodcote) which lie just to the north of the A518, (located outside of the Newport sub-area boundary to the south-east of the town) these sites are technically not part of the Newport town area. The larger being 2.58ha with a potential yield of 90 houses (Land at Chartley, Newport), the smaller 1.60ha, potential yield 51 units (Land to rear of Willow Cottage, Station Road, Newport).</p> <p>See Page 22: http://www.telford.gov.uk/download/downloads/id/1374/proposed_housing_and_employment_sites_consultation_document_may_-_june_2014</p>
<p>Telford and Wrekin 2014 SHMA</p>	<p>The Strategic Housing Market Assessment (SHMA) for Telford and Wrekin (2014) has been updated following the publication of the NPPF, utilising data recommended by national planning guidance.</p> <p>The assessment assembles the evidence base that will help to identify a locally-derived housing target for the new Shaping Places Local Plan, as well as supporting the preparation of planning policies relating to affordable housing and specialist housing needs.</p> <p>All figures raised in the adjacent column can be found in Part 3 of the 2014 Telford and Wrekin SHMA, accessible via:</p>	<p>The document indicates that there is a long-term projected requirement for 1,427 additional affordable dwellings (including backlog to meet existing need) in the Newport sub area between 2011 and 2031. The largest demand for these homes comes from the ‘social renting’ sector (58%) with affordable rent at 3% and intermediate shared ownership at 5.5% .</p> <p>In the short term, for the years 2011-2016, the SHMA estimates that the Newport subarea requires 615 affordable dwellings, 550 of which are ‘social rented’ whilst the remaining 65 are intermediate stock.</p> <p>(The 2014 SHMA provides two housing projections, one for the period 2011 – 2016 considering current demand, and another for the longer</p>

	<p>http://www.telford.gov.uk/download/downloads/id/1483/strategic_housing_market_assessment_2014_part_3</p>	<p>term 2011-2031).</p> <p>Affordable housing projections for the Telford and Wrekin area on the whole (P.248) illustrate that 11,528 affordable houses are required between 2011-2031 to meet demand. This account for 61.6% of Telford and Wrekin’s overall housing demand, and correlates with Newport’s projected figure of 61% for the same period.</p> <p>These figures are useful in informing the structure and direction of any affordable housing policy within the NDP, particularly in reference to the types of housing stock required.</p>
<p>Telford and Wrekin 2012 SHLAA</p>	<p>The Strategic Housing Land Availability Assessment’s (2012) purpose is to identify sites with housing potential, determine the potential for their deliverability, and establish how many dwellings could come forward and when. The document is used by the council to identify the capacity of the Telford and Wrekin borough in accommodating new housing developments.</p> <p>Accessible via: http://www.telford.gov.uk/download/downloads/id/1448/shlaa_2012</p>	<p>The Water Lane site is featured in the SHLAA and is listed as having capacity to accommodate 6 dwellings. The document also states that the site is available, suitable and achievable with no known constraints.</p>
<p>Five Year Housing Land Supply Statement (2013-2018)</p>	<p>Telford and Wrekin’s Housing Supply Statement conforms with the NPPF’s requirement to identify a continuous five-year supply of housing. It concludes that currently only 2.5 years of the supply can be delivered. Contained in the document are all the sites identified for housing which are expected to deliver houses within the next five years.</p> <p>Accessible via: http://www.telford.gov.uk/download/downloads/id/171/five_year_housing_land_supply_statement</p>	<p>The document identifies potential plots of land available to provide housing over the coming 5 years (2013-2018).</p> <p>The document identifies land at 31 Water Lane as an identified site to provide 1 unit of housing which is stated as ‘deliverable within the next 5 years.’</p> <p>http://www.telford.gov.uk/info/100006/environment_and_planning/1773/five_year_housing_land_supply_statement</p>

**Wrekin Local
Plan 'Saved
Policies'
(Originally
adopted 2000)**

Accessible via:

http://www.telford.gov.uk/downloads/file/1264/wrekin_local_plan

H23 Affordable Housing:

The document states 'that a proportion of affordable housing will be sought on other sites in Telford and Newport which come forward for residential development during the plan period, where there is identified local need.'

