

Borough of Telford & Wrekin

Minutes of a meeting of the Borough of Telford & Wrekin held on Thursday, 27 February, 2014 at 6.30pm in the Haybridge Refectory, TCAT, Wellington, Telford

PRESENT: Councillors R.K. Austin, S. Bentley, K.T. Blundell, F.M. Bould, E.J. Carter, E.A. Clare, D.G. Davies (Speaker), S. Davies, N.A. Dugmore, A.J. Eade, C B A Elliott, A.R.H. England, I.T.W. Fletcher, G.M. Green, E.J. Greenaway, K.R. Guy, T.J. Hope, M.B. Hosken, M.G. Ion, A.S. Jhavar, R.T. Kiernan, A. Lawrence, C.N. Mason, A.A. Mackenzie, A.D. McClements, W.A.M. McClements, A.A. Meredith, J.C. Minor, C.P.R. Mollett, L.A. Murray (Mayor), R.A. Overton, F.R. Picken, J. Pinter, G.C.W. Reynolds, S.A.W. Reynolds, H. Rhodes, K.S. Sahota (Leader), R G Scammell, J.M. Seymour, R.J. Sloan, C.F. Smith, A.J. Stanton, B.J. Thompson, W.L. Tomlinson, C.R. Turley, P.R. Watling and D.R.W. White.

69. MINUTES OF THE COUNCIL

RESOLVED – that the minutes of the Council Meeting held on 23 January 2014 be confirmed and signed by the Mayor.

70. APOLOGIES FOR ABSENCE

Councillors Stephen Burrell, Nathan England, Rae Evans, Veronica Fletcher, Jackie Loveridge, Malcolm Smith and Karen Tomlinson.

71. DECLARATIONS OF INTEREST

Councillor Andrew Eade declared an interest in agenda item 8 (Service & Financial Planning 2014/15 -2015/16) in respect of his wife being employed by the council. He had been granted a dispensation by the Standards Hearing sub-committee to take part in the debate and vote on this matter.

72. LEADER'S REPORT & ANNOUNCEMENTS

The Leader thanked all staff for their work in dealing with the recent flooding. Telford had recently achieved the status of a 'white ribbon' town, amassing 1100 pledges by men to not use violence against women. A ceremony was due to take place in March. Recent government guidance had advised that a recorded vote should be held when approving council budgets. The Leader told councillors that the council was already open and transparent and that he could not personally recall when a recorded vote had not been taken when approving the council's budget.

73. MAYOR'S ANNOUNCEMENTS

Members received the report of Mayoral engagements undertaken since the last meeting of the council on 23 January 2014.

74. PUBLIC QUESTIONS

The following public questions had been received under Council Procedure Rules 7.11 and 7.12.

(a) Mr R Munt asked the following question of the Leader of the council:

“In view of the fact that you have been accused of scaremongering regarding the PRH, can we have your assurance that you will not be intimidated but continue your campaign on behalf of the people to keep our A&E open 24/7 with no downgrading”?

Councillor Sahota replied that he had not been scaremongering, merely fighting for local people. There was no guarantee in place for the future of the Princess Royal Hospital. He had again written to the Secretary of State asking for a guarantee that 24 hour seven day Accident & Emergency services would be retained at the site.

(b) Ms L Allan asked the following question of the Leader of the council:

“Telford's new ASDA has scrapped parking charges and residents are delighted. Will the Council be supporting a campaign by local residents to get parking charges scrapped at the Princess Royal Hospital”?

Councillor Sahota replied that this was an NHS issue and was affecting people all over the country. He noted that in 2009 Andy Burnham, Labour Health Secretary, had promised to scrap fees. The current government generated around £200m from fees but as far as he knew they had no plans to scrap them.

75. CABINET DECISIONS MADE SINCE THE LAST MEETING OF THE COUNCIL

Members received the report on the Cabinet decisions made since the last meeting of the Council on 23 January 2014.

Councillor Tracy Hope left the room before consideration of the next agenda item.

76. SERVICE & FINANCIAL PLANNING 2014/15-2015/16

Prior to discussion of this item the Managing Director reminded Members that section 106 of the Local Government Finance Act 1992 placed limitations on voting on the setting of Council Tax for the forthcoming year by any Member who was at least 2 months in arrears in the payment of outstanding Council Tax. Any Member in this situation would also be required to disclose the fact that this section of the Act applied to them. No disclosures were made by Members.

Councillor Bill McClements, Cabinet Member for Finance & Enterprise, presented a series of reports of the Managing Director, the Assistant Director: Finance, Audit & Information Governance (Chief Financial Officer) and the Assistant Directors for Development, Business & Employment and for Neighbourhood & Leisure Services. The reports, detailing the Revenue Budget, Capital Programme, the Treasury Management Strategy, Prudential Indicators and the Formal Council Tax resolutions,

formed the Council's overall Medium Term Service & Financial Planning framework, and identified the service priorities and budget for 2014/15 as well as savings proposals to be delivered over the next two years, and a medium term capital programme. The proposals had been considered by Cabinet on 20 February 2014 and recommended to Council for approval. He thanked Officers for preparing the budget against a backdrop of such financial constraint, and thanked all those people who had taken part in the budget consultation exercise.

The Overview and Revenue Budget report set out the pressures facing the Council, including projected grant cuts of around £52.9m in real terms over the last five years, further reductions in spend of £22m over the next two years to meet further cuts in Government grants, reduced income from having a relatively low council tax, increasing numbers of older people needing adult care services and the loss from "grant damping" of £1.6m per annum.

Following the publication of its draft budget proposals in early January, and a one month consultation period, Cabinet had confirmed its key budget strategy proposals for 2014/15 as:

- Freezing Council Tax for the next two years – as agreed as part of its Strategy by Cabinet on 14 November 2013;
- Winning and supporting jobs and investment;
- Minimising cuts to priority services for vulnerable adults and children as far as possible, against a backdrop of unprecedented cuts in government funding, through generating income from growth in the Borough and from selling surplus assets;
- Investing in Safeguarding Children from harm and neglect, including the creation of an additional budget of £1.2m to be drawn down as required to meet demand;
- Investing in facilities for disabled people - to help people to remain living independent lives in their own homes rather than moving into residential care;
- Investing in communities – some one-off investments of £8m capital funding and £1.6m revenue funding over two years could be proposed as a result of the planned early delivery of ongoing savings and effective treasury management. This would fund environmental and infrastructure improvements and help to ensure that the Borough was an attractive place for people that wanted to come to live and locate businesses;
- Investing in roads – a commitment to a programme of £2m per annum to maintain the road network for the next 3 years over and above the funding allocated by Government for this purpose;
- Tackling youth unemployment - £1.3m of revenue funding over two years to deliver a range of pledges and actions to tackle youth unemployment;
- Destination Telford – an investment of £0.1m to promote Telford as a place to visit, live, work and invest in.

Attached to the report were a number of appendices, including savings proposals, a Safeguarding and Early Help Cost Improvement Plan, Impact Assessments of the savings proposals, the Capital Investment Programme, and details of Reserves and Balances.

Since the draft budget proposals were approved for consultation, the Government had issued the final settlement for 2014/15. The net impact resulted in a gain of £0.01m for the Council, which would be transferred to the inflation provision. For 2014/15 the CCG had confirmed funding of £2.73m would be made available to the Council to support existing care commitments, which was an increase to the funding available in the current financial year.

The forecast budget gap of £11.428m for 2014/15 was highlighted, and that, with 90% of the Council's budget spent on Adult Social Care, Children's Services and Neighbourhood & Leisure Services, it was inevitable that savings in these areas would be needed as a result of the cuts in Government funding. The Council had worked hard to protect Adult Social Care, but in order to deal with a current in-year overspend of over £4m, and to make a contribution to the overall cuts that the Council needed to make, a total of £10.5m savings would need to be found from Care & Support budgets by 2015/16.

In terms of council tax, the consultation on the budget strategy had indicated a high level of support for the proposal to accept the council tax freeze grants for the coming two years, given the Government's change in approach in base-lining them.

Councillor McClements thanked the council's finance team for their work on the budget and the people of the Borough who had responded to the budget consultation. Economic conditions nationally were showing some improvement but households were significantly worse off than prior to the financial crisis. Growth in Telford had bucked the national trend as the council continued to work hard to bring business investment to the Borough. £52.9m had been saved so far with a further £11.3m in savings to be found this year. The workforce had been reduced by 1,075 posts, senior management costs had been halved and office accommodation had been significantly reduced. Significant projects had been undertaken despite financial constraints, these included the Southwater development, building of new schools, regeneration of local centres, the Solar Farm and stabilisation work in The Gorge. Youth unemployment, roads and the disabled were all priority areas.

Councillor McClements commended the Budget to the Council, and moved all the recommendations in appendices D1 to D5. This was seconded by the Leader who noted that the council was still spending over £40m on Adult Social Care at a time when government grant had been cut by 50%.

Councillor Andrew Eade, Leader of the Conservative group, told the meeting that the requirement for further savings should sharpen the focus on where scarce resources were spent. He agreed with much of the budget, particularly the 2 year freeze of Council Tax. However, he believed Council Tax charges could have been frozen earlier to provide some respite for local tax payers. Job losses continued at the council, a reduction in costs could help to enhance job security for staff. The proposed spending on Highways would only serve to deliver a sub standard infrastructure. He disagreed on the proposals for growth; development was unsustainable across rural areas. The investigation of the possibility of more joint working with neighbouring councils was sensible. Cuts in Adult Social Care were too deep and being made too quickly. He believed that support for the elderly and the

vulnerable should take priority over spending on the environment. Debt was now at a new high of £124m.

Councillor Bill Tomlinson, Leader of the Liberal Democrat/Independent group, welcomed the Council Tax freeze. He was pleased that residents could now pay their Council Tax bill over 12 monthly instalments rather than the normal ten monthly instalments. The budget consultation had been good but he had some concerns that the question of whether residents wanted to protect Adult Social Care was not part of the process. The £10.5m Adult Social Care cuts could have been reduced if spending on infrastructure projects had been reduced and he was concerned that reserves were at a very low level.

Councillor Adrian Lawrence, on behalf of the Conservative Group, moved an amendment to the budget in the form of his group's alternative budget which had been circulated as a separate appendix with the budget papers. Councillor Lawrence told the meeting that his group agreed with some of the budget proposals but that they had made different choices in key areas. The proposed cuts of £10.5m were very concerning; his group's alternative proposals put a further £2.3m in to the Adult Social Care budget to protect the vulnerable. The alternative budget proposed an investment of £7.1m in Highways over 5 years in order to return roads to a high standard. Alternative budget proposals included:

- Freezing Council Tax for 2 years
- Additional £2.3m invested in Adult Social Care
- £7.1 m invested in Highways over 5 years
- Review of employee terms and conditions to generate ongoing savings of £1.8m per annum
- Savings from further partnering with adjacent authorities
- Review of non essential posts
- Cancellation of proposed increase in car parking charges

The amendment was seconded by Councillor Nigel Dugmore.

A number of other Members spoke both for and against the proposed budget and the proposed amendment.

Councillor McClements, in response, stated that had Council Tax been frozen earlier then a further £6m of cuts would now need to be found. In terms of the proposals for Adult Social Care he believed that the huge cuts in government grant were the main issue and that the main opposition group should be lobbying the government to provide fair levels of funding. He reminded the meeting that the previous administration had actually cut £9m from the Adult Social Care budget when they were in control of the council.

A recorded vote was taken on the main opposition group's proposed alternative budget and this was defeated. Voting was as follows:

For: (14) Councillors Bentley, Carter, Dugmore, Eade, I Fletcher, Greenaway, Hosken, Kiernan, Lawrence, Meredith, Mollett, Scammell, Seymour and Stanton.

Against: (32) Councillors Austin, Blundell, Bould, Clare, D Davies, S Davies, Elliott, A England, Green, Guy, Ion, Jhawar, Mackenzie, Mason, A McClements, W McClements, Minor, Murray, Overton, Picken, Pinter, G Reynolds, S Reynolds, Rhodes, Sahota, Sloan, C Smith, Thompson, W Tomlinson, Turley, Watling and White.

Absent: (1) Councillor Hope

Further debate on the substantive recommendation, the council's proposed budget, then took place. A number of other Members spoke both for and against the proposed budget.

Councillor McClements concluded in response that the Borough had not been treated equitably. There had been an 80% cut in spending power in the Borough when compared with the neighbouring Shropshire council. There had been a stark choice between the competing demands of Adult Social Care and Environment. 80% of complaints received related to Environmental issues or requests for services. The council continued to fight for a fair deal for Telford & Wrekin. A great deal of work had been done to bring the Ministry of Defence's logistics hub to Telford. If successful this would bring £50m-£60m per year to the local economy. Full 24 hour 7 day Accident & Emergency provision at the Princess Royal Hospital remained a priority. In term of proposals raised by the main opposition group, Councillor McClements told the meeting that the administration would not give the Borough council to Shrewsbury

A recorded vote was taken on the council's budget proposals and the budget was carried. Voting was as follows:

For: (29) Councillors Austin, Bould, Clare, D Davies, S Davies, Elliott, A England, Guy, Ion, Jhawar, Mackenzie, Mason, A McClements, W McClements, Minor, Murray, Overton, Picken, Pinter, G Reynolds, S Reynolds, Rhodes, Sahota, Sloan, C Smith, Thompson, Turley, Watling and White.

Against: (14) Councillors Bentley, Carter, Dugmore, Eade, I Fletcher, Greenaway, Hosken, Kiernan, Lawrence, Meredith, Mollett, Scammell, Seymour and Stanton.

Abstentions: (3) Councillors Blundell, Green and W. Tomlinson.

Absent: (1) Councillor Hope

RESOLVED –

(i) Service & Financial Planning

- (a) that the base budget summarised by Service Delivery Unit in Appendix 9a be approved;**
- (b) that the feedback from consultation summarised in Appendix 5 and from scrutiny in Appendix 6 be considered;**
- (c) that the freezing of council tax levels in 2014/15 and 2015/16 be approved;**

- (d) that the creation of a one-off £1.2m drawdown budget held centrally available to Childrens' safeguarding in 2014/15 to offset anticipated pressures in the safeguarding budget be approved;**
- (e) that the 2014/15 net savings package of £14.133m detailed in Appendix 3 and the savings proposals set out in the appendix for future years be approved;**
- (f) that the change in the methodology of calculating Minimum Revenue Provision set out in Section 10.4 of this report and the backdating of this change in approach to create a one-off provision which will be used to fund the debt charges associated with the Pride in Your Community initiative be approved;**
- (g) that the revenue investment of £1.608m over two years for the Pride in Your Community initiative be approved;**
- (h) that the revenue investment of £1.305m over 2 years for a programme of initiatives to tackle youth unemployment be approved**
- (i) that the revenue investment of £0.1m one-off funding for Destination Telford initiatives be approved;**
- (j) that the revenue investment of £0.03m ongoing to fund a doubling of the care leavers' grant be approved;**
- (k) that the policy framework for Reserves and Balances outlined in Appendix 11 be approved;**
- (l) that the revenue implications of the medium term capital programme for the period 2013/14 - 2016/17 set out in the Capital Programme report also on this agenda be noted;**
- (m) that the Impact Assessments contained in Appendices 4a – 4c be noted;**
- (n) that the Safeguarding and Early Help Cost Improvement Plan contained in Appendix 2 be approved;**
- (o) that, as detailed in section 10.5 of the report, any final underspend at the end of 2013/14 be used to supplement the Invest to Save, Capacity and Severance Funds to support the delivery of future ongoing savings; and**
- (p) that provisions be created during 2014/15 to fund the second year of the "Pride in Your Community" and Youth Unemployment initiatives. (Given that the whole of the two year programme will be funded from the early delivery of savings in 2014/15, the**

provisions will be created during 2014/15 from the funding that is not required until 2015/16).

