

TELFORD & WREKIN COUNCIL

CABINET - 12 DECEMBER 2013

TIMETABLE FOR SHAPING PLACES LOCAL PLAN - "LOCAL DEVELOPMENT SCHEME"

REPORT OF ASSISTANT DIRECTOR: PLANNING SPECIALIST

LEAD CABINET MEMBER: COUNCILLOR CHARLES SMITH

PART A) SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 Telford & Wrekin Council is preparing the Shaping Places Local Plan. As part of this work, an updated approach to the Local Plan, most notably the inclusion of site specific land allocations as opposed to broad strategic locations will be proposed, subject to Cabinet approval. (The details of this will be presented to Cabinet in a separate report). This changed approach will strengthen the Plan by providing greater certainty to the market and ensuring the Council is able to show a 5 year land supply. However the additional work required to make specific allocation requires the timetable for the Local Plan, known as the Local Development Scheme (LDS) to be updated.
- 1.2 The Council has a statutory requirement to produce a LDS and make it publicly available. This report sets out the timetable. Approval is sought to publish the updated LDS including the proposed consultation dates. A copy of the updated LDS is attached in Appendix 1.

2. RECOMMENDATIONS

- 2.1 **That Cabinet approve the updated version of the Local Development Scheme for publication (Appendix 1)**
- 2.2 **To delegate authority to the Assistant Director: Planning Specialist in consultation with the Cabinet Member for Housing, Regeneration and Economic Development, to amend the Annex to the Local Development Scheme in order to reflect minor changes**

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	This report seeks approval of an updated timetable leading to the adoption of the new Shaping Places Local Plan. As part of the Borough's Development Plan the new policies and allocations of land for development in the plan will help support policies across a range of Council priorities including: <ul style="list-style-type: none">• Protect and create jobs as a 'Business Supporting, Business Winning Council';• Regenerate those neighbourhoods in need;• Work to ensure that local people have access to suitable housing;• Ensuring that neighbourhoods are safe, clean and well maintained
	Will the proposals impact on specific groups of people?	
	Yes	The document is important for all stakeholders who wish to engage in planning as it identifies the planning policy documents the Council is preparing. The document lists the key public stages in

		preparation of the Local Plan and the date by when a new Plan will be in place. It will help ensure that all sectors of the community have the opportunity to engage in the development of planning policies.
TARGET COMPLETION/ DELIVERY DATE		To have an approved Local Development Scheme publicly available on the website the week commencing 23 rd December, ahead of the next stage of consultation on the emerging Shaping Places Local Plan that is anticipated in April 2014.
FINANCIAL/ VALUE FOR MONEY IMPACT	Yes	There are no direct financial implications as a result of the recommended amendments to the Local Development Scheme. JAC 061113
LEGAL ISSUES	Yes/ No	The decision to approve the Local Development Scheme was appropriately made by Cabinet in February 2013 and Cabinet is able to make subsequent amendments. Legal advice will be provided on procedural or legal issues as required.
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	The document will provide clarity for customers and investors regarding the Council's expectations in preparing new planning policies, setting out when they will have opportunities to engage in the plan preparation process and the date when the new Plan should be completed. The use of the most up to date evidence helps to reduce the risk of the plan being found unsound at examination.
IMPACT ON SPECIFIC WARDS	No	Borough wide impact.

PART B) ADDITIONAL INFORMATION

4. INFORMATION

- 4.1 This report seeks approval of an updated LDS (Appendix 1) which provides a public timetable for the production of the Shaping Places Local Plan between 2013 and 2016. The Council is required to publish the document under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
- 4.2 The publication of the LDS is consistent with the principles of co-operative council working, providing clarity to stakeholders on the Council's planning policy preparation programme and the opportunities to engage in this work. It provides an opportunity for the public, businesses and other stakeholders to find out what the planning policies are for Telford & Wrekin (both existing and proposed).
- 4.3 The previous version of the LDS was approved by Cabinet in February 2013. At that time, delegated authority was granted to the Assistant Director: Development, Business & Housing to agree future minor changes to the annex of the LDS. However, it was noted that any significant changes would require Cabinet approval.
- 4.4 The proposed change to the LDS relates to the inclusion of site allocations. Local Councils are required to demonstrate a 5 year supply of housing to help meet the government's agenda of significantly boosting housing supply. As a result of recent decisions by Government and Planning Inspectors at appeal cases it has recently been calculated that Telford & Wrekin has a housing supply of approximately 2.5 years.
- 4.5 In view of this, it is important that the Council allocates specific sites within the new Local Plan which are considered suitable and deliverable for development and provide a deliverable supply of housing throughout the plan period up to 2031. This will help to strengthen the role of the Plan in providing certainty to the market and investors and ensuring development takes place where it will contribute to the achievement of the Council's priorities for growth and regeneration. It is important to note that this will not preclude other sites, referred to as 'windfall' sites, also being considered should they meet the relevant criteria.

- 4.6 To allow for the work to be undertaken to support the allocation of specific sites in the Local Plan, the LDS time table needs to be updated. The following table presents the main stages and dates. It should be noted that evidence documents currently being produced, such as the Strategic Housing Market Assessment (SHMA), may need to be updated to ensure the plan is found sound at examination.

Table 1. Timetable options for the LDS

Stage	
*Formal public consultation on site allocation options, policies and growth strategy	April-June 2014
*Formal public consultation on the Draft Local Plan	June-July 2015
Publication of Plan	Oct 2015
Submission of Plan for examination	Oct 2015
**Public Hearings: Sept-Oct 2015	Jan-Feb 2016
**Adoption	April 2016

*Engagement in the plan making process is on-going and not confined to these formal stages

** These stages are dependent upon timescales agreed for an Examination in Public which will be set by the Planning Inspectorate

- 4.7 The Council is developing the Plan through a process of continuous engagement and contact has been made with Parish and Town Councils to update them on the process. Since the last period of consultation which closed at the end of July, the Development Plans Team has continued to meet with Parish and Town Councils and other stakeholders.
- 4.8 In a separate Report, Cabinet will be recommended to approve a revised approach to developing the Plan including the process of making site allocations.
- 4.9 Subject to Cabinet approval, the LDS will be published on the Council's website. The document has been prepared with weblinks in the text in order to be as user-friendly as possible.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

- 5.1 none

6. PREVIOUS MINUTES

- 6.1 Cabinet 13 October 2009, Telford and Wrekin Local Development Scheme
 6.2 Cabinet 28 February 2013, Timetable for Shaping Places Local Plan – “Local Development Scheme”

7. BACKGROUND PAPERS

- 7.1 Telford & Wrekin Local Development Scheme 2009
 7.2 Telford & Wrekin Local Development Scheme 2013 (February)

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