More information regarding current affordable housing policy in Newport is featured in the 2007-2016 Core Strategy. See above.

Suggested additional evidence

Available housing data: Annual Monitoring Report (AMR); Data on average house prices and average income estimates; Common Housing Register; and information from local estate agents on market housing demand

The data in the AMR provides evidence on past trends in housing development, while housing waiting list information will provide evidence of whether there is local need for affordable housing. Data on average house prices and income estimates will indicate whether there is a significant discrepancy between average incomes and average house prices, thus indicating whether or not there is a significant need for additional affordable housing in the NP area.

AMRs for the Telford and Wrekin area accessible via:
http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/124/annual_monitoring_report_amr

A review of available housing data will enable the Neighbourhood Group to establish past trends in housing development, housing waiting list levels, home ownership patterns in the area and how average house prices compare with average incomes at the District level.

Examples from other neighbourhood plans

Exeter St James Neighbourhood Plan (Adopted July 2013) Exeter St James Neighbourhood Plan accessible via: <http://www.exeterstjamesforum.org/st-james%20plan>

Policy C1 applies specifically to HMOs (houses of multiple occupation), which in the Exeter St James area are concentrated due to high student populations. The policy refers to the prevention of over concentrations of HMOs, appropriate design, and layout of the building, adequate provision of amenity space/parking etc. and in keeping character to existing local environment.

The plan also proposes a series of 'projects', one of which is to work with the council and University to manage any adverse impacts that arise from the high level of student accommodation within the ward. The document recognises that large concentrations of students can have a 'significant impact' on both permanent and student resident alike.

This course of action targets issues which arise from 'studentification' such as maintaining the urban quality of the streets where students locate. The document highlights that 'landlords of HMOs have not always maintained their properties' and as a result, in many cases such disrepair is not directly the student residents fault. Through this, the NDP group were able to start up a landlord accreditation scheme, with a view to creating a landlord directory to encourage all landlords in the area to improve and maintain their properties.

The Exeter NDP group also established a link with the university to 'manage the impacts of high levels of HMO concentration on the ward' and, to assist with this, 'Project 2' of the plan intends to conduct research into how the effects of student accommodation were managed elsewhere in the country. As of yet this research remains unavailable.

Policies C2 and C3 also address large and small scale student

accommodation developments and apply locally specific caveats such as 'in-keeping design' and 'must provide parking requirements'.

Building for Life 12 / Tattenhall and District Neighbourhood Plan (adopted June 2014) Tattenhall and District Neighbourhood Plan accessible via:
<http://tattenhallpc.co.uk/wp-content/uploads/2013/07/Tattenhall-Neighbourhood-Plan.pdf>

Building for Life 12 accessible via:
<http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12>

Some Neighbourhood Plans (such as Tattenhall, part of Cheshire West and Chester) require developers to use Building for Life 12 (an industry standard document) in order to demonstrate the quality of their schemes. This is with the intention of driving up the design quality standards and to ensure only the highest quality developments are permitted.

Theme 2: Open Space

Issues/Needs	Options
<p>Existing and New Green and Blue Spaces to include an increase in playing fields.</p>	<p><i>Many of the adopted neighbourhood plan policies seek to protect and enhance existing green space/playing pitches. Potential options could include tailoring potential Newport NP policy to improve accessibility/quality of existing spaces and pitches. Policy could also consider a minimum green space requirement for new developments (particularly areas to the north and east of the town, where, according to the 2013 Local Green Infrastructure Needs Study, there is short supply).</i></p>

Evidence link	Brief summary	Comment on usefulness
<p>National Level evidence</p>		<p>No relevant documents identified.</p>
<p>Protecting and improving people's enjoyment of the countryside</p>	<p>List of specific actions to protect and improve access to the countryside and common land/town/villages.</p> <p>Accessible via:https://www.gov.uk/government/policies/protecting-and-improving-people-s-enjoyment-of-the-countryside</p>	<p>This information is relevant for neighbourhood planning (in rural areas) because it provides links to main documents and regulations related to countryside and natural environment improvement.</p>

