

# Local Development Scheme





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# 1 Introduction

## 1.1 Purpose of this Document

**1.1.1** This document provides a starting point for the public to find out about the existing planning policies for Telford & Wrekin and, in particular, sets out the Council's programme for the preparation of new planning policies: it contains the timetable for the preparation of the new Shaping Places Local Plan.

**1.1.2** This document is formally referred to as a "Local Development Scheme" and its preparation is a legal requirement.<sup>(1)</sup> Superseding the previous Telford & Wrekin Council Local Development Scheme of October 2009, it sets out the Council's current "development plan".

**1.1.3** The term 'Development Plan' is a legal<sup>(2)</sup> one that covers all of the statutory local land use policies and proposals in an area. This includes current development plan documents and older policies that have been "saved". Planning applications are considered against the policies contained in the development plan.

**1.1.4** The Telford & Wrekin planning policy preparation programme covers a 3 year period beginning January 2013 and responds to local priorities in a streamlined and resource efficient way, with the focus being preparation of a new "Shaping Places" Local Plan.

**1.1.5** As a Co-operative Council Telford & Wrekin is keen to publicise our timescales for preparation of planning documents in order to provide clarity on the Council's planning policy preparation programme and the opportunities to engage in this work and to facilitate involvement of residents, businesses and other representative organisations in the process. We will look to prepare new policies in a fair and consistent way, working together with the community, involving people in the decisions that affect their lives whilst being prepared to listen and take on new ideas. The Local Development Scheme should be referred to in association with the Telford & Wrekin Statement of Community Involvement that sets out the Council's standards for consultation for all planning issues.

**1.1.6** Views on this document are welcome and should be directed to the Council at the address on the inside front cover.

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1 Planning and Compulsory Purchase Act Section 15 as amended by Localism Act Section 111

2 Planning and Compulsory Purchase Act 2004, Section 38

## 2 Current Policy in Telford & Wrekin

### 2.1 Telford & Wrekin Planning Policies

**2.1.1** The Council's current Development Plan is comprised of the following documents:

**Core Strategy Development Plan Document**: Adopted December 2007, this document and its policies set out the strategic spatial vision and development strategy for the area to 2016.

**Central Telford Area Action Plan**: Adopted in March 2011, this provides the planning strategy and policies for Telford Town Centre and surrounding areas.

**Wrekin Local Plan (saved policies)**: This document provides detail that is not present in the Core Strategy. Certain policies of this plan were formally "saved" in 2007, recognising that they were consistent with national policy and up-to-date. A list of saved policies is provided in the Appendix.

**Shropshire and Telford & Wrekin Joint Structure Plan 1996-2011 (saved policies)**: Certain policies of this plan were formally "saved" in 2007. A list of saved policies is provided in the Appendix.

**Shropshire and Telford & Wrekin Minerals Local Plan 1996-2006 (saved policies)**: Certain policies of this plan were formally "saved" in 2007. A list of saved policies is provided in the Appendix.

For further information and explanation about saved policies please see section 5.1.

### 2.2 Supporting Documents

**2.2.1** Sitting alongside the Development Plan are a series of supporting planning documents that provide further detail on planning policy and processes:

**Supplementary Planning Documents**: These are guidance documents that cover specific planning considerations in more detail but can be considered as material planning considerations in determining planning applications.

**Statement of Community Involvement**: This document sets out the Council's approach to community involvement in plan-making and in development management.

## 3 Development Plan Progress

### 3.1 Summary of Development Plan Programme 2009 - 2012

#### Summary of development plan programme 2009 - 2012

**3.1.1** The following paragraphs provide a summary of the changes since the Council's previous LDS was put in place in October 2009.

**3.1.2 Central Telford Area Action Plan:** The Central Telford Area Action Plan (CTAAP) was adopted in March 2011. This document supports the aspirations of the Council and partners for the development of the town centre and its preparation was the focus of the Council's development plans work for much of the period of the previous LDS. It was adopted later than envisaged in the 2009 LDS after a lengthy examination. CTAAP superseded certain Wrekin Local Plan saved policies.

**3.1.3 Commencement of work on new Local Plan:** The 2009 LDS proposed that work should commence on the Core Strategy review. Preparation of a new plan will assist in delivering current priorities around the economy, housing, regeneration and environmental quality. After completion of the Central Telford Area Action Plan, work on a new Telford & Wrekin plan is underway. This is being referred to as the "Shaping Places Local Plan".

