

TELFORD & WREKIN COUNCIL

CABINET - 23 JULY 2015

TELFORD & WREKIN LOCAL PLAN

REPORT OF THE ASSISTANT DIRECTOR: PLANNING SPECIALIST

LEAD CABINET MEMBER: COUNCILLOR RICHARD OVERTON

PART A) – SUMMARY REPORT

1.0 SUMMARY OF MAIN PROPOSALS

- 1.1 The Telford & Wrekin Local Plan will set out how and where development will take place and guide future planning decisions up to 2031. This report seeks Cabinet approval to undertake consultation on the Telford & Wrekin Local Plan (Appendix 2 provides an electronic link to the Local Plan and Policies Map www.telford.gov.uk/localplandocuments) in line with the Town and Country Planning (Local Planning) (England) regulations 2012 Regulation 18. Following the consultation period the Local Plan will then proceed to the next stage of publication and independent examination by a Planning Inspector appointed by the Secretary of State before it can be adopted.
- 1.2 The Local Plan is a comprehensive document that sets out the spatial vision for the borough and a series of policies that underpin the delivery of the Vision. The Local Plan also sets out targets for new development to be delivered by 2031. This includes provision for 15,555 new homes of which c. 80% are already built, are under construction or already have planning permission with 3,499 to be delivered through new site allocations in the Local Plan, and approximately 149 hectares of new employment land. The Plan affirms the Council's commitment to protecting and enhancing the Borough's community green spaces, natural environment and heritage. It sets out detailed planning policies that will be used to determine planning applications.
- 1.3 The Local Plan and its preparation must accord with the National Planning Policy Framework (NPPF). This includes having an up to date Local Development Scheme (LDS) i.e. timetable for plan preparation. Approval is also sought to an updated LDS (Appendix 1)

2.0 RECOMMENDATIONS

2.1 That Cabinet approve the Telford & Wrekin Local Plan document presented with this Report for the purposes of public consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.2 That Cabinet approve an update to the Council's Local Development Scheme.

3.0 SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	Council priorities are reflected in the Local Plan objectives. The objectives form a thread throughout Local Plan documents, to make sure the quantity, type and location of future development support the delivery of the Council's priorities.
	Will the proposals impact on specific groups of people?	
	Yes	The Local Plan relates to the whole borough and those who live, work and visit the area.
TARGET COMPLETION/ DELIVERY DATE	Subject to Cabinet approval, it is proposed to commence the consultation on 3 August to 25 September 2015. (an extended 8 week consultation period recognising the school summer holidays)	
FINANCIAL/ VALUE FOR MONEY IMPACT	Yes	Budgetary provision has been made to meet the estimated cost of the public consultation and examination process. JAC 230615.
LEGAL ISSUES	Yes	<p>Regulation 18 of the 2012 Regulations requires the Council to notify certain bodies or persons of the subject of the proposed local plan and invite them to make representations to the Council about what the local plan ought to contain. The Council then continues to prepare the local plan and must take into account any representation received. The Council then prepares the version of the local plan which it considers is ready for submission to the Secretary of State for independent examination. Approval of the version of the local plan to be submitted to the Secretary of State is non-executive function requiring a decision of Full Council.</p> <p>After the Regulation 18 consultation stage is complete, the Council can proceed to the Regulation 19 publication stage which has to take place before the local plan can be submitted to the Secretary of State for independent examination. For no less than 6 weeks the local plan and other prescribed documentation must be made available in accordance with the Regulations for representations to be made. The Council then submits the local plan, copies of representations received and all other documents prescribed by the Regulations to the Secretary of State for independent examination.</p> <p>The purpose of the independent examination is to determine whether, in respect of the local plan, a number of specified requirements are satisfied and whether the local plan is "sound".</p> <p>The independent examiner is required to make recommendations to the Council and give reasons for those recommendations. The outcome of this stage of the process may be a recommendation that the local plan be adopted or that it not be adopted or the independent examiner may recommend modifications which enable the Council to adopt. The Council can only adopt the local plan if the independent examiner recommends that it is adopted or after the independent examiner has recommended modifications and those modifications have been made.</p>

		Adoption of the local plan is a non-executive function to be exercised by Full Council. Amending the Local Development Scheme is an executive function which can be exercised by Cabinet (IR26.6.15)
OTHER IMPACTS, RISKS & OPPORTUNITIES		The Council has a statutory responsibility to update its development plan documents. It is essential that the Local Plan be progressed without delay as the policies in the existing Core Strategy will have increasingly less weight in the determination of planning decisions after December 2016. The Government is committed to a plan led planning system. Having an up to date and adopted plan will allow the Council to pursue other matters including a Community Infrastructure Levy and to bid for other funds. Having an up to date plan will provide more certainty for developers and investors and make sure services and facilities are provided to support local communities.
IMPACT ON SPECIFIC WARDS		Borough wide impact.

