

TELFORD & WREKIN COUNCIL

**CABINET 22nd Feb
COUNCIL 3rd March**

ADOPTION OF THE CENTRAL TELFORD AREA ACTION PLAN

REPORT OF THE HEAD OF HOUSING AND PLANNING

1.0 SUMMARY

- 1.1 The Central Telford Area Action Plan (“the Plan”) has been found sound following a public examination. The Inspector’s report and the Plan form appendices to this report. Adoption of the Plan as part of the Council’s planning framework is proposed and requires a resolution of Council.

2.0 RECOMMENDATION

- 2.1 That Cabinet recommend the Council adopt the Central Telford Area Action Plan, as part of the Council’s statutory planning framework.**

4.0 INFORMATION

- 4.1 The Central Telford Area Action Plan (“the Plan”) provides a planning policy framework for development proposals in Telford town centre and the surrounding areas of Central Telford. It provides a planning basis for proposals to be brought forward for the development of 65,000 sqm of new retail floor space, around 2,500 new homes, over 100,000 sqm of office space, as well as other leisure and community facilities. As well as supporting development in the Town Centre it also includes proposals in areas of Old Park, Central Park, Malinslee and Hollinswood for new homes and offices and for the protection of valuable green spaces including Telford Town Park. Policies also seek to manage the night-time economy and facilitate the provision of new affordable housing.
- 4.2 Adopting the Plan will enable it to be used in development control decisions and will provide the Council and its development partners with an up-to-date planning framework to forge ahead with the £250 million redevelopment within the Southwater area.
- 4.3 The Plan has been prepared over a number of years, involving four stages of public engagement. Formal examination hearings, presided over by a government-appointed planning inspector, took place in August and September 2010. The Inspector had regard to the representations made during the consultation stages prior to submission for examination, along with written submissions and oral contributions during the examination.

- 4.4 The Council received the Inspector's report on the Plan on 10th January 2011 (see appendix 1). The report is also available on the Council's website via the Central Telford Area Action Plan Examination webpage. It does not list individual representations, but considers the main matters in relation to the tests of soundness. In his report on the plan the Inspector said "*this report concludes that the Central Telford Area Action Plan Development Plan Document provides an appropriate basis for the planning of the area*" and endorses the plan as sound, subject to a number of changes.
- 4.5 The inspector's report is binding upon the authority and, in adopting the Plan, the Council is not able to make further amendments to the document other than through the changes set out in the inspector's report. Consequently, all the changes will be incorporated into the revised Central Telford Area Action Plan Development Plan Document, once adopted.
- 4.6 To ensure that Members are able to make a decision based on all relevant material, a copy of the Inspector's schedule of changes and a copy of the CTAAP Proposed Amendments Document February 2010 are available in the Member's library and on public deposit at Civic offices reception. Due to their size they are not attached to this report. It is, therefore, these two documents that would comprise the adopted Plan, should Members decide to do so. Once adopted, the Council will issue the final document. The SEA/Sustainability Appraisal carried out in support of the Plan is also available for viewing.
- 4.7 All documentation published during the preparation and examination of the Plan is available for viewing and download from the Council's website:
<http://www.telford.gov.uk/site/scripts/downloads.aspx?categoryID=1004>
- 4.8 The completed Plan therefore contains:
- a spatial development strategy, vision and objectives for the area;
 - a detailed site-specific proposals for each part of the Central Telford area;
 - overall policies for different types of development and relevant planning considerations;
 - a delivery section that sets out how the proposals will be implemented and the overall objectives delivered.
- 4.10 Adoption should be carried out in accordance with the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Development) (England) Regulations (amended). Appendix 2 comprises a draft Adoption Statement in accordance with planning regulations.
- 4.11 As set out in the draft adoption statement, once adopted any person wishing to challenge the validity of the Plan may apply to the High Court to challenge the decision to adopt the Plan. Challenge must be within six weeks of adoption.

5.0 IMPACT ASSESSMENT – ADDITIONAL INFORMATION

None

6.0 PREVIOUS MINUTES

- Cabinet 17 September 2007 – Minute No. CB-37
- Council 20 September 2007 – Minute No. 37
- Cabinet 6 April 2009 – Minute No. CB-181
- Council 23 April 2009 – Minute No. 91
- Cabinet 23 Feb 2010 – Minute No. CB-157
- Council 4 March 2010– Minute No. 92

7.0 BACKGROUND PAPERS

None

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Appendix 1

Inspector's Report, issued January 2011

Adoption Statement (draft)

Telford & Wrekin Council

Telford & Wrekin Local Development Framework

Central Telford Area Action Plan

**Planning & Compulsory Purchase Act 2004
Regulation 24(2) and 36 of the Town and Country Planning (Local
Development)(England)(Amendment) regulations 2008**

**Adoption Statement
March 2011**

This adoption statement has been prepared in accordance with Regulation 24(2) and Regulation 36 of the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008, and hereby gives notice that Telford & Wrekin Council resolved to adopt the Central Telford Area Action Plan on the 3rd March 2011.

The plan sets out the planning framework to guide future development and regeneration across the Central Telford area.

The adopted Central Telford AAP and accompanying Sustainability Appraisal, along with the Inspector's Report and this statement, can be downloaded from the Council's website at www.telford.gov.uk and can be inspected at Darby House and Malinslee House (Civic Offices). Printed documents may also be purchased from Council's offices.

Any person aggrieved by the Central Telford Area Action Plan may make an application to the High Court under Section 113 of the Planning & Compulsory Act 2004, on the grounds that the document is not within the appropriate power or that a procedural requirement has not been complied with. Applications should be made within six weeks of the date of the adoption of the plan on 3rd March 2011.