District/ Local Level evidence		
Telford and Wrekin Core Strategy (2007-2016) (Adopted 2007)	<p>The document sets out its approach to protect and enhance open space in policy CS 11. The policy states that development on open space will only be permitted if it can be demonstrated that:</p> <ul style="list-style-type: none"> • There will be significant community and environmental benefits delivered by the proposal; and • The land does not contribute to the open space standards set to meet the requirements of the local population. <p>Telford and Wrekin Core Strategy (2007-2016) Accessible via: http://www.telford.gov.uk/download/downloads/id/1425/the_adopted_core_strategy</p>	Useful as an umbrella policy for open space aspirations, but doesn't offer any particular protection for open spaces in Newport.
Wrekin Local Plan 'Saved Policies' (Adopted 2000)	<p>Policy LR6 states that developers are required to make a contribution to outdoor recreational open space provision within new residential developments. The size of this contribution or recreational equipment provided is subject to the scale of the development, these parameters are set out in the document, see below.</p> <p>Plan accessible via: http://www.telford.gov.uk/downloads/file/1264/wrekin_local_plan (See p.126)</p>	This policy covers the provision of additional open space where 'need' is generated by new development.

Landscape Sensitivity Study	<p>Landscape Architects, using landscape character assessment techniques, have analysed and classified character areas within the borough, producing a more detailed local level of landscape character assessment.</p> <p>Accessible via:</p> <p>http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/540/landscape_sensitivity_study</p>	May be useful when looking to define/protect specific spaces.
Green Infrastructure evidence and analysis (2012)	<p>Documents the current provision and performance of green infrastructure in the borough. The Evidence & Analysis document shows that over 90% of the Telford and Wrekin borough is green infrastructure. The document informs the creation of policy about how green infrastructure can benefit both urban and rural environments.</p> <p>Accessible via:</p> <p>http://www.telford.gov.uk/downloads/download/227/green_infrastructure_evidence_and_analysis_document</p>	

**Local Green
Infrastructure
Needs Study
(2013)**

The LGINS identifies the areas of greatest need for green infrastructure in the Telford and Wrekin area. The document analyses the quantity, quality and distribution of the existing provision of green infrastructure and also if there are potential surpluses or deficiencies.

Accessible via:

http://www.telford.gov.uk/download/downloads/id/1475/telford_and_wrekin_council_local_green_infrastructure_needs_study_and_appendices

The document could be useful to provide support for neighbourhood plan policies regarding the protection/enhancement of existing open space/green infrastructure and provision of additional open space/green infrastructure.

The document states that Newport provision met less than 25% of the recommended quantity standards for natural and semi-natural green space and 25%-50% of the recommended provision for young people. The distribution of these spaces also makes for poor accessibility: residents living in the north or east side of the town are not within walking distance of facilities.

The Open Space, Sport and Recreation Facilities Study (2008) which was used to inform the Local Green Infrastructure Needs Study, states 'consideration of the quantity of (playing pitch) provision within Newport indicates that there is sufficient to meet local needs.'

Accessible via:

http://www.telford.gov.uk/downloads/file/1291/ppg17_assessment_final_report

This study is now seven years old and may need updating.

**Additional
Evidence****Walking
Newport's Green
Spaces (2014)**

This series of documents identifies and describes a number of Newport's green spaces, based on a 'walk-about' survey. Each survey notes the primary functions of these areas, what vegetation they might possess and their potential community value (current value and a vision for the future).

These survey documents are useful in providing an overview of Newport's current green spaces, how they are used and valued, as well as aspirations for the future. However this information should be strengthened by the addition of further technical data if it is to inform the creation of NDP policy. This would include information about the size of these spaces (spatial figures and mapping), planning status, ownership and their potential to contribute to addressing existing open space deficiencies.

Examples from other neighbourhood plans

Cuckfield Neighbourhood Plan (Adopted October 2014)

Accessible via:
http://www.midsussex.gov.uk/media/Cuckfield_Neighbourhood_Plan_June14.pdf

Policy CNP 2 refers to the protection of open space within Cuckfield's built up area. The policy refers to a map featuring highlighted areas of amenity green space and provision for children/teenagers. CNP 2 states that developments will not be permitted in these areas other than 'in exceptional circumstances for essential utility infrastructure and where no feasible alternative site is available.'

