

TELFORD & WREKIN COUNCIL HEALTH AND WELLBEING BOARD

9 SEPTEMBER 2015

TELFORD & WREKIN LOCAL PLAN

REPORT OF: MICHAEL BARKER, PLANNING SPECIALIST, TELFORD & WREKIN COUNCIL

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. Appendix 1 provides an electronic link to the Local Plan and Policies Map www.telford.gov.uk/localplan) 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 Government's National Planning Policy Framework (the NPPF) and address health matters both through its policies and under the Council's duty to cooperate with the NHS CCG and NHS England.

2.0 RECOMMENDATION

- 2.1 That the Board note the report, the Local Plan and the issues raised relating to Health and Wellbeing**
- 2.2 That the Board encourages local partners to take part in the Local Plan consultation to assist in achieving the best possible health outcomes for the population of the Borough**

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	The draft Local Plan is currently the subject of public consultation. This will run until 25 September 2015.	
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>Involvement in the consultation process for the preparation of Council's Local Plan assists the Council in meeting its statutory responsibility to promote health and wellbeing in the area (a general duty set out at section 2B of the National Health Service Act 2006 (as amended). Moreover it also meets the requirements of the Board to promote joint/integrated working as set out in its terms of reference.</p> <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>An independent inspector is required to make recommendations to</p>

	<p>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 inspector recommends that it is adopted or after the independent examiner has recommended modifications and those modifications have been made.</p> <p>Adoption of Local Plan is a non-executive function to be exercised by Full Council.</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES	<p>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.</p> <p>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.</p>
IMPACT ON SPECIFIC WARDS	<p>Borough wide impact.</p>

PART B) – ADDITIONAL INFORMATION

4.0 BACKGROUND

- 4.1 The Council in its role as the local planning authority has a legal duty to prepare a development plan that shows how it will plan for the local authority area and the policies it will use to determine planning applications.
- 4.2 The new Local Plan will replace a suite of development plan documents, the three key documents being: the Telford and Wrekin Local Development Framework Core Strategy Development Plan Document 2007 (the Core Strategy); the Central Telford Area Action Plan (CTAAP) that covers Telford Town Centre and its immediately adjoining areas; and The Wrekin Local Plan 1995 – 2006 (The Wrekin Local Plan).
- 4.3 Figure 1 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

4.4 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.

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

4.6 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.

4.7 National planning policy recommends that the Council take health issues into account in its planning functions in a number of respects. First, it specifically advises on how health and community infrastructure should be planned for. Furthermore, the Localism Act 2011 imposes a duty on the Council to cooperate with two health bodies the NHS Clinical Commissioning

Group and the NHS England. Finally, the Council must carry out a sustainability appraisal of the Local Plan including its health impacts.

4.8 The Local Plan is provided at Appendix 1 via an electronic link; www.telford.gov.uk/localplan.

4.9 The Local Plan has a three part structure:

- **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. On the matter of health, the Local Plan has taken account of the 2014 Public Health Profile which in part acknowledges the ways in which the borough performs better than the national average (for example, lower levels of road-related and winter deaths but the other indicators of relatively poor health including lower life expectancy, higher rates of obesity, cardio vascular disease and cancer). 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. **Glossary of technical terms**
 3. **Employment allocation sites**
 4. **Housing allocation sites**

5. **Car and cycle parking standards** to be used in planning decisions.
6. **Designated sites of biodiversity and geodiversity**
7. **Minerals resources and buffer zones**

4.9 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.

4.10 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.
- Clarifying how the Council in its role as the local planning authority will plan for an ageing population including giving positive support for older residents who wish to adapt their homes to continue to live independently and anticipating the growth in care homes and sheltered housing that will come about as a result of an ageing population.
- The Local Plan makes provision for the borough's future gypsy population.
- 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.
- It requires developers in major schemes to provide new parkland or other play space to meet the needs of future residents.

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. This could include health provision.

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.

Addressing health matters

- 4.11 Officers consider they have broadly covered health issues in the Local Plan. They have used health data in the analysis of the baseline of the borough and other recent strategies such as the 2013 Telford & Wrekin Health and Wellbeing Strategy.
- 4.12 The Local Plan includes a suite of policies that will promote wellbeing directly. These include: the protection of community infrastructure and the requirement of developers to

provide new infrastructure; the provision of green space in new schemes to help maximise access to open space and recreational activity and the protection of community infrastructure including health provision. Policy development could further consider matters such as the number of hot food takeaways in particular locations and creating safer night time environments. It also includes a number of initiatives that will have indirect positive health impacts such as the promotion of more employment land to help raise local employment levels, affordable housing and sites for gypsy accommodation and well as measures to locate more housing close to existing public transport infrastructure to reduce car borne journeys, promote more cycling and increase bus patronage to allow more residents to access essential services.

- 4.13 The Council has contacted both the NHS Clinical Commissioning Group and the NHS England with under its duty to cooperate to understand the impacts of the Local Plan housing and employment land targets. Responses from both bodies will be fed into an Infrastructure Delivery Plan that will be finalised in November.
- 4.14 The assistance of the Health and Wellbeing Board is requested to raise the profile of the draft Local Plan consultation to local partners whose knowledge and recommendations would benefit the consultation process.

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

None.

9 BACKGROUND PAPERS

None.

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APPENDIX 1: Local Plan: Consultation Document (including the Policies Map) available at the following link: www.telford.gov.uk/localplan.