PART B) – ADDITIONAL INFORMATION

4.0 BACKGROUND

4.1 The Council has a statutory duty under section 13 of the Planning and Compulsory Purchase Act 2004 to keep under review the matters which may be expected to affect the development of its area or the planning of its development. Preparing and keeping up to date a development plan for the Borough that will be used as the basis for determining planning applications accords with this duty. The Cabinet has received previous reports in relation to the preparation of the Local Plan. The Local Plan will replace the current suite of development plan documents that are used to set local planning priorities and determine planning applications:

- The Telford and Wrekin Local Development Framework Core Strategy Development Plan Document 2007 (the Core Strategy). This document sets out the strategic spatial vision and the development strategy for the borough and will operate until December 2016;
- The Central Telford Area Action Plan 2011 (CTAAP) – this provides the planning strategy for Telford Town Centre and its immediately adjoining areas and will operate until superseded by the new Local Plan;
- The Wrekin Local Plan 1995 – 2006 (The Wrekin Local Plan) – This document was adopted in 2000 and a number of policies were “saved” by the Secretary of State in 2007 and therefore form part of the Development Plan alongside the Core Strategy.
- The Shropshire and Telford & Wrekin Minerals Local Plan 2000 (the Minerals Plan). This plan covers the whole of Shropshire and the Telford & Wrekin Borough area. As with The Wrekin Local Plan, certain policies were “saved” by the Secretary of State in 2007.

4.2 Figure 1 is a diagram that explains the key stages that the Council must take when seeking to adopt a development plan.

Figure 1 Process for Adopting a Development Plan

Year	Month	Type of plan
2015	August - September	Consultation Version (Regulation 18 T&CP 2012)
2016	January - February	Publication Version (Regulation 19 T&CP 2012)
2016	Summer	Examination Version
2016	December	Adopted Version

4.3 Together with the preparation of technical evidence, public engagement and consultation is essential to the production of a robust plan. Three previous informal stages of public consultation have been undertaken. The first of these was in 2012 (for general comments), the second (“Strategy & Options”) in the summer of 2013, which sought views on the broad scale and location of development and a third (Proposed Housing & Employment Sites) consultation which took place between May and July 2014 and sought views on possible site allocations for new development. The comments received from consultation in combination with continuing baseline evidence research have been used to inform the Local Plan.

4.4 The Local Plan is now at the stage of formal consultation.

4.5 The Local Plan: Consultation Version is a comprehensive document that has a number of functions. It:

- a. provides a spatial vision for the borough setting out priorities for development and infrastructure investment;
- b. identifies targets for new housing and employment and confirms where minerals extraction will be supported;
- c. confirms how the Council will protect and enhance the Borough’s key community green spaces, natural environmental and heritage assets;
- d. provides a suite of detailed planning policies that will be used to determine planning applications.

In this respect, it brings together the topics and subject matters set out in the current Core Strategy, The Wrekin Local Plan and the Minerals Plan, into a single comprehensive Plan. If approved by the Cabinet, while the Local Plan must still complete all stages to adoption, it will begin to have weight in relation to decisions made by planning officers and the Planning Committee.