This policy and others like it form a broad strategy from the Cuckfield Neighbourhood Group to protect important green space.

It is worth noting that such protection may already be offered by policies at the local authority level – it will be important to liaise with T&W Council on this issue.

Exeter St James (Adopted July 2013)

Accessible via:
<http://www.exeterstjamesforum.org/st-james%20plan>

Policy EN1 – 'Protection of green spaces' states that development that results in the loss of green spaces identified by the plan, or that 'results in any harm to their character, setting, accessibility, appearance, general quality or amenity value would only be permitted if the community would gain equivalent benefit from the provision of suitable replacement green space or gain significant social, economic or environmental benefits from an alternative facility.'

Policies EN2 and 3 refer to the protection of specific greenspaces which require potential developments to conform to more locally specific needs, such as proposals which 'enhance the landscape design' or 'community enjoyment of the green space' (EN3 - Queens Crescent Gardens).

Theme 3: Economy and community infrastructure

Issues/Needs	Options
<p><i>Identifying/encouraging recycling premises</i></p>	<p>The recycling centre in Newport was closed during April 2012 due to T&W Council's requirement to meet significant funding cuts. The Newport Neighbourhood Plan Steering Group has an aspiration to reinstate this recycling centre. This may be difficult given current local authority spending austerity measures. Options include pursuing smaller scale facilities through specific housing or employment developments, or seeking CIL receipts (if T&W are planning to adopt a CIL levy). Veolia is sub-contracted to manage waste and recycling across Telford and Wrekin, there could be potential to establish a community owned and operated facility in partnership with the firm or T&W Council to provide facilities necessary to meet demand, however this would be beyond the scope of the NP.</p>
<p><i>High grade communications infrastructure</i></p>	<p>Unlike neighbouring Shropshire, Telford and Wrekin Council currently does not have a connectivity plan to roll out super-fast fibre internet with a provider. Newport has aspirations to provide fibre internet to businesses and residents, there is potential to either create a policy to establish a 'connectivity standard' (see examples from other neighbourhood plans below) for new developments or to create partnership between residents and an internet provider. This has already been achieved in other areas of Telford and Wrekin such as Little Wenlock who partnered with BT with funding from UK Coal.</p> <p>See Link: http://www.btplc.com/News/Articles/ShowArticle.cfm?ArticleID=D1C4F324-003A-493C-A578-04FBAD0546F6</p>
<p><i>Benefit of increased employment opportunities in connection with HAU expertise</i></p>	<p>Further evidence is needed regarding the potential for growth of employment sectors which might be attracted to invest and take advantage of their proximity to Harper Adams University and any existing or future qualitative or quantitative deficiencies in land and buildings to accommodate these sectors. Additional information on the attractiveness of Newport and partnership with Harper Adams is also needed to establish how viable such development would be, in terms of market appetite to invest here. This evidence is currently not available. If demand is established, further work is needed to identify a potential supply of buildings and sites. Options include: commissioning this work as a bespoke piece of work or liaising with T&W Council regarding their program for preparation of an employment needs study – which could potentially incorporate this piece of work.</p>
<p><i>Water Lane Mixed Use Development</i></p>	<p>The NDP group identify a mixture of uses to promote the redevelopment of this vacant brownfield site. Potential options that have been put forward include 'live/work units', light/industrial commercial uses. Options also include ground floor commercial with residential</p>

on the upper floors.