(ii) Capital Programme

- (a) that the report and associated capital estimates for 2013/14 and 2014/15 – 2016/17, which incorporates the Capital Strategy, the Capital Programme (Annex I), the Planned Building Maintenance Programme (Annex II), and Asset Management Plan (Annex III) and the three year Highways and Transport capital investment programme (Annex IV) be approved; and**
- (b) that authority be delegated to the Assistant Director: Development, Business & Employment to deliver the planned programme of works within the Asset Management Plan and to the Assistant Director: Neighbourhood & Leisure Services the Highways and Transport capital investment programme in line with the approved budgets with any variations or changes to schemes in these programmes, that remain within overall approved budgets, after consultation with the appropriate Cabinet Members.**

(iii) Treasury Management

- (a) that the treasury management activities for the first half year be noted;**
- (b) that the Treasury Management Policy Statement, as shown at Appendix A of the report, be noted; and**
- (c) that the Treasury Strategy, including the Annual Investment Strategy for 2014/15, together with the associated Treasury prudential indicators and the Minimum Revenue Provision Statement, be approved.**

(iv) Prudential Indicators

- (a) that the prudential indicators for 2014/15 to 2016/17, as set out in the report, be approved.**

(v) Council Tax Formal Resolution

- (a) that the formal resolutions to determine the levels of Council Tax for 2014/15 as detailed in the report be approved.**

Councillors Mackenzie and Bould left the meeting before discussion of the next agenda item.

77. THE LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND – ELECTORAL REVIEW OF TELFORD & WREKIN BOROUGH COUNCIL

Councillor R.J. Sloan, Chairman of the Boundary Review Committee, presented an update on progress of the review of ward boundaries by the Local Government Boundary Commission (LGBC). LGBCE had now completed their review of electoral arrangements for Telford & Wrekin. Telford & Wrekin Council currently had 54 councillors elected from 16 single-member, 13 two-member and 4 three-member wards. The LGBCE's final recommendations for Telford & Wrekin were that the Council should have 54 members, with 12 single-member wards, 12 two-member wards and 6 three-member wards. No ward was forecast to have an electoral variance of greater than 10% by 2018. In making these final recommendations LGBCE had taken account of submissions received during consultation on their draft recommendations. As a result, they had also proposed boundary amendments to draft recommendations for the Dothill, Edgmond & Ercall Magna, Hadley & Leegomery, Haygate, Park, Priorslee, Shawburch and St Georges wards.

The next step was for an Order to be laid in Parliament which would provide for the new electoral arrangements coming into force at the next elections for Telford & Wrekin Council in 2015.

The full report was available to download from the Council's website.

78. RECOMMENDATIONS FROM BOARDS & COMMITTEES

Councillor K.S. Sahota, Leader and Chairman of the Personnel Committee, presented the report of the Assistant Director: Law, Democracy & People Services. The report outlined the content of the Council's updated pay policy for 2014/15 and a copy of the Pay Policy Statement was attached to the agenda.

Following a vote it was:

RESOLVED – that the Council's Pay Policy Statement for 2014/15, as amended, be approved for publication on the Council's website on 1 April 2014.

79. MINUTES OF BOARDS AND COMMITTEES

Council noted the resolved minutes of Boards and Committees:

- (a) Audit Committee – 28 January
- (b) Boundary Review Committee – 3 February
- (c) Budget & Finance Scrutiny Committee – 7, 21 and 27 January
- (d) Children & Young People Scrutiny Committee – 26 November
- (e) Health & Wellbeing Board – 22 January
- (f) Licensing Committee – 14 January
- (g) Personnel Committee – 10 February
- (h) Planning Committee – 15 January and 5 February
- (i) Scrutiny Management Board – 15 November

80. QUESTIONS

The following Questions were asked in accordance with Council Procedure Rule 10:

- (a) Councillor Gilly Reynolds asked the following question of Councillor Shaun Davies, Cabinet Member for Neighbourhood Services, Employment & Skills

“Can the Cabinet Member for Employment and Skills please set out what response he has had from government in respect of the £1.3m fund to tackle youth unemployment in Oakengates and Ketley and the Borough as a whole?”

Councillor Davies replied that Matthew Hancock, Minister of State for Skills and Enterprise, had been too busy to deal with the matter. Esther McVeigh, Minister for Employment, had suggested exploring opportunities with SERCO.

In response, Councillor Reynolds asked *“What effect on apprenticeships would there have been as a result of the alternative budget proposals?”*

Councillor Davies replied that 7 apprentices' posts would go if the alternative budget proposals had been adopted.

- (b) Councillor Amrik Jhavar asked the following question of Councillor Shaun Davies, Cabinet Member for Neighbourhood Services, Employment & Skills

“Can the Cabinet Member for Neighbourhood Services confirm what capital costs are associated with the new waste contract?”

Councillor Davies replied that there were nil up front costs and that £8m had been saved by not building the previously proposed bulking station.

- (c) Councillor Andrew Eade asked the following question of Councillor Kuldip Sahota, Leader of the Council

“Would Councillor Sahota confirm his support for our Borough towns and tell us what he has done to promote and ensure prosperity on their High Streets?”

Councillor Sahota replied that he supported Borough towns and referred to the benefits from the Telford Loyalty card and to the recent initiative providing a pop-up shop to support fledgling businesses in Wellington. £5.2m had been invested in local centres and markets had opened in various parts of the Borough. Parking remained free for local centres.

Councillor Eade, in response, asked *“Why is this council insisting on Aldi not giving £10k to the Town team in Newport and have instead we have asked them to provide works of art?”*

Councillor Sahota replied that this was a Section 106 Planning issue and that he would provide a written response.

Councillor Bould returned to the meeting before the following question.

- (d) Councillor Stephen Bentley asked the following question of Councillor Hilda Rhodes, Cabinet Member: Transport & Community Protection

“Will the Cabinet Member confirm or deny if the decision to raise car parking fees in the Borough has any correlation to the projected loss of revenue due to slippage in delivering the new Multi Storey Car Park at Southwater?”

Councillor Rhodes replied that the issues were not related.

- (e) Councillor Angela McClements asked the following question of Councillor Paul Watling, Cabinet Member: Children, Young People & Families

“Can the Cabinet Member for Children, Young People & Families update the Council on the timetable for the new Ercall Wood School?”

Councillor Watling replied that work would be complete before the Summer holiday period. The school would pack up and move during the Summer break. The old school would be demolished and the site landscaped by December.

81. NOTICES OF MOTION

Councillor Andrew Eade moved, in accordance with Council procedure rule 11, the following motion:

“This Council calls on the national Leaders of the three main political parties to give the Electorate in Telford & Wrekin and the country an unequivocal undertaking for an “in or out” referendum on membership of the EU before the end of 2017. This council further undertakes to write to both Members of Parliament whose constituencies cover the Borough to formally request their help in achieving this goal”.

The motion was seconded by Councillor Nigel Dugmore.

A recorded vote was taken and voting was as follows:

For: (17) Councillors Bentley, Blundell, Carter, Dugmore, Eade, I Fletcher, Green, Greenaway, Hosken, Kiernan, Lawrence, Meredith, Mollett, Scammell, Seymour, Stanton and W Tomlinson.

Against: (28) Councillors Austin, Bould, Clare, D Davies, S Davies, Elliott, A England, Guy, Ion, Jhawar, Mason, A McClements, W McClements, Minor, Murray, Overton, Picken, Pinter, G Reynolds, S Reynolds, Rhodes, Sahota, Sloan, C Smith, Thompson, Turley, Watling and White.

Absent: (2) Councillors Hope and Mackenzie.

RESOLVED – that the motion not be approved

The meeting ended at 9.10 pm

Chairman:

Date:

MAYORAL ENGAGEMENTS
17 February – 20 April 2014

February	17th	M	Official Opening of the new ASDA Store, Telford Town Centre
	19th	M	Citizenship Ceremony at the Registry Office, Wellington Civic & Leisure Centre, Wellington
	21st	M	Mayor of Oswestry's Masquerade Ball at The Wynnstay Hotel, Oswestry
	26th	M	The Doctor McClure Memorial Fund Awards at The Charlton School, Wellington
March	1st	M	Young Enterprise Trade Fair Event at Dean Square, Telford Shopping Centre, Telford
	4th	M	Mayor's Charity Chinese New Year Celebration at the Dragons Den Restaurant, Telford Town Centre
	5th	M	Fairtrade Fortnight Recipe Winners Presentation at Windmill Primary School, Brookside, Telford
		M	The Doctor McClure Memorial Fund Awards at The Centenary Theatre, Wrekin College, Wellington
	8th	M	Mayor of Wellington Town Council's Annual Civic Dinner at The Buckatree Hall Hotel
	9th	M	Service to Celebrate the Administration of Justice Collegiate Church of St Peter, Wolverhampton
	10th	M	Fly a Flag for the Commonwealth at Addenbrooke House, Telford
		DM	Senior Citizens Forum Meeting at Oakengates Theatre, Oakengates, Telford
	11th	M	Telford & Wrekin Music Showcase at Oakengates Theatre, Oakengates, Telford
12th	M	Royal Opening of the Redwoods Centre, Bicton Heath, Shrewsbury	

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Meeting Point House, Telford Town Centre

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| | M | Brain Tumour Research Centre Reception at Council Chamber, University of Wolverhampton |
| 27th | M | Partnership for Jobs Fair at Telford International Centre, Telford |
| 28th | M | Dedication of Duce Drive, & Brian Duce Rooms, Dawley Town Hall, Dawley |
| 29th | M | The big Brownie Birthday Star Quest at Telford College of Arts & Technology, Wellington |
| | M | Newport Civic Ball at Ford Hall, Lilleshall National Sports & Conference Centre, Lilleshall |
| April | 2nd | English Tourism Week at Buckatree Hall Hotel, Wellington |
| | 5th | Friends of Hollinswood & Randlay Valley Official Opening, Hollinswood Pavilion, Hollinswood, Telford |
| | M | South Staffordshire Chairman's Civic Dinner at Perton Civic Centre, Church Road, Coleridge Drive, Perton |
| | 6th | Chairman of Shropshire Council's Civic Service at St Lawrence's Church, Ludlow |
| | 7th | Visit to BTEC L3 & L2 Art & Design Craft Group at New College, Wellington |
| | M | Official Opening of Li's Cantonese Restaurant at 2a Vineyard Road, Wellington |
| | 8th | Association of the Inner Wheel Club Annual Conference at Telford International Centre, St Quentin Gate, Telford |
| | 9th | Association of the Inner Wheel Club Gala Dinner at Telford international Centre, St Quentin Gate, Telford |
| | 10th | Official Opening of the Last Post Coalbrookdale Gallery, Ironbridge |

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- 11th** **M** Official Opening of New Golfing Holes at Shropshire Golf Centre, Muxton
- 13th** **M** Vaisakhi Sikh Celebration at Hadley Gurdwara, Hadley Park Road, Telford
- 16th** **M** Citizenship Ceremony at Registry Office, Wellington Civic & Leisure Centre, Wellington
- M** University of Wolverhampton Postgraduate Awards Ceremony at Wolverhampton Grand Theatre, Wolverhampton

TELFORD & WREKIN COUNCIL

COUNCIL – 1st May 2014

REPORT OF CABINET – FOR INFORMATION ONLY

MATTERS DETERMINED BY THE CABINET

1.0 INTRODUCTION

This report sets out those matters determined by the Cabinet at its meetings on 20th February and 27th March and due to be determined at its meeting on 24th April 2014.

2.0 CABINET BUSINESS

Matters that have been determined by Cabinet are listed below:

2.1 20th February 2014

- K 2.1.1 Financial Monitoring 2013/14
- K 2.1.2 Service & Financial Planning 2014/15 – 2015/16
- NK 2.1.3 Procurement Intentions
- K 2.1.4 Shropshire Hills Area of Outstanding Natural Beauty (AONB) – Management Plan 2014-2019
- NK 2.1.5 Delegated Powers to Establish Primary Authority Partnerships and Amendment of Other Delegated Powers
- K/E 2.1.6 Development of A Logistics Hub at MoD Donnington
- K/E 2.1.7 Disposal of Land off A518 Muxton

2.2 27th March 2014

- K 2.2.1 Telford & Wrekin Drug and Alcohol Strategy 2014/15 – 2016/17
- K 2.2.2 Submission of Madeley Neighbourhood Development Plan
- K 2.2.3 Declaration of Dothill Local Nature Reserve
- K 2.2.4 Planning of School Places – Review of Send Provision
- NK 2.2.5 Discretionary Rate Relief/Discount for Business Rates and Council Tax
- K/E 2.2.6 Incentivising Growth – The Telford ‘Deal for Business’

2.3 24th April 2014

- K 2.3.1 Shaping Places: Consultation on Proposed Housing and Employment sites
- K 2.3.2 West Mercia Adoption Project
- NK 2.3.3 Pride in Your Community – Community Pride Fund

Key

- K = Key Decisions
- NK = Non-Key Decisions
- E = Exempt Items

3.0 DELEGATION OF POWERS GRANTED BY THE CABINET

REPORT HEADING	DELEGATION GRANTED TO	DETAIL OF DELEGATION GRANTED
<p>Service & Financial Planning 2014/15 – 2015/16</p> <p><u>Capital Programme</u></p>	<p>Assistant Director: Development, Business & Employment</p> <p>Assistant Director: Neighbourhood & Leisure Services</p>	<p>To deliver the planned programme of works within the Asset Management Plan</p> <p>To deliver the Highways and Transport capital investment programme in line with the approved budgets</p> <p>including following consultation with the appropriate Cabinet Members, changes or variations to schemes in these programmes that remain within overall approved budgets.</p>
<p>Procurement Intentions 2014/15</p>	<p>The appropriate Assistant Director</p> <p>Assistant Director: Law Democracy & People Services</p>	<p>In consultation with the associated lead Cabinet Member to progress and award the contracts identified as Major contracts in Appendix A of the report</p> <p>To affix the Council seal as appropriate.</p>
<p>Delegated Powers to Establish Primary Authority Partnerships and Amendment of Other Delegated Powers</p>	<p>Various</p>	<p>Scheme of additional delegations shown at Appendix 1 of the report.</p>
<p>Development of a Logistics Hub at MoD Donnington</p>	<p>Assistant Director: Development, Business & Employment</p>	<p>In consultation with the Cabinet Member: Finance & Enterprise, to undertake negotiations with the bidders around a number of possible delivery options for development including fund, design, build and leaseback solutions, as outlined at paragraph 4.3 of the report</p>

REPORT HEADING	DELEGATION GRANTED TO	DETAIL OF DELEGATION GRANTED
	Assistant Director: Law, Democracy & People Services	To seal or sign any documents required to give effect to the proposals contained in the report.
Disposal of Land off A518 Muxton	<p>Assistant Director: Development, Business & Employment</p> <p>Assistant Director: Development, Business & Employment</p> <p>Assistant Director: Law Democracy & People Services</p>	<p>In consultation with the Cabinet Member: Finance & Enterprise to negotiate and enter into all necessary agreements with adjoining land owners as detailed within the report</p> <p>In consultation with the Cabinet Member: Finance & Enterprise to negotiate and dispose of the freehold interests in corporately held land as detailed in the report</p> <p>To seal or sign any documents required to give effect to the resolutions above.</p>
Submission of Madeley Neighbourhood Development Plan	Assistant Director: Planning Specialist	To undertake all necessary arrangements for the Madeley Development Neighbourhood Plan to be processed in accordance with the relevant legislation through the Independent Examination stage.
Declaration of Dothill Local Nature Reserve	Assistant Director: Planning Specialist	In consultation with the Cabinet Member: Housing Development & Borough Towns, to complete the declaration process.
Planning of School Places – Review of Send Provision	Assistant Director: Education & Corporate Parenting	To engage in formal consultation with key partners and stakeholders regarding the possible development of provision for post 16 learners with severe and profound special educational needs in partnership with Telford College of Arts & Technology, with associated consultation on the related proposal to alter the age range of the Bridge School so that it accepts pupils up to the age of 16 and ceases to make provision for 16 to 19 year olds.