4.6 The Local Plan is provided at Appendix 2 via an electronic link; www.telford.gov.uk/localplandocuments.

4.7 The Local Plan has a three part structure with appendices as follows:

- **Shaping the borough:** this part of the Local Plan contains a baseline profile of the borough today against which the success of the Local Plan will be monitored. It also contains a vision for the borough in 2031 that seeks to promote a healthier, more prosperous and better connected place within a protected green setting providing a high quality of life for the population which will have grown to approximately 198,000 people, an increase of 31,000 from the base date of 2011;
- **Spatial Strategy:** this part of the Local Plan sets out the Council's intention that Telford remains the principal focus for new investment in the borough with an allocation of 3,499 new homes proposed in the Plan together with 149 hectares of new employment land. To facilitate this growth, three Strategic Development Sites are proposed as site allocations, at Muxton, Priorslee and the Hem. Newport's role as a market town is to be consolidated through the delivery of 1,100 new homes (all with planning permission) and the delivery of 8-9 hectares of new employment land allocated through the Plan. The urban boundaries of Newport have been adjusted to take account of recent planning approvals. The balance (approximately 900 new homes) is expected to be delivered in the rural area. A significant proportion of this will be delivered on the former Sugar Beet factory site at Allscott which has planning approval. The Plan identifies a number of settlements where additional rural development will be focussed.
- **Detailed Planning Policies :** this section of the draft Local Plan provides detailed planning policies relating to:
 1. the economy, including the management of the borough's centres and shopping areas;
 2. housing;
 3. the natural and built environment including the promotion of green infrastructure and the protection and enhancement of the green network;
 4. community facilities;
 5. highways and transport and other connections including broadband and telecommunications;
 6. the built environment including heritage; and
 7. environmental resources including minerals, waste and water management.
- **Appendices**
 1. Infrastructure Delivery Plan - this contains information about the delivery and monitoring of the implementation of the Local Plan. It sets out how the Council proposes to make sure the infrastructure required to deliver the Plan is provided including the potential for a Community Infrastructure Levy to be developed following the adoption of the Plan.
 2. Car and cycle parking standards to be used in planning decisions.

4.7 The Local Plan includes a Policies Map which sets out the site allocations and illustrates the commitment being made through the Plan to protect and enhance the Borough's green spaces and delivering the Council's green guarantee.

4.8 The key elements of the detailed planning policies are summarised below:

Employment

- The Plan makes provision for 149 hectares of employment identified on 28 sites.

- Policy EC2 acknowledges that employment uses within the B Use Classes (business, general industry and warehousing) will be supported on other appropriate sites.
- This section also sets out the borough's hierarchy of shopping centres. Telford is at the top of the hierarchy and is to be promoted as a sub regional centre that builds on the success of recent retail investment and the expansion of Southwater. Wellington and Newport are identified on the next level of the hierarchy as market towns. The thrust of retail policy is to direct and keep retail investment in these three centres. Dawley, Donnington, Hadley, Madeley and Oakengates are district centres. These centres will be promoted for more day to day services.
- As part of a commitment to diversifying the local economic base, the Local Plan contains policies that seek to promote the borough as a visitor/ tourist destination by promoting more business hotel facilities in Telford town centre and smaller scale facilities at Ironbridge and other tourist venues.

Housing

- The Local Plan makes provision for 15,555 new homes until 2031. Approximately 80% of this housing is already built, is under construction or already has Planning Permission. The Local Plan is only allocating 3,499 new homes. This is a target based upon current building rates and will provide a range of site opportunities and support the Borough's economic growth.
- A significant proportion of new housing is expected to be affordable. All schemes over 10 new homes in the Telford urban area will be expected to deliver 25% affordable homes with a higher proportion (35%) elsewhere in the borough where the gap between mean household incomes and house prices is generally higher.
- A modest provision has been made for housing in the rural area. This is chiefly expected to be on sites which have the benefit of planning permission but with a small amount of additional housing (c.80 homes) to be delivered between Edgmond, High Ercall, Lilleshall, Tibberton and Waters Upton. Elsewhere in the rural area, the policy is generally more restrictive to prevent inappropriate new housing from being built in the open countryside.

Natural environment

- The Local Plan reinforces the Council's commitment to protecting its valued community green spaces, including an updated version of the existing Green Network, and other green assets such as the Shropshire Hills Area of Outstanding Natural Beauty (AONB), the Wrekin Hill, Local Nature Reserves (LNR) and areas of woodland.

Community

- In the Local Plan 'Community Infrastructure' refers to schools, leisure facilities, community halls, healthcare facilities, allotments and cultural facilities such as libraries.
- The Local Plan aims to protect existing community infrastructure affected by new development through enhancement and expansion of facilities to meet the needs of existing and new communities.
- For major development schemes developers may need to provide new community infrastructure onsite and support the expansion of local cultural facilities.

Connections

- The Local Plan commits to direct new development to areas which are either close to existing facilities or can access good transport connections.

