



NEWPORT (Shropshire) TOWN COUNCIL

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LJ/2015/NDP

16th February 2015

Newport Town Council Neighbourhood Development Plan Evidence Base Review – Workshop Meeting Fri 13th Feb

DRAFT - Summary of notes, recommendations and actions

Present:

Michael Vout – Telford & Wrekin Council Planning Department

Cllr Peter Scott – NDP Process Management Group

Anita Copplestone – Independent Planning Consultant

Lee Jakeman - Town Clerk

Sheila Atkinson – Deputy Town Clerk

Agenda Topic	Summary	Comments by independent consultant
Introduction / Setting the scene	<ul style="list-style-type: none">• URS were commissioned to review the evidence base collected / available to date.• A 26 page draft document had been produced and circulated to all ND Steering Group members.• In general, the meeting had been promoted by the first recommendation of the report (see page 9 Chapter 5) 'To seek to understand whether the local Plan policy will 'good enough' for addressing the Neighbourhood Group's and objectives for the Parish.• 4 general themes identified:<ul style="list-style-type: none">○ Housing○ Open Spaces○ Economy & Community Infrastructure○ Transport• The adopted NDP by Exeter St James was considered to be a reasonable example of the challenges and policies that face Newport.• The meeting would provide some clarity and direction before the matters were discussed at steering group level.	<p>URS are now called AECOM.</p> <p>Just a note of caution re the Exeter St James NDP. Whilst I agree this is a good model, there will still be a need to ensure that the evidence base for Newport is robust and demonstrates the need to adopt such policies – i.e. they cannot just be 'copied' without showing sufficient justification to support them. As Mike said in the meeting – you need to establish a profile which demonstrates the dynamics of the place which is Newport – what you are, what your offer is, what your issue are. SWOT analysis would be helpful.</p>

Housing	<p><u>Affordable Housing</u> – Shaping Places will say something on this subject. However a more specific policy related to Newport might be worthy of consideration.</p>	<p>This would need to be supported by an evidence base demonstrating the specific requirements of Newport, and ensuring development viability is not compromised.</p>
	<p><u>Studentification</u> – Shaping Places is likely to be silent and therefore a policy relating to HMOs (a license) and identification of potential sites for student accommodation that alleviate the need to occupy residential accommodation is likely to be worthy of consideration.</p>	<p>Especially as this is an issue that is 'unique' to Newport, in the context of the borough. The message from Mike was that it is important to ensure this policy is meaningful for development management officers to use – need to think carefully about the mechanisms. Also consider an Article 4 Direction (which would be outside the neighbourhood plan). Think about a criteria based policy to make high density student housing acceptable in Newport.</p>
	<p><u>Quality of Development</u> – While Shaping Places will look at quality of build from a strategic view there may be some value in working towards a policy that expands this to take into account the 'community feel' elements of quality development and to that end it would be useful to define 'quality' in terms of the NDP aspirations.</p>	<p>Need to define what 'quality' means in the context of Newport. Mike suggested that 'Building for Life' might not be the best model – Shaping Places will be pursuing Lifetime Homes – seen as more flexible/adaptable.</p>
Green Space	<p><u>Existing and New Green Space and Blue Spaces to include an increase in playing fields</u> – Shaping Places will address this issue; to what degree of detail is unsure. Therefore the topic should be considered with the NDP. A qualitative assessment needs to be undertaken to produce a comprehensive list and understanding of the value of green/blue spaces – green mapping exercise. Identifying the enhancements that development should bring (thru' S106/CIL) should be addressed.</p>	<p>Need to look at the structure of green space in Newport and how it functions – the dynamics will be different – need to understand how it operates in order to devise policies as to how to protect, enhance, improve quality of this. Look at both social/recreational and ecological dimensions of this. Look at the Madderley NDP as an example. Provide an extra level of designation for protection of those areas of green/blue space which are particularly valued by the community. Review and draw on existing Shaping Places evidence base in more detail to inform this work.</p>

	<p><u>Protecting and improving people’s enjoyment of the countryside</u> – Shaping Places is unlikely to drill down into the detail of each site and the NDP would be a suitable tool to be used to achieve this aspiration. The ‘walking the green spaces’ exercise is again of value here but my benefit from a more detailed explanation of the multiple values of all individual sites (e.g Shukers Field is a venue for the carnival, a wildlife corridor, a football field, cross country course and an informal recreation area at different times.)</p>	As above
Economy and Community Infrastructure	<p><u>Identifying / Encouraging recycling premises</u> - The delivery of this aspiration lies beyond the scope of Neighbourhood Planning.</p>	Although you could set out a more general aspirational policy in relation to reinstating a specific transfer station for Newport in the future?
	<p><u>High Grade Communications Infrastructure</u> – Shaping Places will mention, to some degree, connectivity. The aspirations for Newport’s NDP fall out of the need to encourage/promote business as well as improve the connectivity for residents. This topic should be explored further and requires technical evidence to support it and drive it forward.</p>	It may be something to be explored further outside the NP remit as well.
	<p><u>Benefit of increased employment opportunities in connection with HAU expertise</u>. Shaping Places seeks to identify employment land through its site allocations. Further evidence is required to demonstrate the potential for growth and the viability.</p>	As set out in the report – have suggested here that more ‘intelligence’ is needed as to the types of sectors that could be encouraged to locate/grow the business here, and what sorts of things they need to make this happen – whether that be broadband, sites/buildings, access to the University, etc. Review Shaping Places evidence base in more detail and build on this.
	<p><u>Water Lane mixed use development</u> – While Shaping places might referred to the site in its land allocations, the existing planning statement issued in 2008 has some value. Re-editing the current statement by the Steering Group in direct consultation with the land owners and having the document embedded within the NDP is worthy of consideration.</p>	Promotional policy to encourage development.

Transport	Sustainable transport infrastructure - Shaping Places will address the issue in general terms however, there is little evidence available to support particular initiatives. The steering group will need to define 'sustainable' for the purposes of the NDP and seek to identify the evidence that supports the aspiration.	Agreed – need to promote the fact that Newport is a 'walk-able' town.
AECOM observation	The meeting was very useful and constructive and provided a good steer for the NP Steering Group as to which policies and topics to pursue further, and the types of evidence that will be required to support these.	
T&W Planning	<p>The Local Development Scheme provides a description of timescales regarding the new Local Plan (Shaping Places) :</p> <p>http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/542/local_development_scheme</p> <p>Key dates are :</p> <p>Consultation on draft Local Plan (Regulation 18) : June - July 2015</p> <p>Publication of draft Local Plan: September – October 2015</p> <p>Submission of draft Local Plan for examination: November 2015</p> <p>Public Hearings: January -February 2016</p> <p>Adoption of Local Plan: April 2016</p>	
Conclusions	The Town Council's ND Process management group will need to identify a suitable date for the Steering Group to meet and discuss the AECOM report with due regard for the comments that fell out of the working group meeting (13 Feb).	

L S JAKEMAN
Town Clerk