REPORT HEADING	DELEGATION GRANTED TO	DETAIL OF DELEGATION GRANTED
	Assistant Director: Education & Corporate Parenting	In consultation with the Cabinet Member: Children, Young People & Families, to decide whether to progress the project following the formal consultation period.
Incentivising Growth – The Telford ‘Deal for Business’	Director: Development, Business & Customer Services Assistant Director: Law, Democracy & People Services	In consultation with the Cabinet Member: Finance & Enterprise and the Assistant Director: Finance, Audit & Information Governance, to enter into agreements with businesses in line with the terms set out in the report. To execute all necessary documentation required for the purpose of the resolution above in accordance with the Constitution including if relevant the affixing of the Common Seal of the Council.
*West Mercia Adoption Project	Director: Children & Family Services	In consultation with the Lead Member for Children, Young People & Families to implement the operating model (Option 2) including appointments, hosting arrangements, key milestones and appropriate legal documentation for the operating model.
*Pride in Your Community – Community Pride Fund	Managing Director	To implement funding decisions made by Cabinet.
LEGAL COMMENT FINANCIAL COMMENT LINKS WITH CORPORATE PRIORITIES RISKS AND OPPORTUNITIES ENVIRONMENTAL IMPACT EQUALITY & DIVERSITY WARD IMPLICATIONS	As described in each report considered by Cabinet. Copies of all reports have been previously circulated to all Members of the Council	

*subject to approval by Cabinet on 24 April

TELFORD & WREKIN COUNCIL

CABINET - 24 APRIL 2014

COUNCIL – 1 MAY 2014

SHAPING PLACES: CONSULTATION ON PROPOSED HOUSING AND EMPLOYMENT SITES

REPORT OF ASSISTANT DIRECTOR: PLANNING SPECIALIST

LEAD CABINET MEMBER - COUNCILLOR CHARLES SMITH

PART A) – SUMMARY REPORT

1.0 SUMMARY OF MAIN PROPOSALS

1.1 In accordance with the Local Development Scheme approved by Cabinet in December 2013, the next stage in the Local Plan process is to consult on proposed housing and employment sites in the Borough. The proposals will address the delivery of local priorities and opportunities and provide greater certainty to developers and investors enabling the delivery of growth which is key to the Council's overall strategy for prosperity and providing a supply of new homes.

1.2 Based on the findings of this exercise, sites will then be allocated in the draft Local Plan with a further period of consultation planned. As part of the on-going approach to establish the Plan, Cabinet approval is sought to undertake a period of six weeks public consultation on the Proposed Housing and Employment Sites document commencing in May 2014.

2.0 RECOMMENDATIONS

2.1 That Cabinet approve the “Shaping Places Local Plan: Proposed Housing and Employment Sites” document for public consultation;

2.2 The Cabinet recommend to Full Council that the document be approved for public consultation

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 6 th May 2014 to 17 th June 2014.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	The costs of the public consultation process will be met from within existing resources. The planned use of online, social media and existing consultation groups will support the consultation process and reach as wide an audience as possible.
LEGAL ISSUES		Inviting representations on the Proposed Housing and Employment Sites document is part of the Council's consultation and engagement

		which is being undertaken in advance of the more formal processes to be followed prior to adoption of the Local Plan. Full Council will need to approve this consultation document. However, it is considered appropriate for Cabinet to give the approval to the document and for the consultation process to begin as soon as possible.
OTHER IMPACTS, RISKS & OPPORTUNITIES		The approach set out in this report will ensure conformity with the National Planning Policy Framework (NPPF), in particular, paragraph 157 which states that “Local Plans should:... allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate”. Allocating sites for future development provides certainty and choice to the market and to new investors.
IMPACT ON SPECIFIC WARDS		Borough wide impact.

PART B) – ADDITIONAL INFORMATION

4.0 BACKGROUND

- 4.1 During June-July 2013, a public consultation was held on The Shaping Places Local Plan: Strategy & Options Document. This document set out the context for future development in the borough and sought comments on options associated with the scale, type and broad location of development.
- 4.2 As reported to Cabinet in December 2013, the comments received during consultation are being used to inform the emerging Local Plan including the identification of proposed sites for future housing and employment development.
- 4.3 Landscape and green space has been at the heart of the vision for Telford when the New Town was first established and the emerging Local Plan reinforces that vision for the borough as a whole. The green spaces and natural features not only complement development, they provide a structural context for the homes, employment areas and retail centres that support our community.
- 4.4 Measured as a whole over 90% of the borough is made up of green infrastructure with Telford having substantially more green spaces than the average town. The borough’s green assets are substantial:
- Part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB)
 - 7 sites of Special Scientific Interest (SSSI)
 - 5 Local Nature Reserves (LNR)
 - 41 Local Wildlife Sites
 - Telford Town Park
 - Granville Country Park
 - Wrekin Forest
 - Local Parks
 - Over 400 hectares of managed woodland
 - Over 15 million trees in Telford giving tree cover of over 15% across the borough as a whole.

- 4.5 Within these protected areas there is a network of footpaths, cycle ways and bridleways that include the Silkin Way and together make up “green ways” that provide green routes that link all the principle areas of green open space. The Plan will protect and enhance the green open space and landscape features to ensure that Telford & Wrekin continues to be an attractive place in which to live, work and invest.
- 4.6 It is within this context that the Proposed Housing and Employment Sites document proposes a range of sites for public consultation. Based on the Strategy & Options document, the proposed sites balance growth with the protection of green space and are distributed across both the urban and rural areas. The document aims to help manage development, addressing priorities around the economy and housing whilst continuing to provide space for nature, sport and leisure in which economic, social and environmental benefits can be delivered for all.

The Proposed Housing and Employment Sites document is enclosed at Appendix 1 of this report. It includes the following sections:

- Growth strategy
- Location of development
- Housing sites
- Employment sites

5.0 GROWTH STRATEGY

- 5.1 To ensure that Telford is an attractive place in which to live, work and invest the Plan will:
- protect the network of interconnected green open spaces and woodland to secure the social, economic and environmental benefits we gain from green spaces such as health, attractive environment, rich wildlife habitats and resilience to surface water flooding
 - promote growth that offers the best of urban and rural living by providing new homes and employment within the strong and resilient green setting
 - seek to support the prosperity of existing centres through development, recognising the services and facilities they provide
 - support an arc of employment around the east of Telford to take advantage of the connections to the national motorway and rail system and the West Midlands conurbation
 - address and target issues of social, economic and environmental deprivation through community employment initiatives, environmental interventions and improved housing
 - respond to the availability of land acquired for development by the Telford Development Corporation that is mostly brownfield and prepared for redevelopment.
 - take advantage of established and existing infrastructure, including schools and colleges that support learning, skills and leisure.

Scale of growth

- 5.2 The Strategy & Options document proposed 3 options for growth for the Plan period (2011-2031). The consultation responses received were broadly supportive of growth. We were asked to support the approach with a robust and justified evidence base on housing and employment need to ensure that the economic opportunities of growth levels are fully considered. We were also asked to demonstrate the deliverability of the development proposed over the 20 year Plan period and to assess any potential impact of growth on the quality of the environment. While supporting the overall objective of growth, responses from a wide range of stakeholders (including neighbouring local authorities, the development industry and local residents) suggested that a more realistic Plan target lay between options 2 and 3.
- 5.3 As a result the Proposed Housing and Employment Sites document proposes a Plan target of circa 20,000 additional homes to be built over the Plan period (2011-2031) which includes

11,885 homes on sites either with planning consent or sites identified in an adopted development plan – such as CTAAP (Central Telford Area Action Plan).

- 5.4 A Plan target of circa 20,000 is slightly higher than the assessed need currently identified as 18,600 additional homes to 2031 (Strategic Housing Market Assessment 2014) and is lower than the 26,500 proposed at the Strategy & Options stage. There has been an upward trend in development in the borough; since 2011 the number of new homes completed has continued to grow with over 800 new homes projected for 2013/14 and 1,000 projected for 2014/15. Employment opportunities have similarly continued to rise over the same period. The recent report *Cities Outlook 2014* (Centre for Cities) places Telford in the top three places nationally for increasing the supply of new housing stock and the creation of private sector jobs. Taking this into consideration, together with comments received at the Strategy & Options stage, a Plan target of 20,000 is considered appropriate; striking a balance between promoting the delivery of growth and investment, meeting local needs and ensuring an attractive and green living environment is protected for all.
- 5.5 We are undertaking further technical work on housing need. This will include use of the latest national population and household projections that will be published later this year by Office for National Statistics. The use of this updated information will allow us to ensure that the Plan fully meets the need for new homes as required by government.
- 5.6 A detailed target has yet to be confirmed for the quantity of employment land required and work is continuing to identify the need for employment development over the Plan period to 2031, the borough currently has over 600 acres of land readily available for employment development.

6.0 PROPOSED HOUSING AND EMPLOYMENT SITES: SITE SELECTION

- 6.1 With a Plan target of circa 20,000 homes and 11,885 already committed through existing planning permissions, resolution to permit or in an adopted development plan, there is a need for around 8,115 homes to be allocated within the Plan. This means that we can be confident about balancing the need for development while at the same time protecting our network of interconnected green open spaces.
- 6.2 Consultation on the Strategy & Options document provided broad support for Option 3 ‘Growth Hub’ which proposed a focus for development in the urban area with some development on the urban fringe and a low level in the rural area. This combination offers opportunities to meet locally arising need. It provides choice and flexibility to the market and will enable brownfield sites including those in the rural area to be reused. It also supports the regeneration and employment benefits that housing growth presents. The proposed sites provide the opportunity to ensure that a balance is achieved between the ambition for growth and the protection of the borough’s important green open spaces.
- 6.3 The proposed housing and employment sites have been identified through a methodical process that accords with the National Planning Policy Framework and National Planning Policy Guidance (NPPG).

Selection of housing sites

- 6.4 The starting point for the assessment of housing sites is the Strategic Housing Land Availability Assessment (SHLAA) (2012) which identifies sites with housing potential and makes an assessment of how deliverable they are according to “availability, suitability and achievability”. The SHLAA sites were assessed against a list of criteria (which accord with the NPPF, contribute to Council priorities and support the aims of the emerging Local Plan) and in consultation with Council officers representing the range of services provided by the Council.

- 6.5 The process has also been assisted by the availability of a substantial number of developable sites within the borough many of which are brownfield (ie previously developed sites) and in public ownership (largely a consequence of the land acquired by the Development Corporation to build the New Town).

Selection of employment sites

- 6.7 The starting point for the assessment of employment sites was the Employment Land Review (Interim Report 2012 and updated to 2014). The Employment Land Review sites were considered against a list of criteria alongside comments for a range of Council services to determine what specific types of employment development would be suitable on each site if it were to be allocated in the Local Plan.
- 6.8 In addition, five potential Strategic Employment Areas (SEA) have been identified to satisfy the requirement of the NPPF to 'identify strategic sites for local and inward investment.' A SEA is an area considered best suited to attract inward investment and determine employment growth. The SEA's identified are:
- North Telford (Donnington, Hadley Park and Hortonwood)
 - Donnington Wood
 - Central Area (Central Telford and Stafford Park)
 - Telford 54 (T54)
 - Halesfield
 - Newport (North and South)

7.0 PROPOSED HOUSING AND EMPLOYMENT SITES DOCUMENT

- 7.1 Housing sites are identified by Parish/Town Council area for ease of reference using maps and tabulated information. The employment sites are set out within the sub-groupings of the Strategic Employment Areas. Identification of the sites is not intended to imply that this is the only development that can come forward within the borough over the plan period. Policies will encourage additional housing and employment development in appropriate sustainable locations which would meet local needs and support the Plan's vision and aims.
- 7.2 The proposed sites in this document total 9,986 homes, 23% more than the 8,115 new homes needed to deliver the target. This is to allow for discussions on site suitability during the consultation process and therefore help maintain some flexibility over the choice of sites taken forward to the draft plan stage. Following consultation, the sites will be refined to take into account comments received as well as more recent projections released by the Office for National Statistics.
- 7.3 **Consultation process**
- 7.4 The document will be available for comment during the six week consultation period 6th May – 17th June 2014. Stakeholders will be asked to comment on whether they agree with the selection of housing sites and the Strategic Employment Areas and preferred employment uses identified. Stakeholders will also be invited to suggest any housing and employment sites that have not been considered to date.
- 7.5 Including input from Scrutiny members it is proposed that the consultation will follow a similar format to the Strategy & Options consultation, including:
- A presentation to all Parishes and Town Councils (including neighbourhood plan front runners) at the start of the consultation period to explain the site allocations process and the aims and objectives of the consultation
 - An opportunity for all Parish and Town Councils to meet on a one-to-one basis with Council officers requested

- Contact with all consultees registered on the Shaping Places database
- Notification through a range of media including Facebook, Twitter, local 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
- Offer of support to Parish and Town Council's drop-in sessions for local people to view the potential sites identified in and around their area.
- Use of the Shaping Places online portal and paper questionnaire for submitting comments.

8.0 NEXT STEPS

8.1 The Council will consider all comments received during the consultation period. Together with the findings of further work such as updates to the housing and employment targets and further assessments such as a Sustainability Appraisal, the Council will publish a list of preferred sites for further comment.

9.0 IMPACT ASSESSMENT – ADDITIONAL INFORMATION

9.1 The work identified in this report conforms with the National Planning Policy Framework (NPPF), in particular, paragraph 157 which states that “Local Plans should:... allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate”. Allocating sites will help provide certainty to developers and investors as well as help ensure the delivery of the Local Plan.

10.0 PREVIOUS MINUTES

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

11.0 BACKGROUND PAPERS

Telford & Wrekin Local Development Scheme (December 2013).

Report prepared by Rachel Walmsley, Principal Planning Officer. Telephone: 01952 384250

APPENDIX 1: Proposed Housing and Employment Sites: Consultation Document

See separate enclosed document

Shaping Places
Local Plan
2011-2031

Proposed Housing and Employment Sites



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1 Executive Summary



1 Executive Summary

This document presents a range of sites for housing and employment development as part of our consultation for our Shaping Places Local Plan 2011 - 2031. It is based on the Strategy & Options (2013) document and the consultation responses received.

The overriding aim of the emerging Local Plan: Shaping Places is to strengthen the identity of Telford as a "green town" and establish the borough as a place characterised by extensive areas of open land and prominent landscape features. The Plan will also actively promote a town that was originally designed for and remains focused on providing residents and visitors alike with good housing and a healthy living environment set within a network of accessible open spaces. Building on current rates of delivery which currently put Telford in the top three cities for increasing the supply of housing and private sector jobs, the borough will become a strong sustainable community.

The allocation of sites helps to guide and manage development to maintain a high quality living and working environment to help realise the borough's potential to deliver new jobs and homes. Allocating sites also allows for the effective planning of infrastructure and provides certainty to investors, landowners and the community on the requirement for and location of sites.