- It sets out the Council's approach to supporting the existing highway infrastructure whilst promoting more sustainable forms of travel such as walking, cycling and public transport.
- It also confirms the Council's commitment to support enhanced communications networks including superfast broadband and new telecommunications development.

Built environment

- This section of the Local Plan affirms the Council's commitment to secure high quality design in new development, to protect its statutory listed buildings, Conservation Areas, World Heritage Sites ancient monuments and other heritage assets from inappropriate development.

Environmental resources

- This section commits the Council to protect its remaining minerals, sand, gravel and aggregates supplies.
- It requires new development not to be built in a way that harms water quality or increases the risk of flooding.
- It directs new development to be designed to reduce the amount of waste that goes to landfill, by designing in recycling facilities.

5 Next steps – consultation process

- 5.1 The document must complete a consultation stage and a publication stage, in accordance with the Town and Country Planning (Development Plan) (England) Regulations 2012 (the Development Plan Regulations). The first stage is the plan preparation "Regulation 18" consultation. This will be conducted over the period 3rd August to 25th September 2015 (8 weeks). Subject to Cabinet approval the Local Plan and Policies Map will be available on the Council's website; www.telford.gov.uk/localplan .
- 5.2 Officers will review comments received during the consultation stage, make appropriate changes to the plan and then seek approval of the next version of the local plan from Full Council. The version approved by Full Council will then be made the subject of a publication period under Regulation 19. The purpose of the publication period is to provide an opportunity for representations to be made about the Local Plan which the Council proposes to submit to the Secretary of State. No changes to the plan are made by the Council after this publication stage and copies of any representations are sent to the Secretary of State with the Local Plan.
- 5.3 In order to make sure that the consultation is as successful and wide ranging as possible Councillor Overton and Planning Officers attended the Customer, Community and Partnerships Scrutiny Committee on 30 June 2015. Councillor Overton outlined how the Council had applied the recommendations of a previous Scrutiny meeting to strengthen consultation. He confirmed that any further advice from Scrutiny would be similarly applied.
- 5.4 Scrutiny recommended early engagement with Town and Parish Council Clerks as soon as possible to agree dates for meetings during the consultation period. This is being done now. Scrutiny suggested that there should be more open consultation events to enable as many people as possible to become involved. This was accepted and dates for events are now being confirmed. The open events will be publicised as widely as possible. It was recommended that a simple, easy to understand summary document of the Local Plan is published, together with the Local Plan, and this is being prepared.

5.5 The Council's Statement of Community Involvement sets out how the Council will consult and engage with the community in a manner consistent with our obligations under the Development Plan Regulations. A comprehensive consultation programme is being planned that will involve :

- Contact with all consultees registered on the Local Plan database;
- Notification through a range of media including Facebook, Twitter, advertisements in the local press and press releases, radio, Your Voice and notices in public facing Council buildings (leisure centres, community centres, First Points & libraries);
- A session with the Young Persons Forum; and
- An offer of support to Parish and Town Council's to hold drop-in sessions for local people to view the potential sites identified in and around their area.

5.6 People wishing to make comments on the Local Plan will be able to do so in writing or online.

6 **Timetable for adopting the Local Plan**

6.1 The timetable for the Local Plan is set out below:

Task	Date
Consultation on Local Plan (Regulation 18)	3rd August to 25th September 2015
Review comments received during consultation	September 2015 to December 2015
Finalise evidence base to support Local Plan	December 2015
Publication of Local Plan (Regulation 19)	January to February 2016
Submission of Local Plan for independent examination	April 2016
Local Plan adopted	December 2016

6.2 The proposed timetable has been adjusted in the light of the recent experiences of Authorities going through the public examination process. This has seen Plans delayed due to the time taken to undertake the independent examination because of pressure on the resources available to the Planning Inspectorate.

7 **IMPACT ASSESSMENT**

7.1 The Council has conducted a Sustainability Appraisal of the strategy and policies in the Local Plan which confirms the overall strategy and policies to be appropriate in the context of a growing local population.

8 **PREVIOUS MINUTES**

30 May 2013: Local Plan, Strategy & Options.

12 December 2013: Local Plan Update.

24 April 2014: Consultation on Proposed Housing and Employment Sites.

9 BACKGROUND PAPERS

Telford & Wrekin Local Development Scheme (December 2013)
Telford & Wrekin Council Statement of Community Involvement (2012)

Report prepared by Michael Vout, Planning Policy Team Leader
Telephone: 01952 384185

APPENDIX 1: Telford and Wrekin Local Development Scheme 2015 to 2018

APPENDIX 2: Local Plan: Consultation Document (including the Policies Map) available at the following link: www.telford.gov.uk/localplandocuments .

