

TELFORD & WREKIN COUNCIL

CABINET - 25 JUNE 2015

DRAFT TELFORD & WREKIN LOCAL PLAN 2011-2031

REPORT OF ASSISTANT DIRECTOR: PLANNING SPECIALIST

LEAD CABINET MEMBER: COUNCILLOR RICHARD OVERTON

PART A) – SUMMARY REPORT

1.0 SUMMARY OF MAIN PROPOSALS

- 1.1 The purpose of this report is to pave the way for the Draft Telford & Wrekin Local Plan to be presented to Cabinet on 23 July 2015 and to confirm the timetable for consultation. The Borough currently has an up to date and adopted Plan – the Core Strategy. The Draft Local Plan will replace the core Strategy with a new comprehensive plan to meet the needs of the community up to 2031.
- 1.2 The Telford & Wrekin Local Plan is the land use plan that will guide future planning decisions within the Borough until 2031. The report seeks to update Cabinet on the preparation of the Plan prior to this being presented to Cabinet on 23 July and final approval being given and to consult on the Draft Local Plan. Following this consultation it will then proceed to the next stage of Publication and independent examination by an Independent Planning Inspector appointed by the Secretary of State before it can be adopted.
- 1.3 The Draft Plan will be a comprehensive document that sets out the spatial vision for the borough to 2031 and will include a series of policies to achieve delivery of the vision. The Draft Plan will respond to the comments made during previous consultation as well as taking into account recent technical advice and planning guidance. At the heart of the Plan will be robust policies to protect and enhance the Borough's green spaces – renewing and reaffirming the Council's commitment to the protection and enhancement of green spaces that are a fundamental aspect of the Borough's appeal to residents, visitors and investors alike. It will ensure that Telford and the other urban areas retain their green qualities, making Telford & Wrekin one of the greenest places in the Midlands. Policies in the plan will support the Council's intention to launch a Green Guarantee around the Borough's most important green spaces, parks, Nature reserves and recreation areas.
- 1.4 The Draft Plan will propose to cut the number of new homes to be built in the Borough by over 39% down from the 26500 agreed by a previous administration to just under 16000 of which over 80% have either already been built or have planning permission. This means that the allocation of sites will be for less than 3500 homes to be built up to 2031 in order to meet the needs of local people, support and sustain services and provide the foundation for economic growth.
- 1.5 The Draft Local Plan will create a vision for the Borough that goes beyond house building. It will seek to promote a healthier more prosperous and even better connected place to live and work, providing a high quality of life for everyone. The Draft Plan will also include commitments to further strengthen our communities, retain the borough's high quality transport infrastructure and connectivity, attracting inward investment and boosting employment and making the best use of previously developed land.

1.6 The Draft Plan will deliver these commitments by ensuring all policies and site allocations are based on a number of key principles and priorities which include:

- 1.6.1 The protection and enhancement of green space across the Borough to meet both local and strategic needs including the designations of more Local Nature Reserves and the promotion and safeguarding of the landscapes within the borough such as the Area of Outstanding Natural Beauty and Green Network.
- 1.6.2 The allocation of sites for just over 3000 new homes to meet the needs of local people, support and sustain services and contribute to economic growth. This will ensure that, together with the homes that already have planning permission, the Draft Plan will deliver the supply of homes required to meet the Borough's housing needs up to 2031, representing a significant reduction in the number of homes proposed to be allocated in previous consultations as a direct result of comments received.
- 1.6.3 Provision of more affordable homes and making the best use of land including the use of Local Development Orders to help release previously developed land (brownfield land).
- 1.6.4 Enabling the Borough to meet its economic growth potential supporting the expansion of local businesses and providing the infrastructure and connectivity required by new investors bringing jobs into the Borough. Ensuring this opportunity is provided across the Borough including providing additional employment land in Telford and Newport to strengthen its role as a free standing market town.
- 1.6.5 The Plan will support the roll out of our £5.6m superfast broadband programme over the next 2 years which will see 98% of the Borough provided with superfast connectivity.
- 1.6.6 Promoting and facilitating the health and wellbeing of communities and healthier lifestyles.
- 1.6.7 Harnessing the borough's excellent transport connections and ensuring that new development is supported with new facilities – schools, open space, health and community facilities as they are required.
- 1.6.8 Ensuring the benefits of growth are felt across the Borough by using development to address areas of greatest need.
- 1.6.9 Valuing and celebrating the borough's rich historic and cultural assets.
- 1.6.10 Reducing the environmental impact of development through measures such as the use of renewable energy.