The housing and employment sites listed in this document are those that we have identified as having the greatest potential to meet the borough's development needs in the most sustainable way. They promote a balance between urban and rural development and support an arc of employment around the east of Telford to take advantage of the town's accessibility to national transport networks. They also include land acquired for development by the Telford Development Corporation. Most of this land is made up of previously used brownfield land that has been prepared for redevelopment.

We propose a Plan target of approximately 20,000 homes over the 20 year Plan period. With 11,885 homes already committed through existing planning permissions, resolution to permit or in an adopted development plan, we need around 8,115 new homes to deliver the target. The need for around 8,115 new homes means that we can be confident in balancing the need for development while at the same time protecting the network of interconnected green open spaces and therefore maintain a town with significantly more green space than other UK towns.

The proposed sites in this document total 9,986 homes 23% more than the 8,115 new homes needed to deliver the target. This is to allow for discussions on site suitability during the consultation process and therefore help maintain some flexibility over the choice of sites taken forward to the draft plan stage. Following consultation, the sites will be refined to take into account comments received as well as more recent projections released by the Office for National Statistics.

It is important that the housing and employment growth targets support each other. Whilst a target has yet to be considered for the quantity of employment land for allocation, the borough has over 600 acres of land available for employment development. The proposed employment sites will support housing growth.

Consultation on the sites runs from Tuesday 6th May 2014 to 5pm on Tuesday 17th June 2014. Comments received will help us to prepare a plan that addresses local needs and priorities and all comments will help inform the next stage of site allocations and the associated local plan.

2 Introduction

2 Introduction

2.1 This document proposes a range of sites for public consultation based on the strategic context established by the Strategy & Options document and the key principles set out in this document.

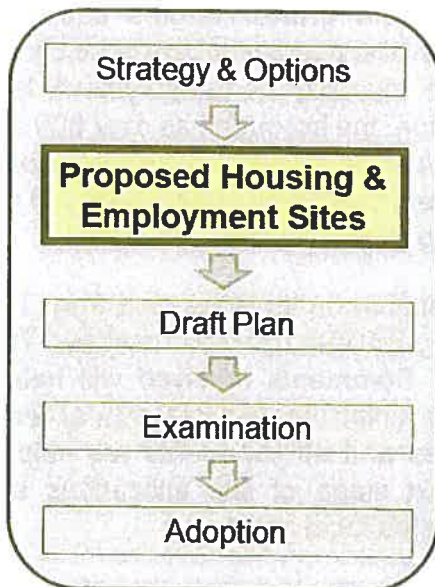
2.2 The sites support growth in both the urban and rural areas to deliver sustainable communities and provide new homes and jobs within the borough's strong green setting.

2.3 We suggest a plan target of approximately 20,000 new homes. With 11,885 homes committed as a result of planning permissions, we need around 8,115 new homes to deliver the target.

2.4 The Plan target is lower than the 26,500 proposed during the Strategy & Options consultation. This approach protects our unique selling point of our green spaces whilst suggesting managed sustainable growth.

Shaping Places update

Figure 2.1



2.5 We are producing a new Local Plan, 'Shaping Places,' which will replace the existing Core Strategy (2007) and policies saved from the Wrekin Local Plan (2000). As set out in the Local Development Scheme

(2013), the new Plan is scheduled for adoption in early 2016 and will run to 2031. Our process for producing a new Local Plan is summarised in the key stages illustrated in figure 2.1.

2.6 Between June and July 2013 we consulted on the Strategy & Options document. This was a non-statutory document that provided an opportunity for comment and to influence a range of options for the proposed scale and location of development within the borough. The comments received can be viewed at www.telford.gov.uk/shapingplaces. We have considered the comments and used them to inform the development of the Local Plan, particularly the next stage of the work, site allocations.

Picture 2.1 Southwater, Telford



Site allocations

2.7 An overriding aim of the Local Plan is to strengthen and protect the identity of Telford as a "green town". This will be achieved at the same time as the borough leading the way in delivering housing and economic growth in the Midlands. 800 new homes have been delivered between 2011-2012 and the borough has been ranked by the National Building Group and Building Magazine as being in the top 10% of local authorities who provide a positive economic and planning environment for investment. Telford is in the top three places for increasing the supply of new housing stock and the creation of private sector jobs nationally ('Cities Outlook 2014').

2 Introduction



2.8 In producing a new Local Plan we can build on this success and actively promote a town that was originally designed for, and remains focused on providing residents and visitors alike with good housing and a healthy living environment set within a network of accessible green open spaces. Excellent connections with the business park i54 and plentiful 'ready to go' commercial land make Telford an obvious place for business investment and job creation. Together with the strong commitment to delivering sustainable housing growth, the borough will become a strong, sustainable community built on economic prosperity within a protected green setting so as to balance growth with protection of our unique offer.

Picture 2.2 Innovation Centre, Priorslee, Telford



2.9 An important component of the Local Plan is site allocations. The National Planning Policy Framework (NPPF) (2012) requires us to identify deliverable and developable sites for the Plan period (2011-2031). By identifying housing and employment sites for development we can be proactive in managing development, addressing priorities around the economy and housing and ensuring we maintain an attractive quality environment. We are determined to continue to provide space for nature, sport and leisure in which economic, social and environmental benefits can be delivered for all. Allocating sites will also assist investors by providing certainty and clarity regarding planning issues and help promote and develop investment opportunities for our town.

Picture 2.3 Telford Town Centre



Purpose of the document

2.10 We are seeking your views on a list of housing and employment sites that have been identified as having the greatest potential to meet the borough's future development needs in the most sustainable way.

2.11 Consultation on this document signals the beginning of our site allocation process. We encourage you to comment and submit your views as these will inform the next stage of the site allocations work and the associated Local Plan.

2.12 Section 3 explains the work in progress to identify levels for housing and employment growth for the Plan period (2011-2031) based on the borough's housing and economic needs. Since the Strategy & Options consultation in 2013, which presented a range of housing growth options, we have considered the comments received and are proposing a housing target of circa 20,000 homes which includes 11,885 planning consents already secured though the target figure will be refined, drawing on further evidence and the outcome of this consultation.

2 Introduction

Picture 2.4 Ironbridge, Telford



2.13 Sections 4, 5 and 6 are the focus of this consultation. The methods used to identify housing and employment sites are summarised along with a list of sites. These are grouped according to Parish/Town Council area for ease of reference.

How to comment

2.14 We welcome comments on as many of the sites as possible through the Telford & Wrekin Council Consultation Planning Portal which can be accessed via <http://www.telford.gov.uk/shapingplaces>



2.15 Please view the document and complete the questionnaire in the following ways:

Online at:



<http://www.telford.gov.uk/shapingplaces>

You can join us on Facebook at www.facebook.com/TelfordWrekin and on Twitter at www.twitter.com/TelfordWrekin

In person at the following locations:



Your local library: find yours at <http://www.telford.gov.uk/libraries>

Business & Planning First Point

Telford: Telford & Wrekin Council, Wellington Civic Offices, Larkin Way, Tan Bank, Wellington, Telford, TF1 1LX during weekdays 8:30am to 5:30pm

First Point Telford: Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT during weekdays 8:30am to 5:30pm



By post: Environment & Planning Policy Team, Business & Development Planning, Telford & Wrekin Council, PO Box 457, Telford, TF2 2FH



Contact us by telephone: (01952) 384241



Public drop in sessions: Town / Parish Councils are invited to hold drop in sessions with support from Telford & Wrekin Council for you to view potential sites for future development and express your views. Look out for posters in your area or visit <http://www.telford.gov.uk/shapingplaces> to find out when and where your local event is taking place.

2.16 The deadline for comments is 5pm Tuesday 17th June 2014.

Picture 2.5 Recent development at Lawley, Telford



3 Growth Strategy



3 Growth Strategy

3.1 Landscape and green space has always been at the heart of the vision for Telford New Town and the emerging local plan reinforces that vision. The green spaces and natural features not only complement development, they provide a structural context for the homes, employment areas and retail centres that support our community.

3.2 The description of Telford as the 'Forest City' was first established by the Telford Development Corporation and subsequently adopted by us. Today the green spaces and natural features provide a landscape context which development can fit into.

3.3 An overriding aim of the emerging Local Plan is to strengthen the identity of Telford as a "green town" and establish the borough as a place characterised by extensive areas of open land and prominent landscape features. The strong presence of open spaces gives Telford a particularly green appearance which is the envy of many. The Plan will protect and enhance areas of important green space to ensure that Telford is an attractive place in which to live, work and invest.

3.4 Accessible by road and rail to all parts of the country and one of the few boroughs to benefit from inner motorway connections, Telford & Wrekin is a good place for investment. We are committed to promoting economic prosperity within the borough and to delivering cohesive, healthy and prosperous communities.

3.5 Set within a strong network of green open spaces and environmental features we will strengthen the role of the established town centres, meeting local aspirations and providing a unique offer to visitors.

3.6 The Plan will facilitate the borough's potential to deliver thousands of new jobs. Focused on the strategic employment areas in the borough we will build on the borough's strengths in advanced manufacturing including automotive, aerospace and defence, plastics,

engineering and business and financial services and the attraction to industry of its large supply of serviced commercial land. Across the borough we will provide opportunities in sustainable locations and grow and increase the competitiveness of our small and medium sized businesses. We will provide opportunities for new enterprises and existing businesses to expand and ensure accessible job opportunities for our growing workforce.

3.7 Housing is central to economic success. We are committed to providing a sufficient quantity and range of good quality homes within an environment that facilitates social interaction and healthy, inclusive sustainable communities.

3.8 This ambition for the borough, together with the borough's track record of delivery rates ensure we are well placed to achieve our current priorities regarding the economy and housing together with the Plan's vision:

'By 2031 Telford & Wrekin will have grown to serve a population of over 200,000. Development will realise the borough as an outstanding destination for living, working and visiting that its residents are proud of and combines the best of town and countryside.' (Strategy & Options 2013)

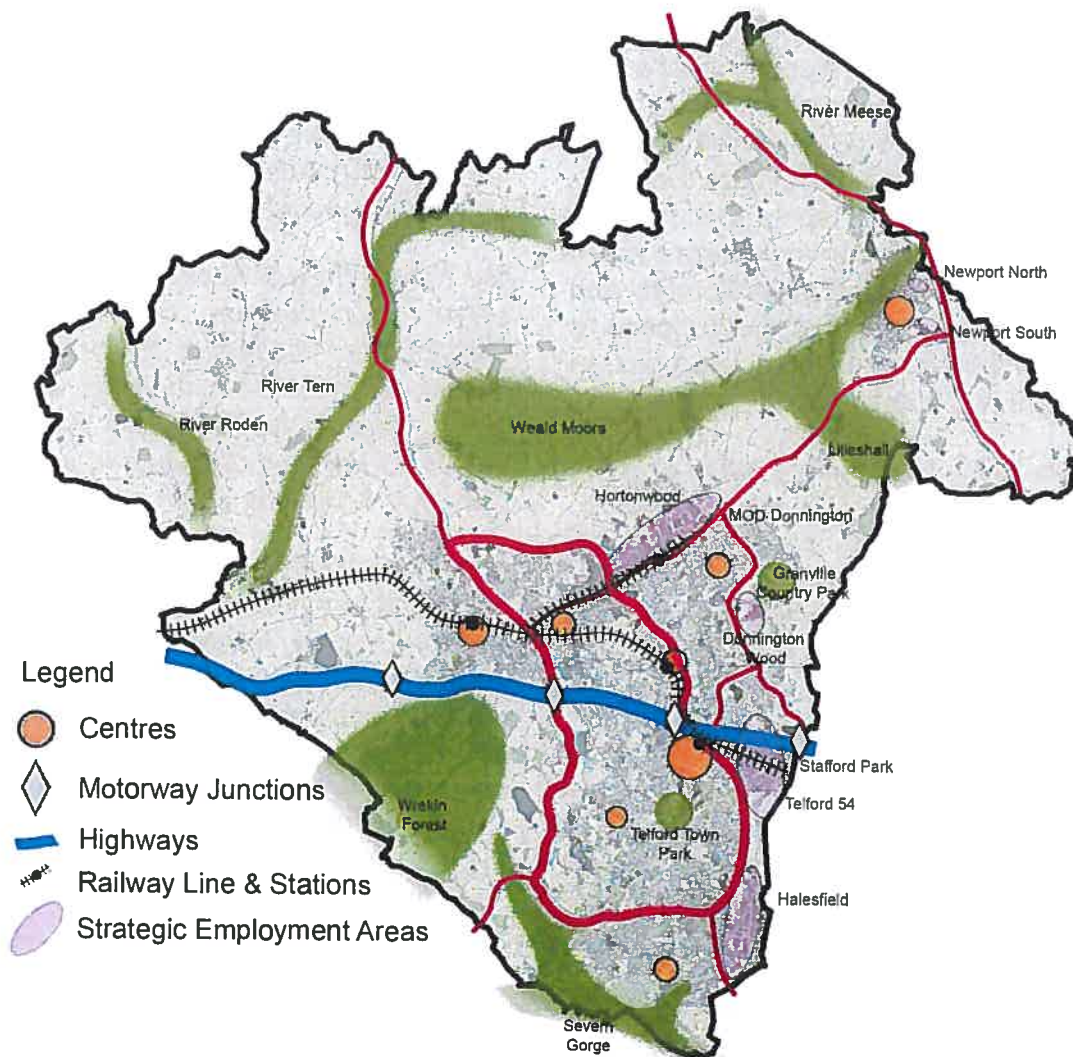
3.9 To deliver this vision, the Plan is based on a number of key principles summarised in figure 3.1 and listed below which have informed the sites identified in this document and will underpin the draft plan:

- To protect the network of interconnected green open spaces and woodland to secure the social, economic and environmental benefits we gain from green spaces such as health, attractive environment, rich wildlife habitats and resilience to surface water flooding
- To promote growth that offers the best of urban and rural living by providing new homes and employment within the strong and resilient green setting

3 Growth Strategy

- To seek to support the prosperity of existing centres through development, recognising the services and facilities they provide
- To support an arc of employment around the east of Telford to take advantage of the connections to the national motorway and rail system and the West Midlands conurbation
- To address and target issues of social, economic and environmental deprivation
- through community employment initiatives, environmental interventions and improved housing
- To respond to the availability of land acquired for development by the Telford Development Corporation, mostly brownfield sites which are prepared for redevelopment.
- To take advantage of established and existing infrastructure, including schools and colleges that support learning, skills and leisure

Figure 3.1 Concept map



3 Growth Strategy



3.10 This approach to development accords with the National Planning Policy Framework (NPPF) which promotes increasing the supply of housing and ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.

Scale of growth

3.11 We suggest a Plan target of circa 20,000 new homes, which includes 11,885 homes on sites with planning consent, resolution to permit or sites identified in an adopted development plan. This is based on an assessment of need and early consideration of our growth agenda for the 20 year plan period.

Picture 3.1 Recent development in Horsehay, Telford



3.12 There is an upward trend in development; since 2011 the number of new homes completed in the borough has continued to grow with over 800 projected for 2013/14 and 1,000 projected for 2014/15. Employment opportunities have similarly continued to rise over the same period. The recent report *Cities Outlook 2014* (Centre for Cities) places Telford in the top three places nationally for increasing the supply of new housing stock and the creation of private sector jobs.

3.13 Identifying a development target helps deliver the vision and objectives of the Plan and importantly continue the borough's success in attracting investment.

3.14 This section focuses on work we are undertaking to identify a locally-derived housing target. The final housing target will then provide the basis for preferred site allocations over the Plan period.

