

TELFORD & WREKIN COUNCIL

CABINET -28 FEBRUARY 2013

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

REPORT OF ASSISTANT DIRECTOR: DEVELOPMENT, BUSINESS & HOUSING

LEAD CABINET MEMBER – COUNCILLOR CHARLES SMITH

PART A) SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 Telford & Wrekin Council is preparing a new Local Plan, referred to as "Shaping Places". The new plan will bring forward planning policies to support the growth and development in the Borough and enables the Council to respond to the revised national approach to plan-making.
- 1.2 This report seeks approval to publish a document containing the timetable for this work (the "Local Development Scheme", as set out in Appendix 1). The Council has a statutory requirement to produce a Local Development Scheme and to ensure it is accessible.

2. RECOMMENDATIONS

- 2.1 **That Cabinet approve the Local Development Scheme for publication (Appendix 1)**
- 2.2 **To delegate authority to the Assistant Director: Development, Business & Housing 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 in the programme**

1. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	This report seeks approval of a document that sets out the timetable to put the new Shaping Places Local Plan in place. The new policies and allocations of land for development in the plan will help support action 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, when key public stages in preparation of the Local Plan are expected and 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 in place ahead of the next stage of consultation on the emerging Shaping Places Local Plan anticipated in June 2013.
FINANCIAL/ VALUE FOR MONEY IMPACT	Yes	The preparation, consultation, publication and examination of the Shaping Places Local Plan will be resourced and funded from existing budgets and available reserves. As part of the work to develop the Shaping Places Local Plan options for the introduction of a Community Infrastructure Levy will be evaluated and further reports brought forward as required. JAC 24/01/13.
LEGAL ISSUES	Yes	The decision to approve the Local Development Scheme is one which can be made by Cabinet. Legal advice will be provided on procedural or legal issues as required.
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	The document will provide greater overall clarity for customers and investors regarding the Council's expectations in preparing new planning policies, setting out when they will have opportunities to engage and when a new Plan will be in place.
IMPACT ON SPECIFIC WARDS	No	Borough wide impact.

PART B) ADDITIONAL INFORMATION

2. INFORMATION

- 4.1 Preparation of a new development plan will assist in delivering current priorities around the economy, housing, regeneration and environmental quality and will be a powerful tool in support of growth and development through:
- Providing an up-to-date planning policy framework to support investment
 - Allowing the Council to manage the location, scale and pace of development
 - Enabling delivery of the development associated with the Council's strategy and priorities including strengthening communities and the provision of services, contributing to regeneration and to the delivery of Destination Telford
 - Establishing and helping deliver the infrastructure required to support development and growth
 - Providing clarity and certainty to developers regarding development opportunities, building market confidence and helping attract investment
 - Enable housing and employment development that will attract New Homes Bonus, Council Tax, Business Rates supporting economic growth and supporting the provision of services
- 4.2 A new plan is under preparation and is referred to as the Shaping Places Local Plan. This report seeks approval to publish the Local Development Scheme which provides a public timetable for this work.
- 4.3 The Council is required to publish the "Local Development Scheme" (LDS) (Appendix 1) under the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act). It sets out a programme covering the period 2013-2015 for the preparation of development plan documents.

- 4.4 The publication of the LDS will provide clarity to stakeholders on the Council's planning policy preparation programme and the opportunities to engage in this work. It provides a starting point for the public and businesses to find out what the planning policies are for Telford & Wrekin (existing and proposed). It can be referred to in association with the recent Statement of Community Involvement, approved by Cabinet on 20th December 2012 and which sets out the Council's standards for consultation for all planning issues.
- 4.4 The previous version of the Local Development Scheme was prepared in 2009. This is out of date as it does not reflect the Council's current development plan programme or the significant changes in national planning policies and processes including the Localism Act 2011 and the National Planning Policy Framework 2012.
- 4.5 This report seeks approval to an updated LDS that sets out a deliverable development plan programme that focuses resources on the production of the Shaping Places Local Plan and which proposes submission of this plan for examination by the Planning Inspectorate in September 2014. Subject to the capacity and findings of the Inspectorate, it is anticipated that adoption would be in January 2015.
- 4.6 The Shaping Places Local Plan will be the focus of the Council's programme for new planning documents. It will require public examination by a government-appointed inspector. To be found sound the plan must be prepared in accordance with the timetable set out in the Council's Local Development Scheme.
- 4.7 The Local Development Scheme is a two part document and is set out in Appendix 1. It describes the context for development plan preparation, the details of the documents that will be prepared and also lists the current statutory policies in place. The annex at the end of the document contains a detailed timetable chart for production of the Local Plan. Cabinet is asked to approve both parts of the Local Development Scheme, with delegation to the Cabinet Member for Housing, Regeneration and Economic Development in consultation with the Assistant Director: Development, Business & Housing to agree future minor changes to the annex. Any significant changes would however still require Cabinet approval. This would typically include the removal or addition of a document included in table 5 of the annex.
- 4.8 Following approval, the Local Development Scheme will be available for the public to access via the website; the document has been prepared with weblinks in the text in order to be as user-friendly as possible for web use.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

- 5.1 None

6. PREVIOUS MINUTES

- 6.1 Cabinet 13 October 2009 - Telford and Wrekin Local Development Scheme
Cabinet 26 July 2012 - Statement of Community Involvement

7. BACKGROUND PAPERS

- 7.1 None

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