**3.1.4 Statement of Community Involvement:** A revised Statement of Community Involvement was adopted in Dec 2012 in order to reflect updated development management processes and to support the preparation of the new Shaping Places Local Plan.

**3.1.5 Shopfronts and Signage Design in Conservation Areas Supplementary Planning Document:** This was adopted by the Council in April 2012.

**3.1.6** The 2009 LDS also included a timetable for a Land Allocations Development Plan Document. Work on this document was discontinued in order to focus resources on the Central Telford Area Action Plan. It is intended to include strategic level site allocations within the Shaping Places Local Plan. The level of detail, including associated policies will be kept under review during preparation of the new plan.

**3.1.7** The 2009 LDS also envisaged Waste and Minerals Development Plan Documents. Policies for waste and minerals will be incorporated in the Shaping Places Local Plan. The need for additional waste and minerals policies or allocations in a further document will be considered during the preparation of the new plan.

**3.1.8 Neighbourhood Planning:** New legislation in 2011 enabled preparation of neighbourhood plans. Telford & Wrekin has four neighbourhood planning "Front Runner" parishes where preparation of a neighbourhood development plan is underway or is proposed. For further information on Neighbourhood Planning see the 4.4 section.

## 4 Development Plan Programme

### 4.1 Development Plan Programme 2013 - 2015

Development Plan Documents have a number of stages of engagement and consultation. Their preparation culminates in an independent examination. The table below sets out the Council's proposed programme for the next 3 years.

The focus will be on a new Shaping Places Local Plan to provide the development strategy and policies to take the Borough forward and help deliver growth over the plan period to 2031.

It is noted that the previous LDS had proposed a new Core Strategy but using the title "Local Plan" is considered clearer for stakeholders. It also reflects changes in terminology in government policy introduced in the Localism Act, National Planning Policy Framework and new statutory regulations. A "Core Strategy" and a "Local Plan" both set out strategic planning policies for the relevant topics and both carry the same weight in decision making.

The table below contains the outline of the programme. For full details of proposed dates please see Annex 1 - Detailed Timetable

**Table 1 Planning policy preparation schedule**

Document	Coverage	Details	Programme
Shaping Places: Local Plan	Borough - wide	The key Development Plan Document setting out the spatial vision, the objectives, and strategy for the Borough.  Will provide development policies and proposals for development up to 2031	Early Engagement: 2012 - 2013  Draft Plan consultation and submission of the plan for examination: 2014
Policies and Proposals Map	Borough-wide	Illustrates development plan policies and proposals on a base map showing specific policy boundaries.	Preparation in conjunction with timetable of the Shaping Places Local Plan and subsequent Development Plan Documents
Site Allocations / Detailed Policies	Borough-wide	Provides detailed site allocation policies for housing, employment and other uses throughout the Borough	It is intended to include strategic level site allocations in the Shaping Places Local Plan. The need for a separate

## 4 Development Plan Programme

Document	Coverage	Details	Programme
		following on from the overarching content of the Shaping Places Local Plan	document setting out out site allocation policies will be kept under review during the preparation of the new Local Plan.
Community Infrastructure Levy (CIL)	Borough-wide	Local authorities can choose to apply a tariff system to certain forms of development proposals that assists the provision of infrastructure needed to deliver the development strategy for the area. If adopted the CIL would be set out in an agreed charging schedule.	Proposals for a Telford & Wrekin CIL are under review with a recommendation on whether to progress to follow.

**4.1.1** As a Co-operative Council, Telford & Wrekin will engage with residents, businesses and other representative organisations in all stages of the preparation of the Shaping Places Local Plan.

**4.1.2** Progress against this timetable will be kept under review and communicated via the Council's website [www.telford.gov.uk](http://www.telford.gov.uk).

**4.1.3** The Annual Monitoring Report will also provide a yearly update and will assess the need for review of the programme in circumstances where policies are not working effectively or objectives are not being met.

### 4.2 Community Infrastructure Levy

**4.2.1** A Community Infrastructure Levy (CIL) can assist the provision of infrastructure needed to deliver the development strategy for an area. A CIL includes a charging schedule relating to the infrastructure needed and requires the local planning authority to have in place an up-to-date adopted development plan to provide a strategy and proposals against which the infrastructure schedule is worked up.

**4.2.2** The Council is keeping the feasibility of preparing a CIL under review. A CIL will only be prepared where its preparation is viable and feasible in Telford & Wrekin area. If this can be shown, it would run in line with related stages of work on the Local Plan. The target date for the CIL examination would be immediately following the Local Plan examination.