Evidence link	Brief summary	Comment on usefulness
National Level Evidence		
No relevant evidence identified.		
District/Regional Level		
Local Plan – Proposed Housing and Employment Site Selection Consultation Document May – June 2014	<p>This document identifies a range of sites for housing and employment development which are being consulted on as potential sites for allocation for development as part of Telford and Wrekin’s ‘Shaping Places’ Local Plan 2011-2031. It also falls in line with the overarching aims of the emerging ‘Shaping Places’ Local Plan. Its purpose is to identify sites which T&W Council consider should be allocated for housing and employment. This document has been through a public consultation phase and is likely to inform the allocation of sites in the ‘Shaping Places’ Local Plan in 2016.</p> <p>Accessible via: http://www.telford.gov.uk/download/downloads/id/1374/proposed_housing_and_employment_sites_consultation_document_may_-_june_2014</p>	<p>Employment land is concentrated around Audley Avenue and Plough Lane. The Audley Avenue site is subject to numerous potential redevelopment proposals some of which incorporate employment land uses. The Council’s preferred approach is to consolidate existing employment uses in the Audley Avenue area in order to contribute towards the area’s ‘identified need for additional employment land.’</p> <p>The preferred employment uses for both Audley Avenue and Plough Lane in Newport are B1b (research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution).</p> <p>Section 6.45 of the Consultation Document refers to a study undertaken in 2013 (Newport: The Need for Employment Land – see link 3 below) which identified a need for approximately 8 to 9 hectares of additional employment development land in Newport over the plan period (2011-2031). In response, T&W Council state that two additional sites in the north of Newport in close proximity to the A41 bypass and the A519 are to be considered for employment uses. These could be implemented alongside the adjoining proposed housing sites to the south (sites 485 and 907 as shown in link 2 below) in order to ‘deliver a mixed use development to the north of Newport.’</p>

- 1) Accessible via (See pages 84/85):
http://www.telford.gov.uk/download/downloads/id/1374/proposed_housing_and_employment_sites_consultation_document_may_-_june_2014
- 2) Additional housing sites 485 and 907 are available to view via:
http://consult.telford.gov.uk/events/22225/popimage_d1547008e1636.html
- 3) Newport: The Need for Employment Land (produced by Peter Brett Associates) accessible via:
http://www.telford.gov.uk/downloads/file/1841/newport_the_need_for_employment_land

Telford and Wrekin Employment Land Review Interim Report 2012

An interim report produced to provide an updated picture of the supply of employment land in Telford and Wrekin in 2012.

Accessible via:
http://www.telford.gov.uk/downloads/file/1280/employment_land_review_interim_report_2012

The document outlines sites for potential employment development, it is referred to and superseded by the 2014 Proposed Housing and Employment Site Selection document (see above).

Telford and Wrekin Core Strategy (2007-2016) (Adopted 2007)

Policy CS6 states that developments in Newport must benefit the town's economy, access to key services and facilities and meet the local need for homes/facilities etc.

Policy CS9 states that developments will 'promote the advancement of telecommunications, whilst minimising their social, economic and environmental impact'.

Policy CS2 refers to increasing job opportunities and diversity to meet the needs of the population across the Telford and Wrekin area. It also refers to the further diversification of the economy as a means to 'facilitate

This is a general overarching strategic policy – not particularly useful other than to provide general support for the aspirations identified.

This policy lends support to the aspiration to improve broadband, but only in a general sense.

This policy is important in the justification of further partnership between Newport and Harper Adams University.

In particular the policy emphasises provision for:
'Maximising the potential benefit of the Universities in the Borough to

	<p>long-term economic regeneration’.</p> <p>Adopted Core Strategy accessible via: http://www.telford.gov.uk/download/downloads/id/1425/the_adopted_core_strategy</p>	<p>act as an economic driver.’</p>
<p>Wrekin Local Plan ‘Saved Policies’ (Adopted 2000)</p>	<p>Policy NR6 sets out the council’s criteria for waste disposal and recycling facilities. The policy states that the council will seek ‘to secure the provision of new recycling facilities associated with’:</p> <ul style="list-style-type: none"> • residential development of more than 100 dwellings, • commercial and industrial areas, where appropriate and • major retail facilities <p>Policy E2 states that ‘3.5 hectares of Employment land are allocated at Audley Avenue, Newport.’ This employment site is also featured in the ‘Proposed Housing and Employment Site Selection Consultation Document’ (2014), see above.</p> <p>Plan accessible via: http://www.telford.gov.uk/downloads/file/1264/wrekin_local_plan</p>	<p>This policy is relevant but not particularly useful to facilitate the reinstatement of the public recycling centre, although it could result in the provision of smaller scale facilities.</p>
<p>Water Lane Planning Statement (2008)</p>	<p>The Water Lane Planning Statement outlines the objectives and aspirations for new development on the 1.4ha site. Comprising of a mixed use layout based upon residential and small scale employment uses.</p>	<p>The document is useful in providing an overview of the vision for the site, its features and history, as well as potential planning constraints and policy barriers from saved policies from the Wrekin Plan (2000).</p>

The document also draws up potential planning constraints such as the current use of the site and Newport's status as a conservation area.