2.0 RECOMMENDATIONS

2.1 That Cabinet endorse the principles which are to be included within the Local Plan based on previous consultation;

2.2 That Cabinet agree the Draft Telford & Wrekin Local Plan is presented to Cabinet on 23 July for the purpose of approving public consultation on the Draft Local Plan in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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, ensuring 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 3rd August 2015 for an 8 week consultation period closing on 25 th September 2015	
FINANCIAL/ VALUE FOR MONEY IMPACT	Yes	Budgetary provision of £175,000 has been made to meet the estimated cost of the public consultation and examination process. JAC 280515.
LEGAL ISSUES		The Council has a statutory duty under section 13 of the Planning and Compulsory Purchase Act 2004 to keep under review the matters that 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.
OTHER IMPACTS, RISKS & OPPORTUNITIES		The Council has a statutory responsibility to update its Development Plan documents. Having an up to date plan will provide more certainty for developers, investors and the public and will ensure the provision of services and facilities to support local communities.
IMPACT ON SPECIFIC WARDS		Borough wide impact.

PART B) – ADDITIONAL INFORMATION

4.0 BACKGROUND

4.1 Figure 1 sets out the broad approach that the Council must take when seeking to a new Local Plan.

Figure 1 Process for Adopting a Local Plan Document



4.2 The Draft Local Plan will set out a long term strategy for the borough. It will make provision for an allocation of less than 3500 new homes that, together with existing commitments and sites with planning permission, will deliver the new homes needed by 2031. This figure represents a reduced and realistic target based upon current building rates which will provide a range of site opportunities that will strengthen our communities, protect and enhance greenspace and support economic growth across the Borough. A significant proportion of new housing will be expected to be affordable.

The Draft Local Plan will include:

- **A Vision for the Borough:** this part of the Draft Plan will contain a profile of the borough today against which the success of the Local Plan will be monitored. It will contain a strategy for the borough that seeks to promote a healthier, more prosperous and better connected place within a protected and enhanced green setting providing a high quality of life for the population.
- **Spatial Strategy:** this part of the Draft Plan sets out the Council's intention that Telford remains the principal focus for new investment in the borough with new homes being built alongside new employment land. Newport's role as a market town is consolidated with the delivery of new homes that already have planning permission and the delivery of new employment land. Around 900 new homes are expected to be delivered in the rural area with a focus on former brownfield sites as well as promoting small scale rural development. The Plan will include a section on delivery and monitoring that will identify essential infrastructure. This will enable a Community Infrastructure Levy (CIL) document to be prepared to support the delivery of the Plan policies.
- **Detailed Planning Policies :** this section of the Draft Local Plan provides 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.

4.3 The Draft Plan will bring 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 still required to complete all stages to adoption, it will start to have some influence in relation to decisions made by the Planning Committee and Planning Officers.

4.4 Alongside the preparation of evidence public engagement and consultation is vital to the production of a robust plan. Three stages of public consultation have been undertaken so far. The first of these was in 2012; 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 evidence research have been used to inform the Draft Local Plan.

4.5 Timetable for adopting the Local Plan

Subject to Cabinet approval of the Draft Plan in July, consultation on the Draft Plan will begin in August and run throughout September. The Plan remains on target for an adoption date of December 2016.

5 IMPACT ASSESSMENT

5.1 The policies in any Local Plan can have impacts on local communities and the environment. The Council has conducted a Sustainability Appraisal of the strategy and policies in the Draft Local Plan that will be published.

6 PREVIOUS MINUTES

30 May 2013: Shaping Places Local Plan, Strategy & Options.

12 December 2013: Shaping Places Local Plan Update.

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

7 BACKGROUND PAPERS

Telford & Wrekin Local Development Scheme (December 2013)

Telford & Wrekin Council Statement of Community Involvement (2012)

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