### 4.3 Minerals and Waste Policies

**4.3.1** There are no minerals or waste policies in the Telford & Wrekin Council's 2007 Core Strategy, although there are minerals policies from the Joint Shropshire and Telford & Wrekin Minerals Plan (2000) that are still in place.

## 4 Development Plan Programme

**4.3.2** Strategic policies for waste and minerals will be incorporated in the Shaping Places Local Plan. The need for additional waste or minerals allocations in a new Site Allocations document will be considered during the preparation of the new plan.

**4.3.3** Until new policies are in place, planning applications for minerals and related development will be determined based on national policies and saved policies from the Shropshire and Telford & Wrekin Joint Minerals Local Plan, alongside other relevant policies of the Core Strategy, Wrekin Local Plan, Central Telford Area Action Plan, Shropshire and Telford & Wrekin Joint Structure Plan and Supplementary Planning Documents as appropriate. Similarly, planning applications for waste and related development will be determined based on national policies and general policies from the Core Strategy, Central Telford Area Action Plan, Wrekin Local Plan and relevant Supplementary Planning Documents as appropriate.

### 4.4 Localism and Neighbourhood Planning

**4.4.1** The Localism Act 2011 brought about significant changes in the UK planning system. Local effects of this are detailed below.

#### Regional Spatial Strategies

**4.4.2** Regional Spatial Strategies are being revoked and the West Midlands Regional Spatial Strategy (RSS) will no longer be part of the Telford & Wrekin development plan. Telford & Wrekin's Local Plan must no longer have regard to the policies of RSS, although the evidence upon which the West Midlands RSS phase 2 review was being prepared is still relevant.

#### Neighbourhood Planning

**4.4.3** Town and Parish Councils (or Neighbourhood fora in other areas without parishes) can now prepare Neighbourhood Development Plans and Neighbourhood Development Orders. A Neighbourhood Development Plan can enable communities to establish general planning policies for development and use of land in their area. It can be detailed, or general, depending on what local people want and will form part of the Development Plan. To be put in place a plan needs to pass a number of tests; it must conform to national planning policies and the strategic policies of T&W council.

**4.4.4** Waters Upton Parish, Ercall Magna Parish, Madeley Town Council and Newport Town Council are preparing Neighbourhood Development Plans for their respective areas as local "Frontrunner" pilots for Neighbourhood Planning. At this stage, no Neighbourhood Development Orders are proposed in Telford & Wrekin.

**4.4.5** In accordance with the Localism Act and Neighbourhood Regulations the parishes, rather than Telford & Wrekin Council, are preparing these plans, although T&W Council can offer advice. T&W Council also has to co-ordinate a referendum on the final plan and will therefore need to consider the resource implications.

**4.4.6** Further details of progress of the neighbourhood plans under preparation in Telford & Wrekin will be provided on the Council's website [www.telford.gov.uk/neighbourhood\\_planning](http://www.telford.gov.uk/neighbourhood_planning) and on the relevant parishes own websites.

## 4 Development Plan Programme

### 4.5 Supplementary Planning Documents

**4.5.1** Supplementary Planning Documents are guidance documents that support and elaborate upon development plan policies and cover a wide range of planning considerations in more detail. They are a material planning consideration, but do not have development plan status. No independent examination is required for their adoption although community involvement is required.

**4.5.2** The Council currently has in place 3 Supplementary Planning Documents:

- Design and Community Safety Supplementary Planning Document (July 2008) to supplement policy CS15: Urban Design in the Core Strategy
- Telecommunications Development Supplementary Planning Document (May 2009) to supplement saved policy T21: Telecommunications in the Wrekin Local Plan
- Shopfront and Signage Design in Conservation Areas Supplementary Planning Document (April 2012) to supplement policy CS15: Urban Design in the Core Strategy.

**4.5.3** Further Supplementary Planning Documents may be proposed. Further details of the Council's Supplementary Planning Document programme will be provided on the Council's website: <http://www.telford.gov.uk> in due course.

## 5 Appendices

### 5.1 List of Saved Policies

**5.1.1** In addition to the policies of the Core Strategy (adopted December 2007) and the Central Telford Area Action Plan (adopted March 2011) the Council has certain policies of older plans that are still in force, as agreed by the Secretary of State in September 2007, these are referred to as "saved policies".