3.15 The Strategy & Options document proposed three options for growth for the Plan period (2011-2031). The responses received in relation to the consultation were broadly supportive of growth. We were asked to support its approach with a robust and justified evidence base on housing and employment need and ensure that the economic implications of growth levels are fully appreciated. We were also asked to demonstrate the deliverability of the scale of development proposed over the 20 year Plan period and be sure to assess any potential impact of growth on the quality and quantity of green spaces. While supporting the overall objective of growth, responses from a wide range of stakeholders (including neighbouring local authorities, the development industry and local residents) suggested that a more realistic Plan target lay between options 2 and 3.

3.16 The Plan must strike a balance between promoting the delivery of growth and investment in the borough and meeting local needs, including the need to ensure an attractive and green living environment for all.

3.17 In response to this, and to the government's stated policy in the National Planning Policy Framework, we are undertaking further technical work. This will include application of the latest national population and household projections that will be published later this year by Office for National Statistics (ONS). The use of this updated information as a basis for the objectively assessed need will allow us to ensure that the Plan fully meets the need for new homes as required by government. This assessed housing need, together, with the economic needs, will support the housing and employment proposals in the new local plan between 2011 and 2031. The requirement to undertake this work is based on advice set

3 Growth Strategy

out in the Planning Practice Guidance (PPG), issued only recently by the Government (March 2014).

Stage 1: Assessing future needs

3.18 Recognising that further work will be undertaken prior to the draft Plan, we will therefore, at this stage, apply the findings of the recent update to the Strategic Housing Market Assessment (SHMA) as the basis for the level of housing needed over the Plan period, as summarised here. It also provides a basis for the likely number of new sites that will be required to support delivery of a Plan target. The recently completed SHMA is considered to be in line with national planning policy and good practice. In particular, the key drivers for the assessment are the 2010-based population and 2008-based household projections issued by the Office for National Statistics (ONS). These have been applied for a number of key reasons; firstly, they cover the entire Plan period up to 2031; and secondly, they are considered to be the most robust household projections available, compared to the interim (2011-based) household projections which are driven by the recent economic recession and which move away from established trends in household formation. The findings of the assessment identify a need for approximately 18,600 additional homes up to 2031. It is important to note that this figure is derived from trend-based analysis, which means that there is an assumption that recent past trends will carry on unchanged into the future. In addition, the figure takes into account existing housing need within the borough. As stated above, it must also be noted that whilst the most recent national projections covering the Plan period have been used to underpin the SHMA, more up-to-date projections are to be issued by ONS later in 2014. Some re-assessment of the housing needs will therefore be carried out to take into account these revised projections prior to issuing the draft Local Plan. The revised SHMA is available to view on the website as part of this consultation stage (www.telford.gov.uk/shapingplaces)

3.19 An assessment of economic development needs will consider factors such as sectoral and employment forecasts and projections, demographically derived assessments of future employment needs and an analysis of the past take-up of employment land. This aspect of the work is important as the housing and employment growth targets will need to support each other and not restrict measures to meet housing need or restrain labour supply unnecessarily.

Picture 3.2 Leegomery Local Centre, Telford



Stage 2: Translating assessed needs into a Local Plan target

3.20 In the run up to the draft plan a number of factors need to be taken into account when translating needs into a Plan target:

- recognising that Telford's infrastructure was designed to cater for a substantially larger population (over 200,000);
- the aim to balance growth in the borough to deliver priorities, new homes and employment within the strong green setting;
- the economic growth aspirations of the emerging Local Plan and the overall support for growth received through the Strategy & Options consultation;

3 Growth Strategy



- the objective to increase delivery above past performance of completion rates seen over the longer term (approximately 700 dwellings each year on average between 1995 and 2013);
- the substantial supply of identified and serviced land and the scale of deliverability. The borough has over 600 acres of land available for employment development and has planning permission for 11,885 homes, supported by many national house builders who are committed to investment in the borough;
- the scale of affordable housing needs identified based on the most up to date evidence available;
- duty to cooperate as directed by government which requires us to consider the potential for supporting unmet housing and employment needs of neighbouring authorities;
- national planning policy objectives seeking to significantly boost housing supply;
- the impact of other factors that influence the calculation of a dwelling target, for example the number of vacant and second homes that exist.

3.21 A growth target of circa 20,000 additional homes to be built over the Plan period (including existing consents, resolution to permit and sites identified in adopted development plans) is slightly higher than the assessed needs identified in paragraph 3.18. The various factors set out in paragraph 3.20 justify setting the Plan target above the assessed needs. This is in line with government planning policy objectives seeking to boost housing supply. Indeed, it would be inappropriate for us to adopt a Plan that merely delivers past trends.

3.22 The target is lower than the 26,500 proposed at the Strategy & Options stage. Taking into consideration the comments received at this stage and subsequent evidential work, we believe that a target of circa 20,000 is more appropriate. Growth of this scale will balance the need for development while at the same time protecting the network of interconnected green open spaces.

Picture 3.3 The Silkin Way footpath and cycle way in Telford & Wrekin



4 Location of Development

4 Location of Development

4.1 An important component of the Local Plan is effectively managing the location, type and amount of development delivered over the Plan period. This is supported by current government planning guidance which encourages local authorities to 'significantly boost housing supply' and promote positive growth (National Planning Policy Framework 2012). With regard to housing, local authorities are required to identify sites to satisfy both the provision of deliverable housing sites to meet a five year supply and to fulfil the remainder of the Plan period.

4.2 With regards to economic development, paragraph 21 of the NPPF requires local planning authorities to 'set criteria, or identify strategic sites, for local and inward investment to match the (Local Plan) strategy and to meet anticipated needs over the Plan period.'

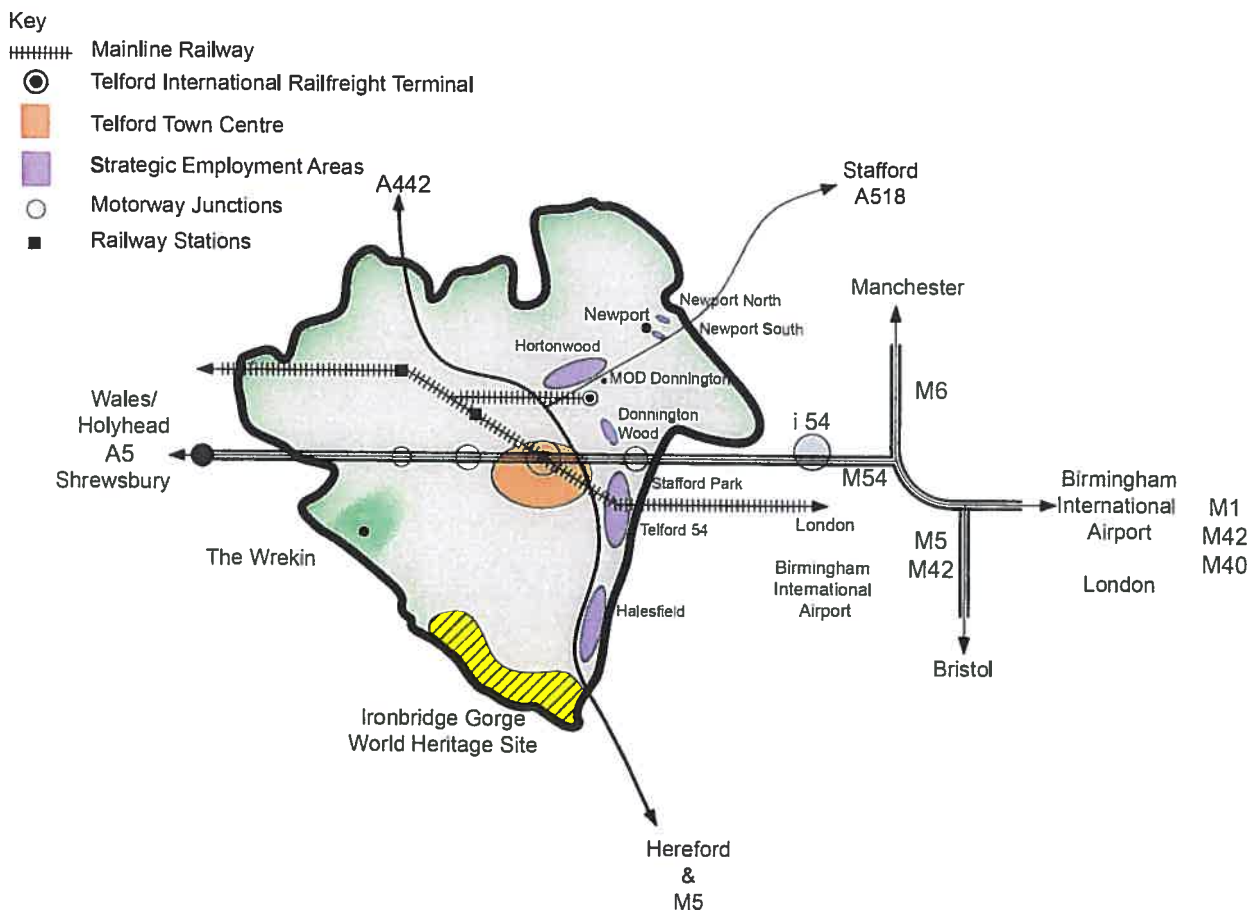
Strategy & Options consultation

As presented at the Strategy & Options stage, the location of development will be guided by the strategic opportunities within the borough. As illustrated in figure 4.1, the borough is well connected.

Existing motorway and rail connections establish Telford as an important economic growth hub within the Midlands and a modern and uncongested road system provides people with fast and easy access to all areas of the borough and to all parts of the country.

During the Strategy & Options consultation we sought comments on our approach to the spatial distribution of development for housing and employment. Building on the strategic opportunities, three spatial distribution options for housing were proposed:

Figure 4.1 Strategic connections



4 Location of Development



- Option 1: Dispersed Development
- Option 2: Urban Concentration
- Option 3: Growth Hub

Picture 4.1 Retail in Telford Town Centre



4.3 Broad support was given for Option 3: Growth Hub. This proposed a higher number of houses in the urban area, supported by development in the urban fringe and in the rural area.

4.4 With regard to employment, the Strategy & Options consultation put forward a number of options for the location of economic development. Broad support was given to identifying specific sites and areas for employment development. In relation to Telford, comments suggested that a balanced approach was needed between directing employment development to areas of need, for example existing centres and areas where land supply is greatest - the existing industrial estates and employment parks. The comments relating to Newport suggested support for allocating additional employment land, provided that it was in the right location and had good transport access. With regard to the rural area most comments suggested directing larger scale employment developments to brownfield sites but allowing for smaller scale development throughout the area - for example through live/work units and the conversion of existing buildings.

Identifying sites

Committed housing development

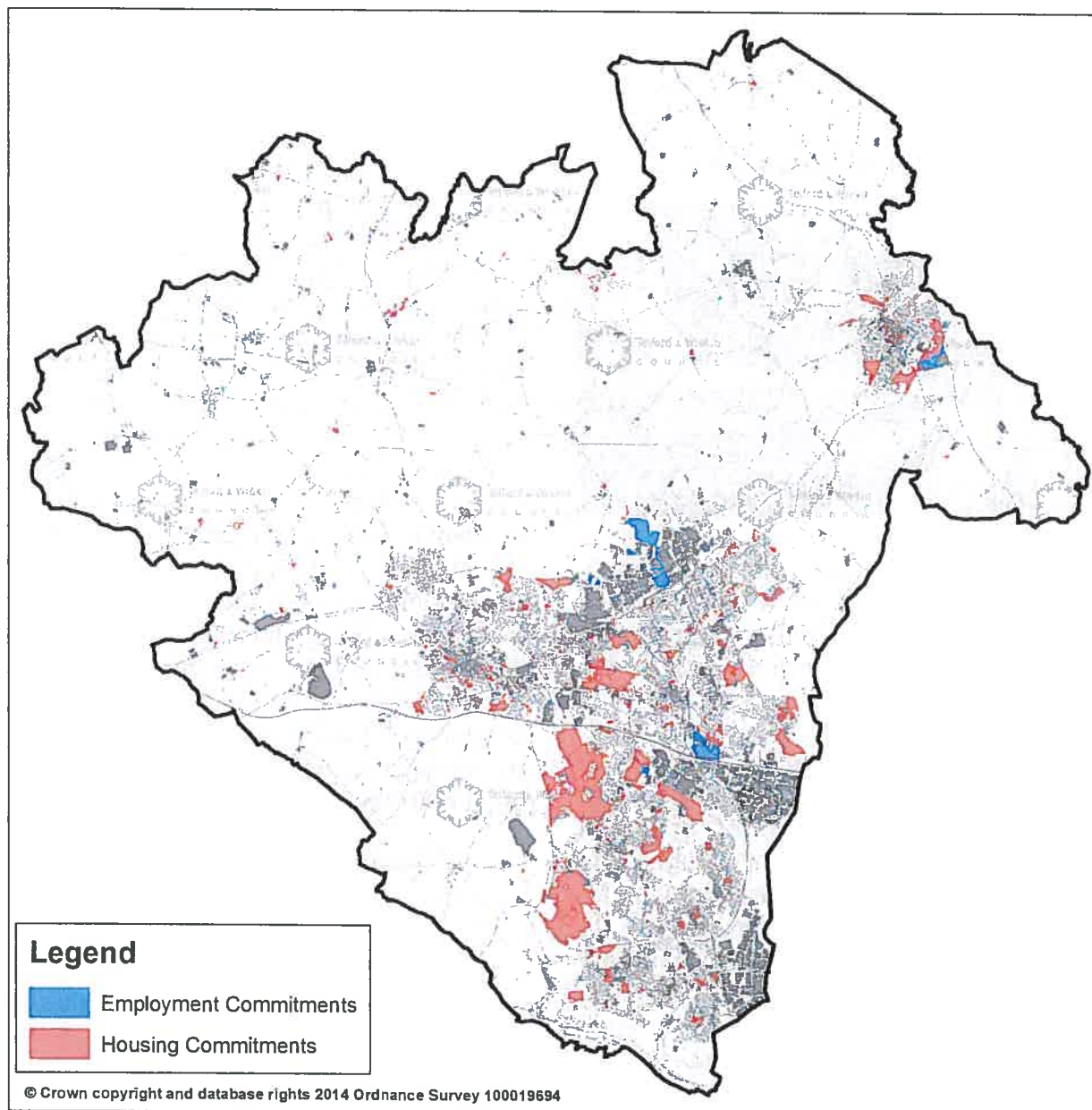
4.5 11,885 dwellings are committed as a result of sites that already have planning permission, resolution to permit or are identified in an adopted development plan such as the Central Telford Area Action Plan (CTAAP). For the purposes of this consultation this includes sites with a 'resolution to permit' i.e. where planning permission has been granted but as of February 2014 are awaiting completion of administrative issues (e.g. the signing of a legal agreement). The committed sites are shown on map 4.1. This map is updated as sites receive planning permission. A larger version of map 4.1 is available in appendix 1. As these sites already have planning permission they have already been subject to an open consultation process and are therefore shown for information only. What is clear, however, is that in light of so many commitments around 8,115 homes need to be identified to deliver our suggested target of 20,000 dwellings.

Picture 4.2 Development in Newport



4 Location of Development

Map 4.1 Housing and Employment Commitments



Existing Allocations

4.6 In addition to planning consents, there are those sites that are already allocated in an adopted statutory development plan, but which as yet have not been brought forward for development. The sites in question are identified in the Central Telford Area Action Plan (CTAAP), which was adopted in March 2011. For the purposes of this consultation it is proposed to roll forward the majority of the existing housing site allocations in CTAAP into the Local Plan. We consider that the

policies covering these sites are still valid in terms of their compatibility with the NPPF and the overall direction of change planned for in Telford as set out in CTAAP, which promotes the allocation of land to meet housing needs in sustainable locations to support the commercial development of the Town Centre. The CTAAP sites, therefore, have been included as part of the committed development shown on map 4.1 in Appendix 1.