Appendix 1

Telford & Wrekin Local Plan

Local Development Scheme

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1. INTRODUCTION

Purpose of this document

- 1.1 The Council must prepare and maintain a Local Development Scheme (LDS). The LDS must confirm the existing planning policies for Telford & Wrekin and set out the Council's programme for the preparation of new planning policies.
- 1.2 The Planning and Compulsory Purchase Act 2004 is the principal legislation that sets out the current system for plan making. It requires each council to prepare a Local Development Framework (LDF). It also sets out the documents that have "development plan" status, that is, they must be considered when planning decisions are made and other documents which have guidance status or which inform the process of the LDF. The Localism Act 2011 also allows local neighbourhoods to prepare neighbourhood development plans that set out a local vision for the area. They also have LDD status.
- 1.3 By law, an LDS must:
 - Contain a brief description of all local development documents (LDDs) that the Council will prepare and the geographic area to which they relate;
 - Explain how each document relates to one another; and
 - Set out a timetable for producing new LDDs, including key milestones.
- 1.4 The Council has prepared three previous LDSs. This latest LDS updates the last version prepared in 2013. It explains what work has happened since the last LDS was published and confirms the work it will do to prepare land use plans for the borough.

2. CURRENT DEVELOPMENT PLAN FOR TELFORD & WREKIN

Telford & Wrekin Planning Policies

- 2.1 The Council's current development plan comprises the following documents:
 - The Telford and Wrekin Local Development Framework Core Strategy Development Plan Document 2007 (the Core Strategy). This document sets out the strategic spatial vision and the development strategy for the borough and will operate until 2016;
 - The Central Telford Area Action Plan 2011 (CTAAP) – this provides the planning strategy for Telford Town Centre and its immediately adjoining areas;
 - The Wrekin Local Plan 1995 to 2006 ("The Wrekin Local Plan") – This document was adopted in 2000 and provides detail that is not included in the Core Strategy. A number of policies were saved by the Secretary of State in 2007. These are set out at Appendix 1;
 - The Shropshire and Telford & Wrekin Minerals Local Plan 2000 (the Minerals Plan). This plan covers the whole of Shropshire and the Telford & Wrekin Borough Council area. As with The Wrekin Local Plan, certain policies were saved by the Secretary of State in 2007. These are set out in Appendix 2; and

- The Madeley Neighbourhood Development Plan 2015 – this covers the parish of Madeley including parts of the Ironbridge Gorge World Heritage Site.
- 2.2 The above documents have development plan status. This means that decision makers such as the Council or a Planning Inspector (in the case of a planning appeal) must assess the extent to which a planning application accords with the development plan unless material considerations indicate otherwise. Section 38(5) of the Planning and Compulsory Purchase Act 2004 also states that, if there is a conflict between DPDs, it must be resolved in favour of the most recently adopted document.

Supporting Documents

- 2.3 Alongside the development plan, the Council has three supplementary planning documents (SPDs). These provide guidance on how to interpret development plan policies but they do not have development plan status themselves. The three SPDs are:
- Design for Community Safety SPD (June 2008) – this SPD supplements Policy CS15 of the Core Strategy;
 - Telecommunications Development SPD (May 2009) – this SPD supplements saved Policy T21 of the Local Plan; and
 - Shopfronts and Signage Design Guidance SPD (April 2012) – this SPD supplements Policy CS15 of the Core Strategy.
- 2.4 The Council is required to prepare and consult on its DPDs and any SPDs in accordance with a Statement of Community Involvement (SCI). The Council's SCI can be viewed online (www.telford.gov.uk/infor/20172/planning_policy_and_strategy/125/statement_of_community_involvement)
- 2.5 The Documents quoted above comprise the current LDF for Telford & Wrekin.

