

RESOLVED:

1. To agree the current version of the draft Island Planning Strategy (see appendix 1) with the changes recommended by Corporate Scrutiny Committee; namely Recommendation 2a – Protecting the Environment unless development on greenfield is absolutely necessary, Recommendation 3 – Second/Holiday homes, Recommendation 4 – Environment and Commitment to Carbon Net Zero and recommendation 5 – Freeport status, and with the addition of the paragraphs numbered 7.40 to 7.45 as set out below to be added to Policy KPS2;HA44 Newport Harbour.
2. To recommend to Full Council that the draft Island Planning Strategy (dependant on the choice of option 1, 2 or 3) is published for the Regulation 19 period for public representation and then submitted to the Planning Inspectorate for examination; and
3. To recommend to Full Council to delegate any final editorial and presentational changes to the Island Planning Strategy prior to publication and submission, to the Director of Regeneration in consultation with the Cabinet Member for Planning and Enforcement, so long as they do not materially alter the intention of the version agreed by Full Council.
4. The Council is aware that allocated site KPS2 Newport Harbour may represent the first phase of a wider regeneration opportunity within Newport Town Centre. Working with other stakeholders, including various public sector landowners, the Council will undertake feasibility studies and technical evidence work to establish whether any opportunities can be unlocked to further enhance the county town and deliver on the Council's regeneration aspirations.
5. The Council considers that a range of technical work is needed to fully understand the potential within public sector owned land, including dialogue with private landowners over the potential and future for their land. The Shaping Newport Place Plan Report and the recommendations within it will be a key piece of evidence to help inform any regeneration proposals, this includes a focus on improving public realm and making the town centre a more pleasant place to live and work.
6. Undertaking this work will help the Council understand whether there is the opportunity to bring forward a high quality, sustainable mixed-use regeneration scheme providing housing to meet local need, new and enhanced commercial floorspace and sustainable transport improvements whilst maintaining a strong civic presence in the town centre.
7. The outcome of this technical work will help to establish the possible yield (both dwellings and floorspace), potential delivery timescale and identify a mix of development that could be accommodated on multiple sites. It will

also be necessary to consider the most appropriate planning policy and delivery mechanism to help bring forward any proposals. Section 10 of the IPS includes reference to using the outcomes of any feasibility studies and technical work to determine which elements of the IPS could be reviewed to incorporate these outcomes.

8. Any such scheme would support existing and new local businesses within the town centre through increased footfall and help to achieve the aims of the Newport Heritage Action Zone (HAZ) to restore key buildings and traditional shopfronts, improve public spaces and bring unused parts of buildings back into use as homes, workplaces and community spaces, while protecting the distinctive heritage of the town. A more vibrant night-time economy could also result, benefitting not just the town centre but also potential commercial businesses within the KPS2 Newport Harbour area.
9. In advance of the completion of this work, a number of IPS policies including G2 (Priority Locations for Housing Development and Growth), H9 (New Housing on Previously Developed Land), E7 (Supporting and Improving our Town Centres), C7 (Delivering Locality Hubs), C8 (Facilitating a Blue Light Hub) and EV1 (Conserving and Enhancing our Historic Environment) all provide in principle support for any redevelopment proposals within the Newport Town Centre Regeneration Opportunity Area.'