4 Location of Development



4.7 The recent economic recession and resulting impacts on the wider housing market however, have brought into question the planned level of housing identified across the Town Centre Core Area within CTAAP. It is our intention, therefore, to review the scale of housing identified here as part of the broader site allocations process.

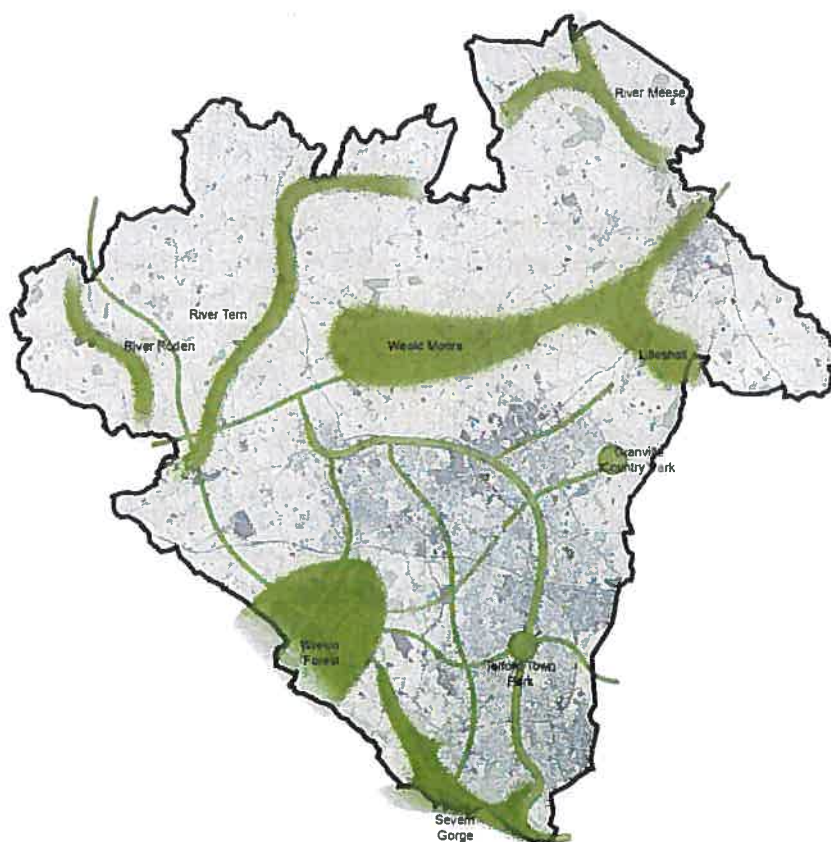
Location of sites

4.8 The location of development is informed by those sites that have the potential to meet the strategic aims of the Local Plan. Since the Strategy & Options consultation we have undertaken an assessment of the sites identified in the Strategic Housing Land Availability Assessment (SHLAA) (2012) and the Employment Land Review (Interim Report 2012 and updated to 2014) to assess

suitability for development and potential to be allocated within the Local Plan. The location of the sites draws on the strategic context established by the Strategy & Options document and the principles covered in section 3 of this document, balancing growth of the borough with the need to provide homes and jobs within the context of the strong green setting of the borough. The location of sites has been influenced by the location of existing green space which makes up over 90% of the borough and is higher than other UK towns.

4.9 The green areas of the borough are complemented by a network of footpaths, cycleways and bridleways that includes the Silkin Way which together make up "green ways" that link all the principle areas of green open space.

Figure 4.2 "Green Ways"



4 Location of Development

4.10 The "green ways" form part of a network of green spaces and natural features including a patchwork of local play spaces and informal green spaces including:

- Part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB)
- 7 sites of Special Scientific Interest (SSSI)
- 5 Local Nature Reserves (LNR)
- 41 Local Wildlife Sites
- Telford Town Park
- Granville Country Park
- Wrekin Forest
- Local Parks
- Over 400 hectares of managed woodland
- Over 15 million trees in Telford giving tree cover of over 15% across the borough as a whole

4.11 This natural environment is fundamental to well being, health and the economy and therefore we have been careful to avoid allocating sites on land of natural and recreational value.

Picture 4.3 Telford Town Park Local Nature Reserve



Picture 4.4 View of the Wrekin & Ercall Site of Special Scientific Interest



Housing and employment sites

Appendix 3 summarises the proposed housing and employment sites identified. For the purposes of this document, where a site includes both housing and employment, it is referred to as mixed use.

Housing sites

4.12 The sites identified recognise the importance of focusing the majority of housing growth around towns and villages to support local services and facilities and to strengthen and regenerate local communities. They also recognise the importance of the green open spaces and the complementary nature of green space and built development to create a high quality living and working environment. With 11,885 dwellings already committed through planning permissions we can be confident that the majority of green space within the borough will remain unchanged as a result of development in the future.

4.13 The sites respond to the substantial amount of land that is publicly owned - land that was acquired for development by the Telford Development Corporation and is now held by the Homes and Communities Agency (HCA). Most of this land is made up of previously brownfield land and was granted planning permission for development by the Development Corporation for housing and

4 Location of Development



employment under Section 7.1 of the New Towns Act (1946). Planning permission granted under Section 7.1 is not time limited, however it is accepted that HCA land will be brought forward for development in the same way as land in private ownership, that is by seeking planning permission.

4.14 The sites also recognise and respond to the development market's request to develop Sustainable Urban Extensions to help increase the choice for home buyers, developers and investors. The sites identified also allow for a level of growth in the rural area to help support a strong rural economy.

4.15 While a definitive growth target will not be defined until later in the Plan's development, a target of circa 20,000 has been used to guide the number of housing sites identified at this stage.

4.16 The proposed sites in this document total 9,986 homes, 23% more than the 8,115 new homes needed to deliver the target. This is to allow for discussions on site suitability during the consultation process and therefore help maintain some flexibility over the choice of sites taken forward to the draft plan stage. Following consultation, the sites will be refined to take into account comments received as well as more recent projections released by the Office for National Statistics.

Employment sites

4.17 The employment sites were identified using Telford & Wrekin's Employment Land Review (Interim Report 2012 and updated to 2014 to take into account planning consents and new site submissions) in addition to remaining site commitments and allocations identified in the Wrekin Local Plan and Central Telford Area Action Plan; vacant sites that were being marketed for employment development; and sites that have been submitted to us via the SHLAA call for sites in 2012. The sites have been assessed using criteria adapted from the previous Employment Land Reviews and in accordance with the Government's Employment Land Reviews Guidance Note (ODPM, 2004).

4.18 No target has yet been set for the quantity of employment land to be considered for allocation. This will be considered alongside the amount of housing development proposed in the draft plan. Work is continuing to identify the need for employment development over the period to 2031. This complies with the government's national planning policy requirement for Council's to identify sites for local and inward investment and to meet anticipated needs over the Plan period.

4.19 As shown on map 4.1 in Appendix 1, there are a number of sites already committed for employment use as they have planning permission and therefore help show commitment to inward investment.

Picture 4.5 Employment use Stafford Park, Telford



5 Housing Sites

5 Housing Sites

Proposed housing sites

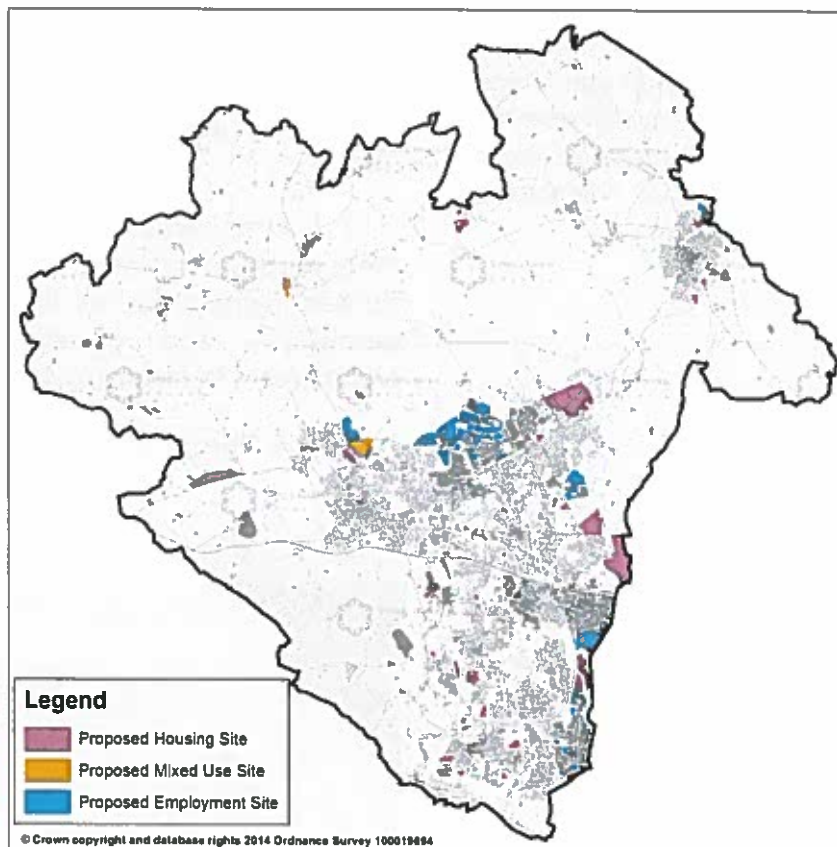
5.1 Sites presented in this section and illustrated on the map below are the outcome of a methodical site assessment process and are considered to have the greatest potential to help meet the aims of the Local Plan and address the housing needs of the borough in the most sustainable way. A larger print of map 5.1 is available in Appendix 2. Supplementary document *Proposed Housing and Employment Sites Selection* lists all housing sites considered and is available at www.telford.gov.uk/shapingplaces.

5.2 The housing sites have been grouped according to Parish or Town Council area for ease of reference. For each Parish or Town Council area that has proposed sites within it,

a map is provided showing the location of the sites identified, together with a table with information on each site, including site area (hectares) and estimated potential housing yield. The housing yields have been derived using information available to date and will be updated during the course of the site allocations work and consultation to take account of more detailed site information gained during the consultation process. Where a Parish or Town Council area does not have any proposed sites within it, no map or table is shown.

5.3 Each map also shows committed housing development and committed education development under the Building Schools for the Future programme. As these sites already have planning permission they have already completed an open consultation process and are therefore shown for information only.

Map 5.1 Proposed Housing and Employment Sites



5 Housing Sites

5

5.4 Allocating sites does not mean that this is the only development that can come forward within the borough over the Plan period. Alongside the more proactive management of growth through the Local Plan, planning applications can be submitted for development on sites not allocated. Policies within the Local Plan will help with the assessment of these applications as well as help promote housing and employment development in appropriate and sustainable locations to meet local needs and support the Plan's vision and aims. At the Strategy & Options stage we consulted on its proposed approach to a wide range of policy topic areas including housing, economic development, green infrastructure and transport. Comments received are being used to inform its work to produce policies for the Draft Plan.

5.5 Between now and the draft Plan the sites will be assessed fully including undergoing a sustainability appraisal and being considered alongside comments received through this consultation period.

Selection of housing sites

Picture 5.1 Recent development in Lightmoor, Telford



5.6 The starting point for the assessment of housing sites is the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies sites with housing potential and makes an assessment of how deliverable they are according to 'availability, suitability and achievability.' The proposed sites for development presented in this section are

derived from the list of sites recorded in our most recent database of sites, the 2012 Strategic Housing Land Availability Assessment (SHLAA) and with the benefit of more recent information including planning permissions.

5.7 The SHLAA sites were assessed according to criteria to help identify the sites with the greatest potential for housing development i.e. those sites which display the highest number of positive attributes and the least number of negative attributes. Please refer to the supplementary document *Proposed Housing and Employment Sites Selection* available on our website.

5.8 The following paragraphs explain the steps taken to identify the sites presented:

Stage one: Update to SHLAA (2012)

5.9 The first step in the process involved removing sites from the initial SHLAA site list using the following criteria:

- Sites that have received planning permission since the 2012 SHLAA
- Sites with a site area less than 0.5 hectares and/or with a potential yield of less than 10 units (on the basis that these sites are considered too small to warrant a site allocation)

Stage two: Desk top site assessment

5.10 This involved assessing the suitability of a site against a set of criteria. The assessment criteria are listed in the Supplementary Document *Proposed Housing and Employment Sites Selection* available on our website. The criteria have been cross-referenced for conformity with the Government's National Planning Policy Framework and how they relate to the strategic aims and objectives of the emerging Local Plan.

5 Housing Sites

- A positive criterion is where a site benefits from a factor such as being close to shops and facilities.
- A negative criteria is where a site is affected by a factor such as close proximity to a landfill site.

Stage three: Evaluation

5.11 The initial assessment involved a technical desk top assessment of sites. The purpose of the evaluation stage was to introduce specialist knowledge to help provide a more precise and accurate assessment of sites, identifying issues which were both site specific e.g. a water course or a highway issue.

Stage four: Making choices

5.12 The previous steps provided a basis on which sites could potentially come forward as site allocations. The choice has been informed by:

- the results of steps 1 - 3 and therefore the selection of sites which scored most highly against the selection criteria
- the relationship to the preferred percentage distribution for new housing described in the Shaping Places: Strategy & Options Document
- the ability for sites to be grouped and therefore masterplanned to maximise opportunities for growth and regeneration
- sites that contribute to the strategic aims and objectives of the emerging Local Plan
- sites which are allocated in the Central Telford Area Action Plan (CTAAP). Whilst these allocated sites confer a level of commitment to the development of the site for housing, they will be reviewed as part of the ongoing assessment of potential sites for housing.

5.13 For the purposes of the Shaping Places Strategy & Options document we adopted three strategic areas of urban, rural and urban fringe to help distinguish between different areas of the borough. While there is no universally agreed definition of a 'fringe' area, our use of the term 'urban fringe' referred to land which was immediately adjacent to the existing urban boundary. For greater precision, we have refined this term to refer to sites which are physically connected to the existing urban area and any site which is physically connected to those sites. They are described as 'Sustainable Urban Extensions.'