3. PROGRESS ON DEVELOPMENT PLAN DOCUMENTS SINCE 2013

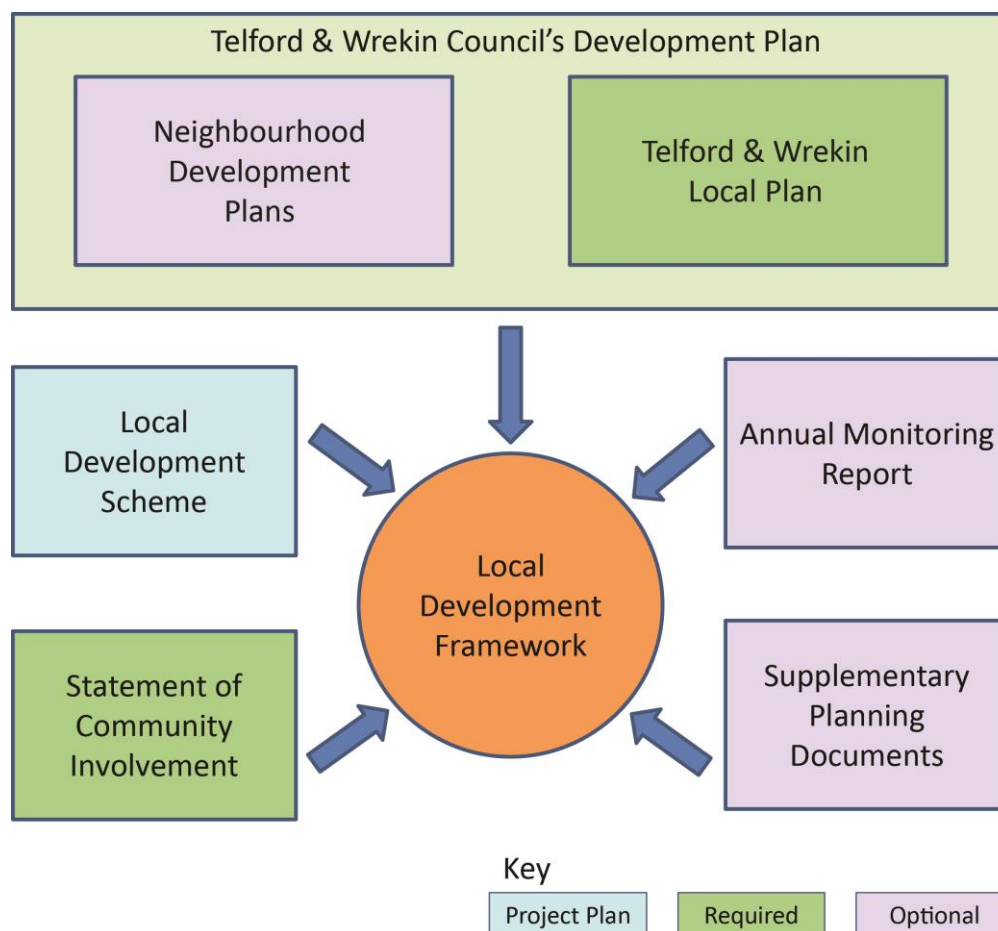
- 3.1 Since 2013, the Council has made substantial progress in preparing an evidence base to support the Local Plan. Key documents prepared include:
- A Strategic Housing Land Availability Assessment 2012 and a Strategic Housing Market Area report (2014) to confirm to inform future housing sites allocations;
 - The completion of an Objectively Assessed Need study (2015) which assessed the likely amount of housing and employment land needed up to 2031 based on publications from the Office for National Statistics (2014) and the Communities and Local Government on Household Projections (2015), based on 2012 population projections.
 - A more detailed employment land study for Newport building on the 2012 Employment Land Review for the borough;
 - The completion of a Town Centre and Retail study (2014);
 - A second Landscape Sensitivity Study (2014);
 - A draft Flood Risk Management Strategy (2015); and
 - A Proposed Housing and Employment Sites document 2014 that considered how the borough might meet its future housing and employment needs. This was the subject of consultation during the summer of 2014.

- 3.2 Madeley Parish Council has prepared a neighbourhood development plan in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). This is the first of the parish neighbourhood development plans to be “made” having been the subject of independent examination and a public referendum. Two other parish councils (Newport and Waters Upton) are currently pursuing neighbourhood development plans.

