

**Isle of Wight council – Newport Harbour Board – 25<sup>th</sup> March 2020**

## **Newport Harbour Masterplan**

**Purpose:** To present the proposed masterplan for the development of Newport Harbour and, seek Harbour Board comments, to help inform the ongoing Supplementary Planning guidance consultation.

### **Background**

Newport Harbour has been identified as a key project for the regeneration programme since its inception in 2017. An outline business case was considered by the council's Regeneration Programme Board in March 2018 and given the proposed scope and scale of the opportunity, the requirement to generate revenue to meet the maintenance of the harbour and investment in its facilities, its relationship to the wider regeneration of Newport as a whole and the range of land interests, agreement to develop a masterplan for the harbour was granted.

The first phase of this work involved early public consultation on the potential development of sites in the harbour for residential and commercial purposes and concept design/massing work by a leading architect with experience of brownfield, heritage led harbour development. This work confirmed that there was sufficient development potential and community support for some development but also key constraints and planning issues that needed to be addressed through development of a full masterplan.

A multi-disciplinary team led by Kay Elliott architects were appointed following a competitive procurement exercise in October 2018.

One of the key constraints identified at the outset of the project were the limitations placed on the length of leases (maximum of three years) that were able to be agreed on remaining land in the harbour estates. A Harbour Revision order request to address this constraint was submitted in 2017 and discussions continue with the Marine and Maritime Organisation, the government agency responsible, to grant the HRO.

### **Plan development process**

The brief for the masterplan required the multi-disciplinary to consider all the constraints to development that might exist in bringing forward development projects and given economic, social and environmental factor as well as community needs identify opportunities for viable, deliverable projects and a delivery strategy.

The resulting masterplan intends to provide the supporting framework within which individual planning applications can be brought forward by the council and other interests, enabling a de-risking of the that process in terms of planning policy and resulting pre planning development costs

An assessment of land ownership, transport and access issues, utilities, planning policy impacting on the area that helped inform extensive community consultation.

This was followed by an identification of key sites and a mix of potential uses taking account of the previous concept design work. Further stakeholder consultation on a draft masterplan was undertaken in spring 2019 along with an assessment of the overall viability of the suite of development sites and consideration of the best means for bringing forward delivery.

The resulting final masterplan and the proposed delivery approach are submitted for consideration by the Regeneration members board.

The masterplan suite of documents can be viewed in advance of the meeting of the Harbour board at

<https://www.iow.gov.uk/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Supplementary-Planning-Documents/About-1718>

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**12/03/20**