There could be potential to update this update this document since its release in 2008, this would be beneficial in establishing what development potential the site has for the issues identified by the neighbourhood group.

Suggested additional evidence		
Business survey with local businesses and local people	This should seek to identify whether existing businesses consider the existing employment space in the area to adequately meet their business needs and assess whether there is a desire among the local community to diversify / improve the existing business space provision.	Undertaking a specific business survey would assist the Neighbourhood Group in identifying whether there is a need and demand for additional and / or different types of business space. This survey could be general, or tailored to specifically gather evidence in relation to promoting sectors that would be supported by/consistent with a partnership approach with Harper Adams.
Upper Eden Neighbourhood Plan (March 2013)	<p>Useful in relation to the Neighbourhood Plan Steering Group's objective aspiration to deliver 'High grade communications infrastructure'. The first neighbourhood plan to be adopted, applies to the area of Upper Eden, Cumbria.</p> <p>Accessible via: http://www.eden.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=30285</p>	<p>Policy UECP5 refers to 'fibre to the premises', and aims to see new developments connect to the internet with a minimum speed of 25Mbps (download and upload), this is to be achieved through the submission of a 'Connectivity Statement' accompanying planning applications. This web connectivity, along with its required statement are subject to some flexibility in terms of the consideration of the requirements of the proposed development and a realistic assessment of connection potential and deliverability.</p> <p>The policy also states that areas with no internet connection ('as a minimum and subject to NPPF para 173') should be provided with suitable ducting that can accommodate fibre either to the public highway, a community led local access point or any other location to be outlined in the connectivity statement.</p> <p>Acknowledgement of the needs of the wider community is given by allowing (where possible and desirable) additional ducting to contribute to local internet access on the whole: <i>'Costs associated with additional works can be considered alongside affordable housing, or any other contributions in a viability assessment submitted to the council.'</i></p>

Theme 4: Transport

Issues/Needs	Options
Sustainable transport infrastructure	<p><i>There is limited information available regarding current sustainable transport provision in the Newport area. For this reason, we have drawn on adopted neighbourhood plan examples such as Exeter St James to illustrate the potential scope of this theme.</i></p> <p><i>Options include policies seeking improvements to particular bus services, the public realm, cycle ways and for developers to provides facilities and access to bus services/cycle ways etc.</i></p>

Evidence link	Brief summary	Comment on usefulness
District/Regional Level		
Local Transport Plan 2011-2026	<p>The third Local Transport Plan 2011-2026 (LTP3) for the Borough was adopted in April 2011 and sets out Telford and Wrekin’s transport goals to support economic growth, reduce carbon emissions, maintain the highway network, promote equality of opportunity, contribute to better safety, and security and health, and improve quality of life and the environment. The LTP3 acts as the overarching transport strategy for Telford and Wrekin, it includes a four year implementation plan.</p> <p>Accessible via: http://www.telford.gov.uk/download/downloads/id/1794/local_transport_plan_2011_-_2026</p>	<p>The document acknowledges that bus service punctuality and satisfaction has fallen between 2003-2010. Enhancing the image and profile of public transport as well as ensuring service to new developments is featured in its ‘challenges’ section.</p> <p>The document contains a general overarching objective to reduce car domination across Telford and Wrekin and enhance the public realm to accommodate more cycle ways and sustainable transport.</p> <p>There is no specific reference to transport initiatives or projects within Newport in the LTP. The town is referred to as part of the ‘Borough Towns Initiative’, a broad grant based regeneration initiative for Dawley, Ironbridge, Madeley, Newport, Oakengates and Wellington.</p>