4. WORK PROGRAMME 2015 to 2018

- 4.1 Over the period 2015 to 2016, the Council will continue to work on its Local Plan. The aim of this Local Plan is to provide an updated spatial vision for the borough, identify sites that will deliver the vision and detailed development management policies that will be used to determine all planning applications. When adopted, the Local Plan will replace all of the borough’s current DPDs (Core Strategy, saved policies of the Wrekin Local Plan and CTAAP). The Council has decided to prepare one Local Plan Document that covers all of these matters consistent with advice in the National Planning Policy Framework and the Government’s Planning Practice Guidance.
- 4.2 The Council has not yet finalised how it will plan for future gypsy and traveller housing needs and may have to prepare a separate Gypsy and Travellers Sites Allocation DPD to support the gypsy and traveller policies in the Local Plan. This DPD would identify allocations for gypsy and travellers sites only and would, in combination with the Local Plan, demonstrate how the Council has discharged its responsibility to identify sites to meet the needs of its gypsy and traveller communities. If it is necessary to prepare a separate DPD, work on this would start in December 2015 with the aim of the DPD being examined immediately after the Local Plan.
- 4.3 The Council will also prepare new SPDs over the lifetime of the LDS to support the Local Plan covering the built environment, urban design and the management of the Ironbridge Gorge World Heritage Site.
- 4.4 When the Local Plan has been adopted, the LDF for Telford & Wrekin will have the structure set out in Figure 2 below.

Figure 2 Telford & Wrekin Local Development Framework



5. TIMETABLE FOR DELIVERING THE LOCAL PLAN

5.1 The timetable for the document is set out below.

Table 1 Timetable for Delivering the Telford & Wrekin Local Plan DPD

Task	Date
Consultation on Local Plan DPD (Regulation 18)	3rd August to 25 th September 2015
Review comments received during consultation	September 2015 to December 2015
Finalise evidence base to support Local Plan	December 2015
Publication of Local Plan DPD (Regulation 19)	January to February 2016
Submission of DPD for independent examination	April 2016
Local Plan DPD adopted	December 2016

6. FURTHER INFORMATION AND HOW TO PARTICIPATE IN THE PLAN MAKING PROCESS

6.1 The Council's Planning Policy Team is responsible for maintaining this LDS and for preparing the various documents that form Telford & Wrekin's LDF.

6.2 If you have any queries concerning this work, please contact:

Environment & Planning Policy
Business & Development Planning
Telford & Wrekin Council
PO Box 457
Telford
TF2 2FH

Telephone: 01952 384241

Email: localplan@telford.gov.uk

APPENDIX 1 THE WREKIN LOCAL PLAN – SAVED POLICIES

ADOPTED FEBRUARY 2000 Policy Number	Policy Name
NR1	Location of Renewable Energy Development
NR2	Proposals for Wind Turbines
NR3	Energy Use
NR6	Waste Disposal and Recycling Facilities
EH7	Contaminated Land
EH8	Remedial Action on Contaminated Land
EH14	Land Stability
UD2	Design Criteria
UD3	Urban Design Assessments
UD4	Landscape Design
UD5	Public Art
UD6	Major Transport Corridors and Gateways into Telford
E2	Employment Land Allocations (3.5ha Newport)
E4	Development on Unallocated Employment Sites in the Urban Area
E6	Rural Employment General
E9	Non Employment Uses Within Employment Areas
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
S1	Service Centre Hierarchy
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
S31	Shop Fronts, Advertisements and Hoardings
TC1	Town Centre
TC2	New Shopping Development in Telford Town Centre
TC3	Leisure Uses and A3 Uses

ADOPTED FEBRUARY 2000 Policy Number	Policy Name
TC4	Mixed Use Development
TC6	Office Development
TC14	Town Centre Design
T4	Development Principles
T8	Rail Corridors
T21	Telecommunications
T22	Planning Obligations
OL2	Designated Areas
OL3	Green Network
OL4	Development in the Green Network
OL5	Extensions and Redevelopment in the Green Network
OL6	Open Land
OL11	Woodland and Trees
OL12	Open Land and Landscape - Contributions From New Development
OL13	Maintenance of Open Space
LR1	Provision of Community Facilities
LR4	Outdoor Recreational Open Space
LR5	Golf Courses
LR6	Developers Contributions to Outdoor Recreational Open Space Within New Residential Developments
LR7	Recreational Open Space on Employment Developments
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
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
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

APPENDIX 2 MINERALS PLAN – SAVED POLICIES

ADOPTED APRIL 2000 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
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