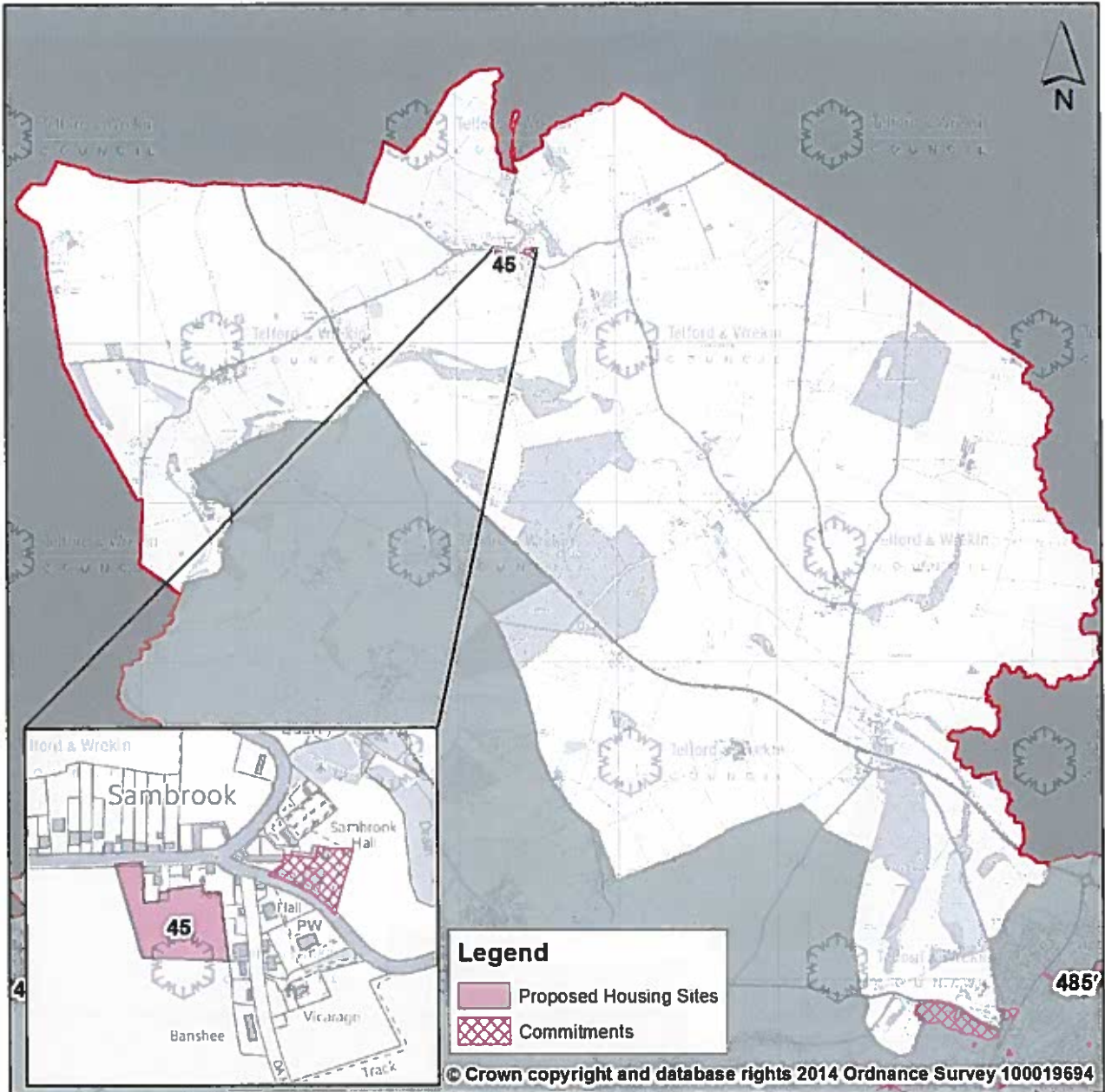
Picture 5.2 Recent development at Telford Millennium Community, Ketley, Telford



5 Housing Sites

5.1 Chetwynd

Map 5.2 Housing Sites in Chetwynd



5.14 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

Table 1 Housing Sites in Chetwynd

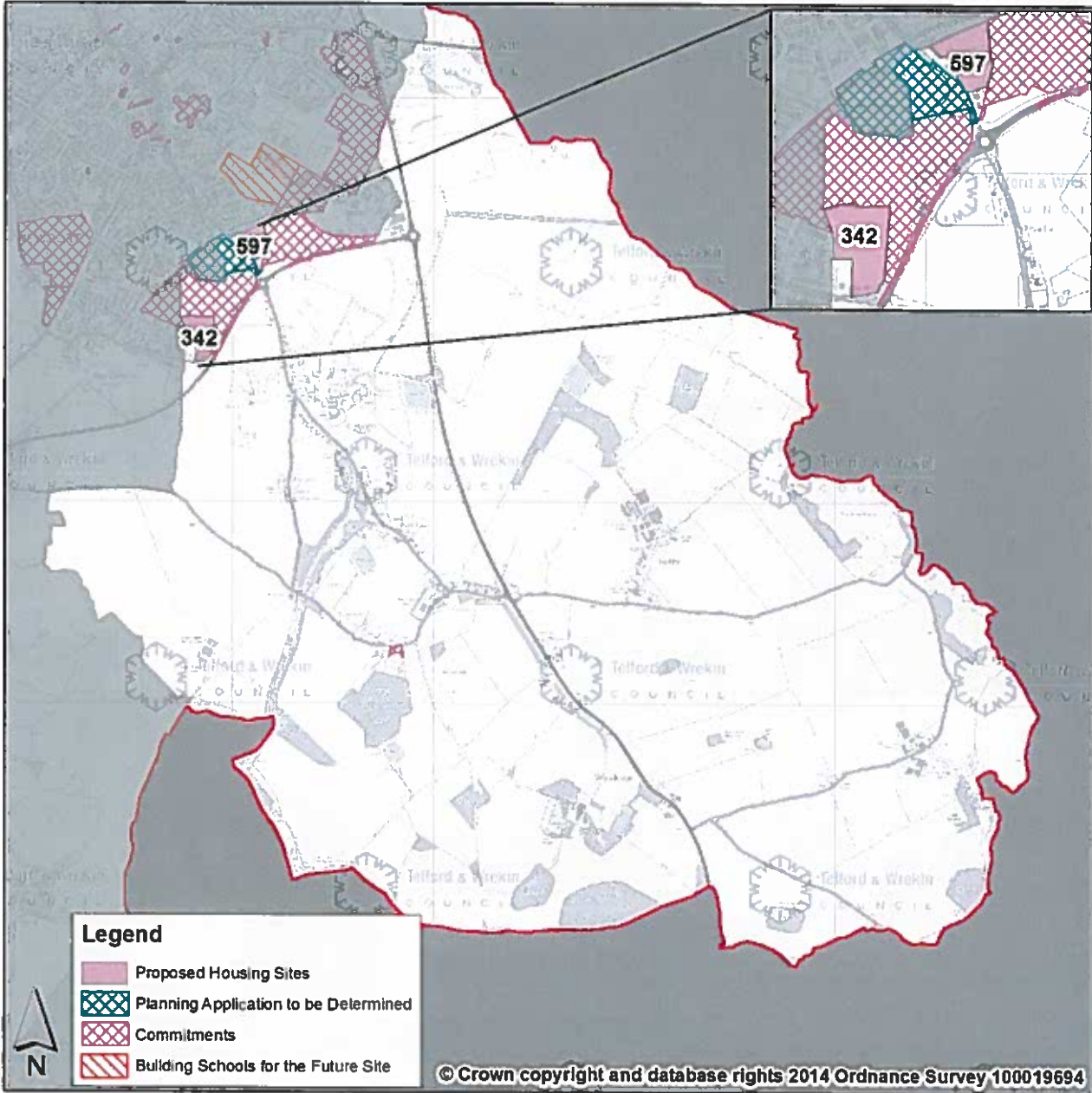
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
45	Land south of 13 Sambrook	0.91	32

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5 Housing Sites

5.2 Chetwynd Aston & Woodcote

Map 5.3 Housing Sites in Chetwynd Aston & Woodcote



5.15 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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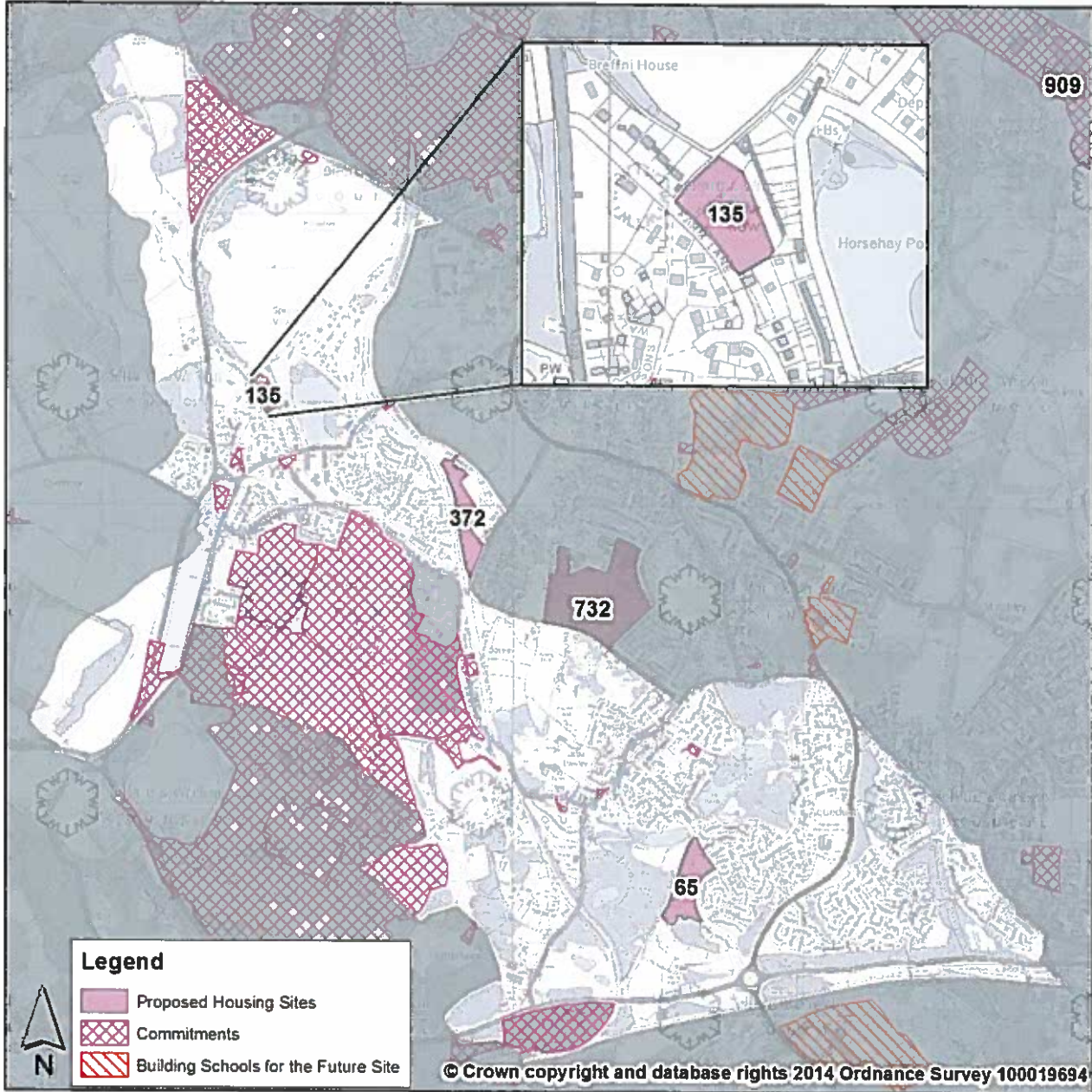
Table 2 Housing Sites in Chetwynd Aston & Woodcote

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
342	Land at Chartley, Newport	2.585	90
597	Land to rear of Willow Tree Cottage, Station Road, Newport	1.597	51

5 Housing Sites

5.3 Dawley Hamlets

Map 5.4 Housing Sites in Dawley Hamlets



5.16 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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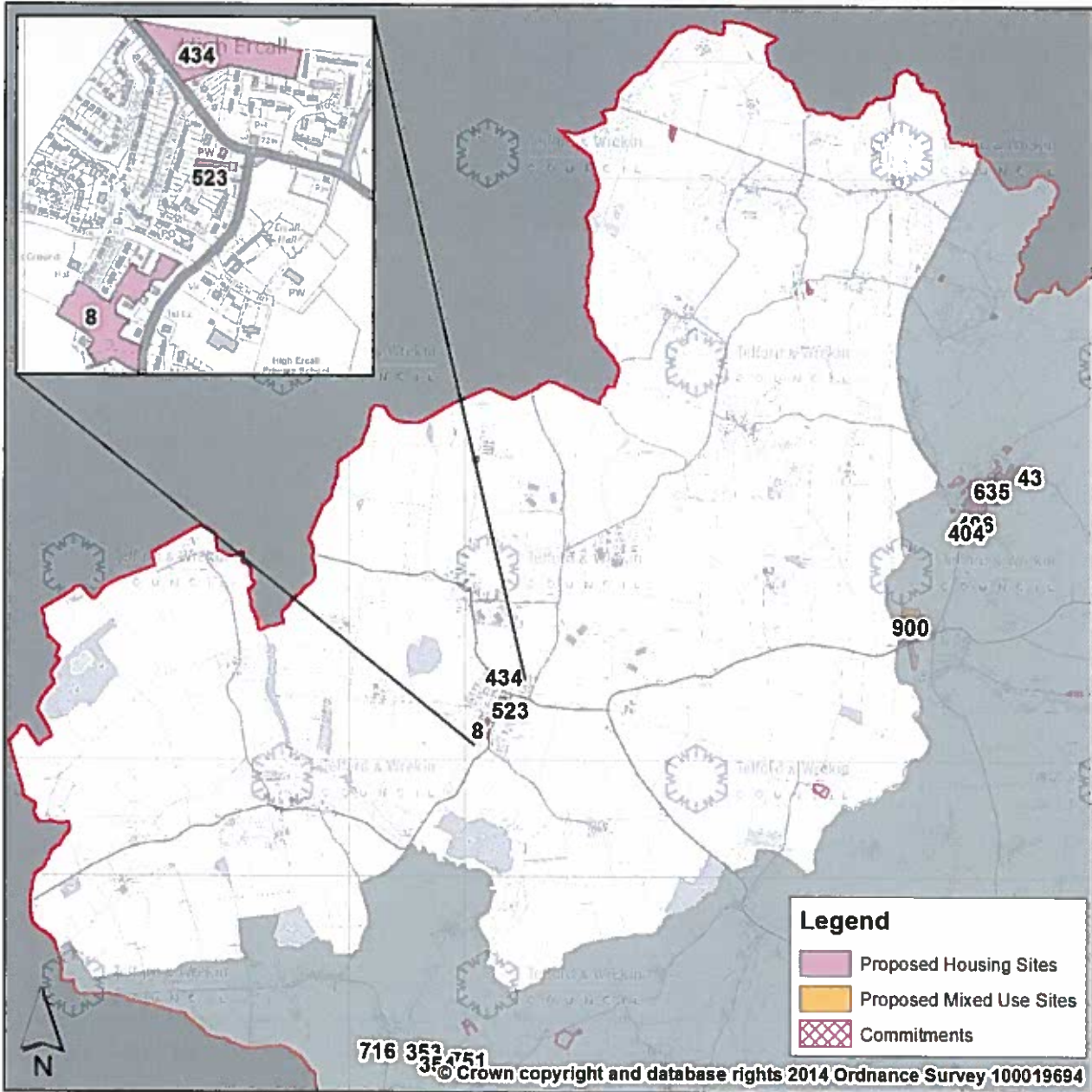
Table 3 Housing Sites in Dawley Hamlets

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
65	Land off Majestic Way, Aqueduct	2.553	89
135	Farm Lane 2, Horsehay	0.814	28
372	Plot D, Pool Hill Road, Dawley	2.769	78