**5.1.2** The Council's schedule of saved policies subsequent to paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 is as follows:

#### Wrekin Local Plan Saved Policies

**5.1.3** The Wrekin Local Plan was adopted in February 2000. Table 2 shows only the policies from this plan that are in force, as agreed by the Secretary of State, September 2007. Several other Wrekin Local Plan policies (S1, TC1-4, TC6 and TC14) were saved policies in 2007, but these have been superseded by the adoption of the Central Telford Area Action plan in March 2011, they are now no longer in force.

**Table 2 Saved policies from the Wrekin Local Plan**

Wrekin Local Plan Chapter	Wrekin Local Plan Policy No.	Policy Name
Natural Resources	NR1	Location of Renewable Energy Development
	NR2	Proposals for Wind Turbines
	NR3	Energy Use
	NR6	Waste Disposal and Recycling Facilities
Environmental Health	EH7	Contaminated Land
	EH8	Remedial Action on Contaminated Land
	EH14	Land Stability
Urban Design	UD2	Design Criteria
	UD3	Urban Design Assessments
	UD4	Landscape Design
	UD5	Public Art
	UD6	Major Transport Corridors and Gateways into Telford
Employment	E2	Employment Land Allocations
	E4	Development on Unallocated Employment Sites in the Urban Area
	E6	Rural Employment General
	E9	Non Employment Uses Within Employment Areas

## 5 Appendices

<b>Wrekin Local Plan Chapter</b>	<b>Wrekin Local Plan Policy No.</b>	<b>Policy Name</b>
Housing	H6	Windfall Sites in Telford and Newport
	H7	Large Scale Regeneration Exceptions in Telford & Wrekin
	H9	Location of New Housing
	H10	Scale of Development
	H18	Conversion of Non-residential Buildings to Residential Use in the Rural Areas
	H22	Community Facilities
	H23	Affordable Housing
	H24	Affordable Housing Rural Exceptions Policy
Shopping & Service Centres	S5	Garden Centres in the Rural Area
	S8	Car and Caravan Sales
	S9	Retailing from Employment Areas
	S10	Wellington Primary Retail Zone
	S11	Wellington Secondary Zone
	S12	Newport Retail Frontages
	S13	Newport Secondary Zone
	S14	Madeley Primary Retail Zone
	S15	Madeley Secondary Zone
	S16	Oakengates Primary Retail Zone
	S17	Oakengates Secondary Zone
	S18	Dawley Primary Retail Zone
	S19	Dawley Secondary Zone
	S20	Hadley Primary Retail Zone
	S21	Hadley Secondary Zone
	S22	Donnington Change of Use
	S24	Changes Within Local Centres and Local Shops
S25	New Local Centres and Local Shops	

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<b>Wrekin Local Plan Chapter</b>	<b>Wrekin Local Plan Policy No.</b>	<b>Policy Name</b>
	S31	Shop Fronts, Advertisements and Hoardings
Town Centre	T4	Development Principles
	T8	Rail Corridors
	T21	Telecommunications
	T22	Planning Obligations
Countryside & Open Land	OL2	Designated Areas
	OL3	Green Network
	OL4	Development in the Green Network
	OL5	Extensions and Redevelopment in the Green Network
	OL6	OpenLand
	OL11	Woodland and Trees
	OL12	OpenLand and Landscape - Contributions From New Development
	OL13	Maintenance of Open Space
Leisure & Recreation	LR1	Provision of Community Facilities
	LR4	Outdoor Recreational Open Space
	LR5	Golf Courses
	LR6	Developer Contributions to Outdoor Recreational Open Space Within New Residential Developments
	LR7	Recreational Open Space on Employment Developments
Historic Environment	HE2	Demolition in Conservation Area
	HE3	New Development in Conservation Areas
	HE4	Detailed Applications
	HE7	Facadism and Amalgamation of Plots
	HE8	Change of Use and Upper Floor Conversions
	HE10	Advertisements
	HE11	Shop Fronts

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Wrekin Local Plan Chapter	Wrekin Local Plan Policy No.	Policy Name
	HE15	Demolition of Listed Buildings
	HE16	Alterations and Additions to Listed Buildings
	HE24	Historic Parks and Gardens
	HE25	Buildings of Local Interest
	HE26	Duke of Sutherland Cottages
Severn Gorge	SG1	World Heritage Site
	SG2	Area of Special Archaeological Interest
	SG4	Landscape and Nature Conservation
	SG5	Riverside Development and Works
	SG7	Tourism
	SG8	Museum Sites
	SG12	Retailing and the Role of Ironbridge Centre
	SG13	Environmental Improvements

### Joint Shropshire and Telford & Wrekin Structure Plan Saved Policies

**5.1.4** The Structure Plan was adopted in November 2002 and was due to expire in 2011, in September 2007 some policies were agreed by the Secretary of State as remaining in force. Table 3 shows the saved policies from the Joint Shropshire and Telford & Wrekin Structure Plan which are still in force.