<p>Telford and Wrekin Core Strategy (2007-2016) (Adopted 2007)</p>	<p>Policy CS6 states that developments in Newport must benefit the town’s economy, improve access to key services and facilities and meet the local need for homes/facilities etc.</p> <p>Policy CS9 refers to increasing accessibility and social inclusion across the borough, the policy states that developments will:</p> <ul style="list-style-type: none"> • Promote sustainable forms of transport, by providing public transport, cycling and pedestrian routes to improve accessibility. • Locate in existing centres to minimise the distance people travel so that they are accessible by public transport, walking and cycling. <p>Adopted Core Strategy accessible via: http://www.telford.gov.uk/download/downloads/id/1425/the_adopted_core_strategy</p>	<p>General overarching strategic policy – supports aspirations but only at the highest level.</p> <p>Policy lends support for aspirations, but is not ‘Newport’ specific.</p>
<p>Wrekin Local Plan ‘Saved Policies’ (Adopted 2000)</p>	<p>Policy T4 states that developments must be located on public transport routes with a regular service if over 0.4 hectares in size and located over half a mile from a town centre.</p> <p>All relevant transport policies besides Policy T4 (including parking policies) were discontinued upon the adoption of the Core Strategy in 2007.</p> <p>Plan accessible via: http://www.telford.gov.uk/downloads/file/1264/wrekin_local_plan</p>	
<p>Suggested additional evidence</p>		

Local survey on sustainable transport provision issues	It may be useful to undertake a survey to identify local views on what sustainable transport provisions are required and where (e.g. cycle links/paths), and what are the local barriers to use of sustainable transport modes (walking, cycling and bus services).
Data on traffic issues, particularly parking issues, safety in relation to accidents involving pedestrians and cyclists.	The group needs to decide if the Telford and Wrekin emerging policy will be “good enough” or whether they should try to influence what will be included in the T&W Local Plan. A further alternative is to go further in the neighbourhood plan, which will require more evidence. It would be useful to ask T&W Council what evidence is available at the local level (i.e. for Newport).

Examples from other neighbourhood plans

Exeter Neighbourhood Plan (2014)	Exeter St James Neighbourhood Plan accessible via: http://www.exeterstjamesforum.org/st-james%20plan	Policy T1 refers to sustainable transport, stating that where appropriate to the size of a development, proposals should strive to enhance the attractiveness of walking, cycling and public transport within the area.
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Local Authority: Telford and Wrekin

Local Planning Framework: Main documents – relevant to Newport issues and options:

Document	Description
Telford and Wrekin 'Shaping Places' Local Plan (Predicted for 2016 adoption)	The Telford and Wrekin Shaping Places Local Plan will set out policies for development in relation to housing, green space, shops, business, transport and community facilities. It is currently in preparation and has recently finished its consultation phase for 'Proposed Housing and Employment Site Selection'. The Local Plan is anticipated to be formally adopted in 2016.
Telford and Wrekin Core Strategy (2007-2016) (Adopted 2007)	<p>The Core Strategy sets out the borough's 'spatial development strategy' (i.e. what development should take place and where) and planning policies to deliver this strategy.</p> <p>The policies in the Core Strategy along with other relevant planning policies are used to assess development that requires planning permission. Other Development Plan documents containing planning policies to assess development in Newport include the saved policies in the Wrekin Local Plan.</p>

Saved Policies in the Wrekin Local Plan (Adopted 2000)

Relevant Saved Policies

Affordable Housing

- **Policy (H24)** 'Affordable Housing' is a 'saved policy' – although this policy for Newport is essentially superseded by the policy in the 2007-2016 Core Strategy.

Newport Employment Land

- **Policy E2** states that '3.5 hectares of Employment land are allocated at Audley Avenue, Newport.'

Open Space

- **Policy LR6** states that developers are required to make a contribution to outdoor recreational open space provision within new residential developments. The size of this contribution or recreational equipment provided is subject to the scale of the development.

Sustainable Transport

- **Policy T4** states that developments must be located on public transport routes with a regular service if over 0.4 hectares in size and located over half a mile from a town centre.

Recycling

- **Policy NR6** sets out the council's criteria for waste disposal and recycling facilities. The policy states that the council will seek 'to secure the provision of new recycling facilities associated with':
 - residential development of more than 100 dwellings,
 - commercial and industrial areas, where appropriate and
 - major retail facilities

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