**Table 3 Saved policies from the Joint Shropshire and Telford & Wrekin Structure Plan**

Policy Number	Policy Name
P5	Development Outside Settlements
P9	Employment Land in Shropshire
P16	Air Quality
P18	Conversion of Buildings
P31	Sustainable Transport Strategy
P32	Public Transport
P33	Safeguarding Rail Infrastructure
P35	Road Freight

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Policy Number	Policy Name
P36	The Trans-European Network (TEN)
P37	The Highway Network
P39	Public Rights of Way
P41	Air Transport
P51	Geological Sites
P58	A Sustainable Approach to Minerals Development
P59	Environmental Considerations
P60	Landbanks for Non-Energy Minerals
P61	Regional Apportionments for Aggregates
P62	Secondary Aggregates
P64	Waste Minimisation
P65	Provision of Waste Facilities
P66	Protection of Waste Management Sites
P67	Environmental Considerations
P68	Transport of Minerals and Waste
P69	Reclamation and After Use

### Shropshire and Telford & Wrekin Minerals Local Plan Saved Policies

**5.1.5** The Minerals Local Plan was adopted in April 2000 and was due to expire in 2006, in September 2007 some policies were agreed by the Secretary of State as remaining in force. Table 4 shows the saved policies from the Shropshire and Telford & Wrekin Minerals Local Plan which are still in force.

**Table 4 Saved policies from the Shropshire and Telford & Wrekin Minerals Local Plan**

Policy Number	Policy Name
M1	A More Sustainable Approach to Mineral Development
M2	The Need for Minerals
M3	Development Control Considerations
M4	Operational Considerations
M6	Protecting Archaeological Remains

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<b>Policy Number</b>	<b>Policy Name</b>
M7	Benefits to the Countryside and the Local Economy
M8	Planning Obligations
M10	Ancillary Development
M11	Transport of Minerals
M14	The Future Working of Sand and Gravel
M15	Sand and Gravel Working Outside the Allocated Sites and Preferred Areas
M16	The Future Working of Crushed Rock
M17	Secondary Aggregates
M18	Limestone Quarrying on Wenlock Edge
M20	Building Stone
M21	Coal and Fire Clay Working
M22	Brick Clay Working
M27	Reclamation and After-use
M29	Safeguarding Mineral
M30	Comprehensive Working of Mineral Resources

## 5 Appendices

### 5.2 Glossary

**Annual Monitoring Report:** A document which assesses the implementation of the development plan programme and the extent to which the policies in the Development Plan are being achieved.

**Area Action Plan:** A Development Plan Document which provides proposals and policies for a specific area (e.g. town centre or conservation area).

**Community Infrastructure Levy:** A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want - for example new or safer road schemes, park improvements or a new health centre<sup>(3)</sup>.

**Core Strategy:** A Development Plan Document under the Local Development Framework system that sets out the vision for the planning authority's area and the strategic policies and proposals to deliver that vision together with housing and employment provisions. The term Core Strategy has been removed from more recent national policy, it has been replaced by Local Plan.

**Development Plan:** The Development Plan sets out land use planning policies and development proposals against which planning applications will be considered. It is a collective term for all policies which are currently in force. It may consist of several documents.

**Development Plan Document:** The term used in the Planning Regulations under the Local Development Framework system to describe the statutory documents that contain land use planning policies and development proposals against which planning applications will be considered.

**Examination/Independent Examination:** All Development Plan Documents will be subject to independent examination by an inspector appointed by the Secretary of State. The examination is to test the "soundness" of the document (this involves a legal compliance check, and an assessing if the plan is justified, effective and consistent with national policy).

**Local Development Framework:** A term previously used to describe the portfolio of a Council's planning documents. The Local Development Framework is made up of Development Plan Documents and Supplementary Planning Documents, the Statement of Community Involvement and the Local Development Scheme.

**Local Development Scheme:** The name given to this document under the Local Development Framework system. The document sets out the programme for the preparation of the Development Plan and includes timetables for the various stages and documents. The Local Development Scheme also sets out the Council's "saved policies" – policies from older plans that are still in force.

**Local Plan:** The term used by the government in current national policy to describe the key planning policy document for a Local Authority area. It should set out the key policies and proposals for meeting the economic, environmental and social aims for the future of the area, where this effects the development and use of land. This term is now used rather than Core Strategy.

3 <http://www.communities.gov.uk/planningandbuilding/planningsystem/communityinfrastructurelevy/>

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**Material Consideration:** Factors that will be taken into account when determining planning applications. Examples include: nature conservation issues, traffic, disabled access.

**National Planning Policy Framework:** The government's national planning policies (issued in March 2012) It replaces national Planning Policy Statements and Planning Policy Guidance Notes along with some circulars.

**Neighbourhood Development Plans:** Neighbourhood forums and Parish Councils can use new neighbourhood planning powers to establish planning policies for the development and use of land in a neighbourhood. It must conform to national planning policies and the strategic policies that Telford & Wrekin Council have in place but once completed becomes part of the statutory development plan for the area.

**Proposals Map:** A Development Plan Document that will illustrate, on an Ordnance Survey map, policy designations, allocations and other policy areas.

**Regulations:** Refers in this context to the national planning regulations to which all local planning authorities have to adhere in preparing plans.

**Saved Policy:** The Council has certain policies of older plans that are still in force, as agreed by the Secretary of State in September 2007, these are referred to as "saved policies".

**Soundness (of a planning document):** Once a Development Plan Document has been produced, the local planning authority must submit it for independent examination where the "soundness" of the document is tested, namely that it is positively prepared, justified, effective and consistent with national policy.

**Statement of Community Involvement:** A document which sets out how stakeholders can get involved in the planning process (both Planning Policy and Development Management)

**Supplementary Planning Documents:** Policy documents which provide policy guidance to supplement policies and proposals contained within Development Plan Documents.

**Strategic Environmental Assessment:** Required by European Legislation, an assessment of the effects of policies and proposals within the Local Plan on the Environment.

**Sustainability Appraisal:** An appraisal of the potential impacts of policies and proposals from an environmental, economic, and social perspective. This will inform the Council of the potential implications of different alternatives. Strategic Environmental Assessment and Sustainability Appraisal will be undertaken together.

# 6 Annex - Detailed Timetable

## 6 Annex - Detailed Timetable

**6.1** This Annex provides the detailed timetable of forthcoming plan preparation stages in addition to the general outline of the programme contained in section 4.

**6.2** Should adjustments be necessary to the dates below, this section may be updated in advance of a full review of the LDS. The amendments will be published on the Council's website.

**Table 5**

<b>Document</b>	<b>Coverage</b>	<b>Details</b>	<b>Programme 2013 - 2015</b>
Shaping Places Local Plan	Borough-wide	<p>The key Development Plan Document setting out the spatial vision, the objectives, and strategy for the Borough.</p> <p>Will provide development policies and proposals to apply to development up to 2031</p>	<p>Developing Strategy &amp; Options - informal engagement:</p> <p>December 2012 - March 2013</p> <p>Strategy and Options consultation: June - July 2013</p> <p>Developing Policies - informal engagement: September - October 2013</p> <p>Draft Local Plan consultation: February - March 2014</p> <p>Publication of Local Plan: June - July 2014</p> <p>Submission of plan for examination: July 2014</p> <p>Public hearings: October - November 2014</p> <p>Adoption: Jan 2015</p>
Policies and Proposals Map	Borough - wide	<p>Illustrates development plan policies and proposals on a base map showing specific policy boundaries.</p> <p>To provide detailed site allocation policies for housing, employment and other uses throughout the Borough following on from the overarching content of the Shaping Places Local Plan</p>	In conjunction with the above dates for Shaping Places Local Plan

## 6 Annex - Detailed Timetable

Document	Coverage	Details	Programme 2013 - 2015
Community infrastructure levy	Borough - wide	A tariff system applying to certain forms of development proposals that could assist the provision of infrastructure needed to deliver the development strategy for the area. This is set out in an agreed charging schedule.	Subject to a feasibility and viability review before taking a decision.
Site Allocations / detailed policies	Borough -wide	Provides detailed site allocation policies for housing, employment and other uses throughout the Borough following on from the overarching content of the Shaping Places Local Plan	It is intended to include strategic level site allocations in the Shaping Places Local Plan. The need for a separate document setting out site allocation policies will be kept under review during the preparation of the new Local Plan.