5 Housing Sites

5.4 Ercall Magna

Map 5.5 Housing Sites in Ercall Magna



5.17 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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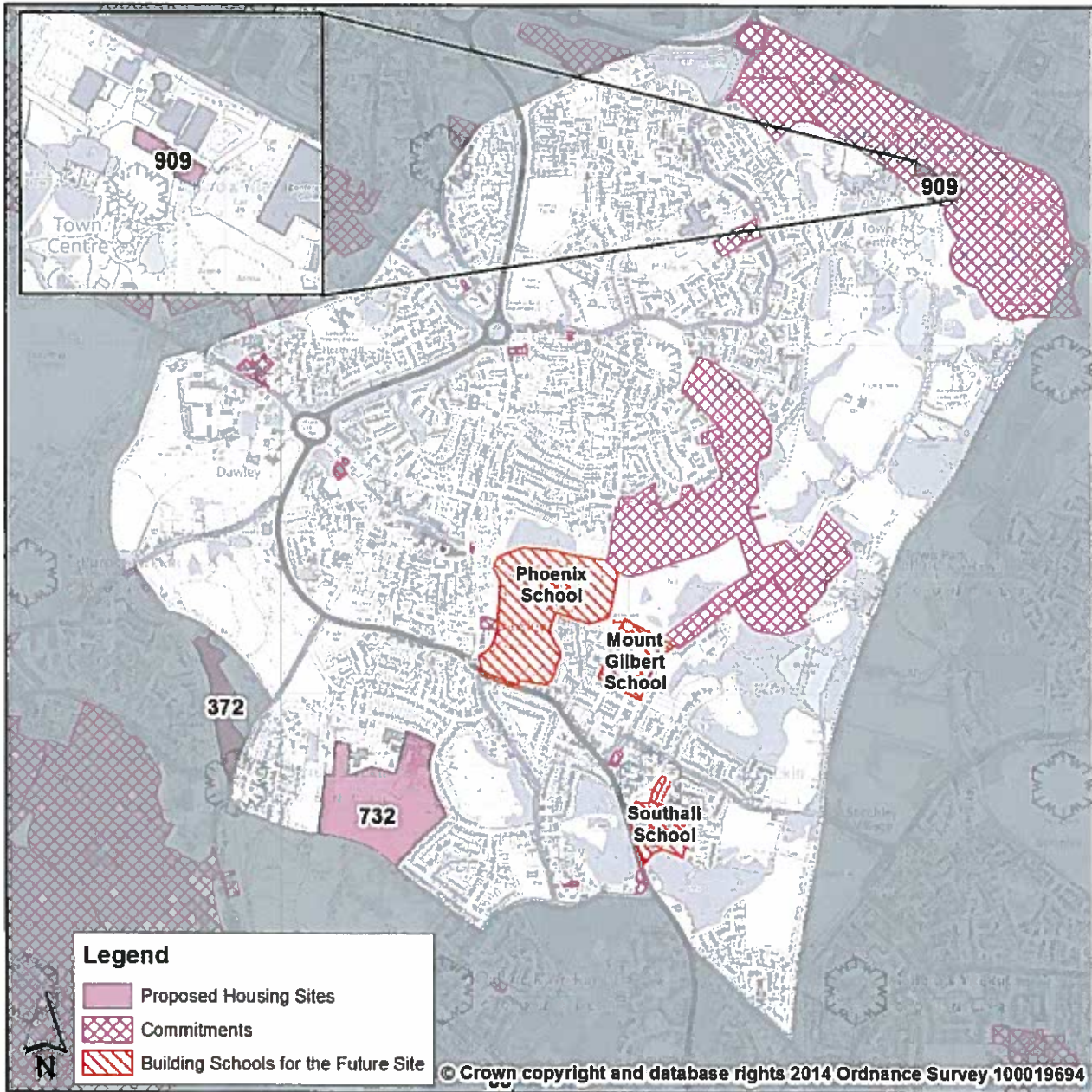
Table 4 Housing Sites in Ercall Magna

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
8	Land off Park Lane, High Ercall	1.478	52
434	High Ercall North	1.56	40
523	Sunnycroft	0.293	10

5 Housing Sites

5.5 Great Dawley

Map 5.6 Housing Sites in Great Dawley



5.18 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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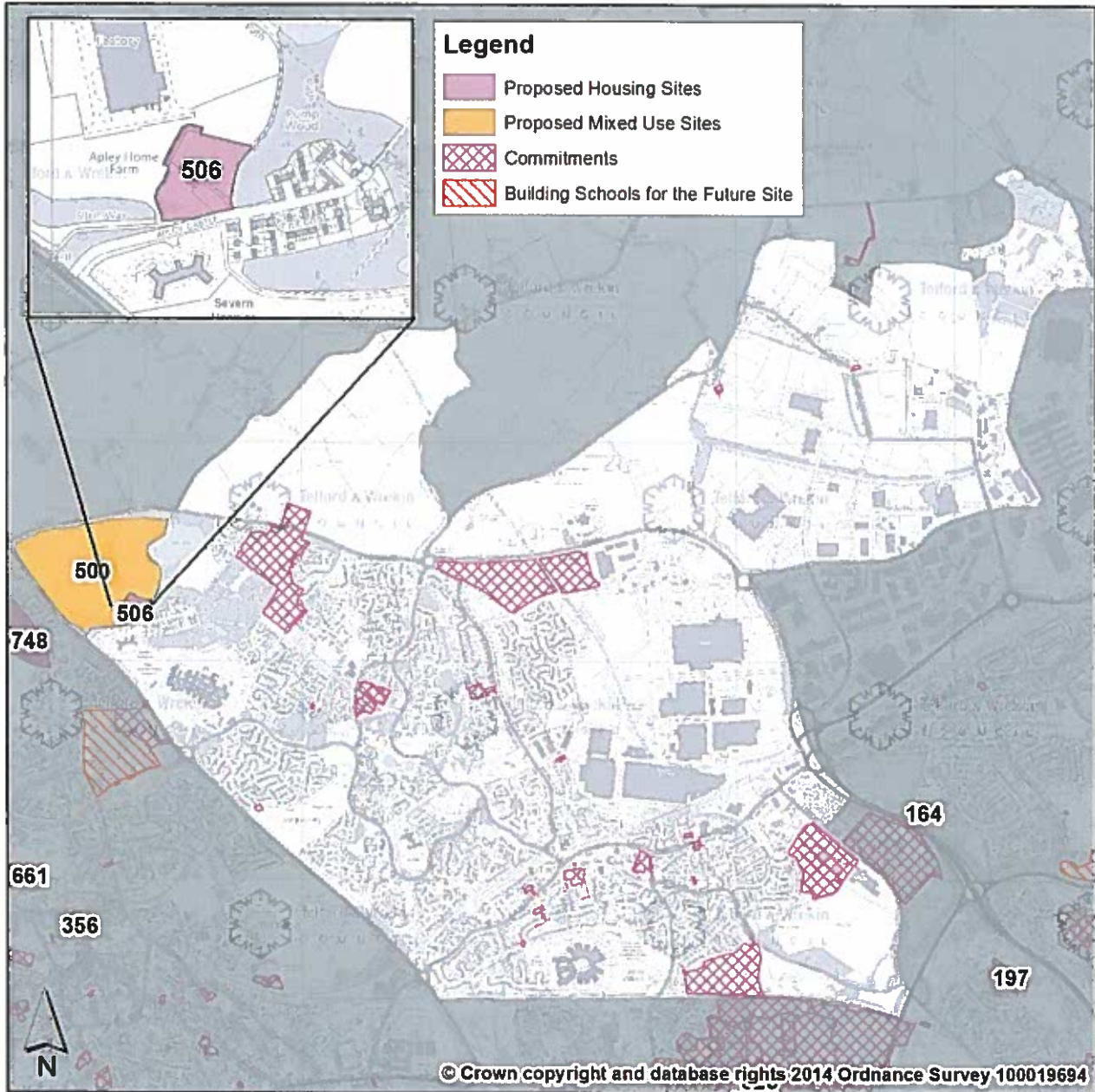
Table 5 Housing Sites in Great Dawley

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
732	The Former Phoenix Secondary School	9.006	315
909	Southwater	0.544	180

5 Housing Sites

5.6 Hadley and Leegomery

Map 5.7 Housing Sites in Hadley and Leegomery



5.19 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

Table 6 Housing Sites in Hadley & Leegomery

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
500	Maxell Expansion Land	24.038	500
506	Apley Home Farm	1.432	50

5 Housing Sites

5.7 Hollinswood & Randlay

Map 5.8 Housing Sites in Hollinswood & Randlay



5.20 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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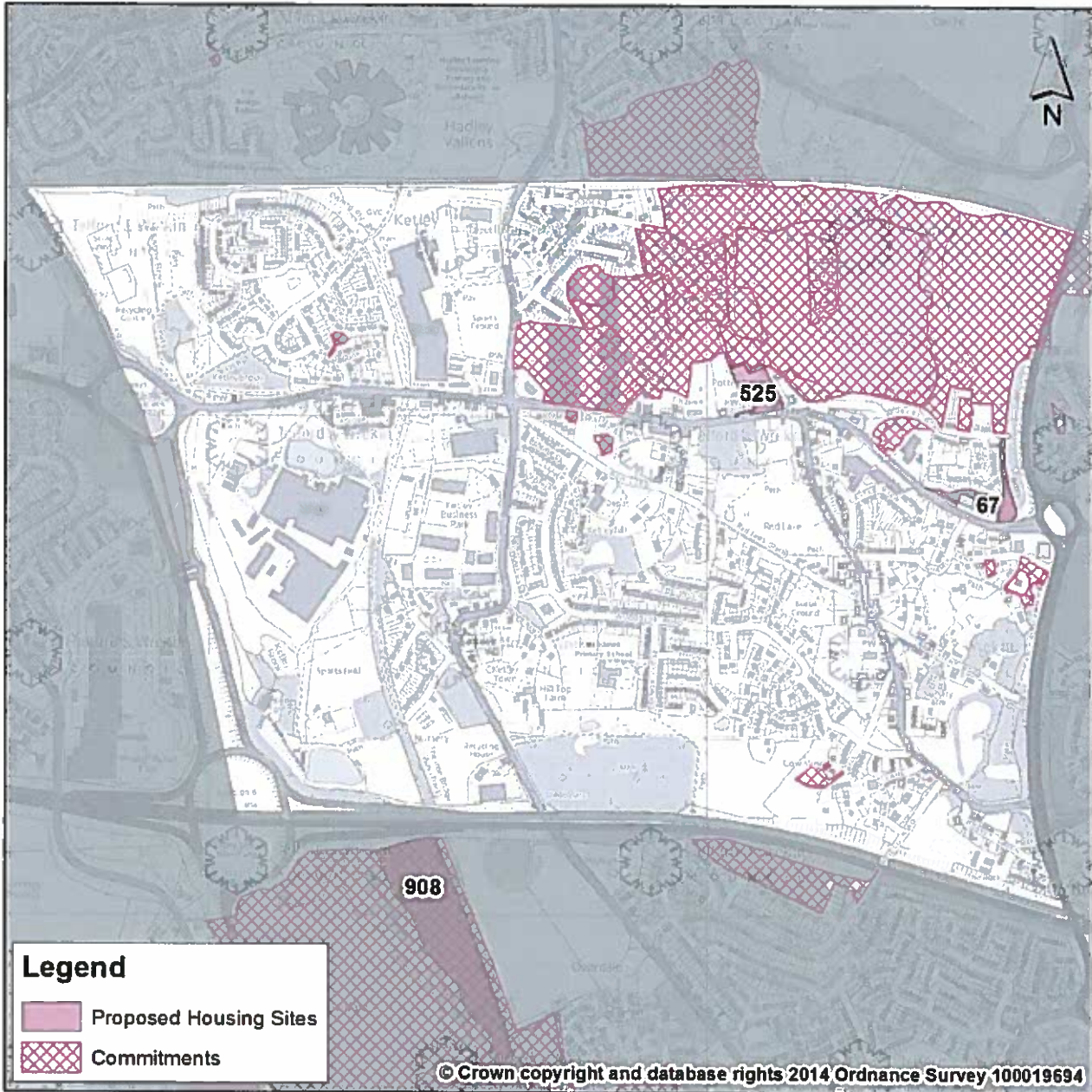
Table 7 Housing Sites in Hollinswood & Randlay

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
379	Nedge Hill Farm	7.3	256

5 Housing Sites

5.8 Ketley

Map 5.9 Housing Sites in Ketley



5.21 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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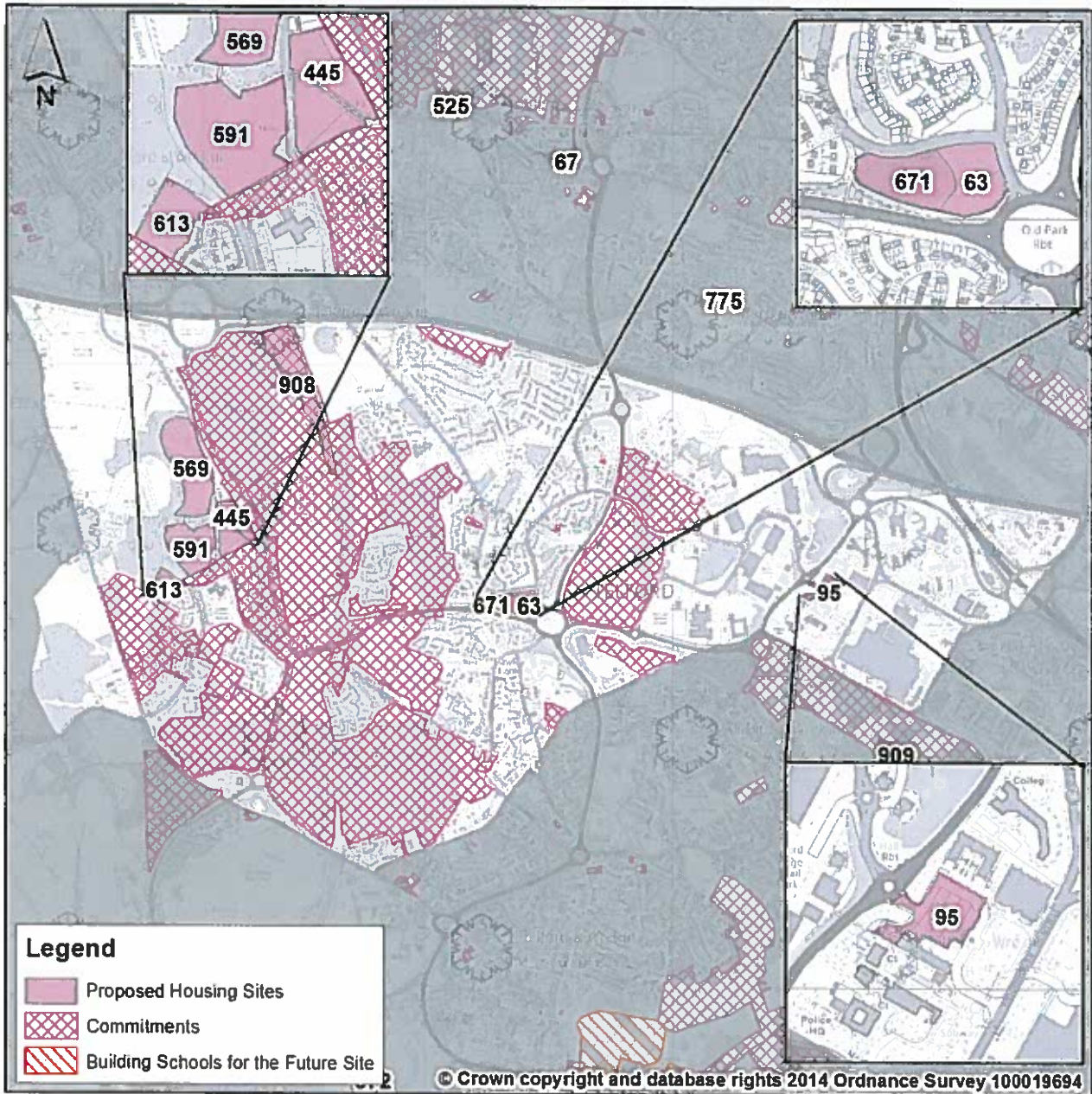
Table 8 Housing Sites in Ketley

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
67	Land between Holyhead Road and Ley Brook	0.541	19
525	88-102 Potters Bank, Holyhead Road, Ketley	0.64	22

5 Housing Sites

5.9 Lawley & Overdale

Map 5.10 Housing Sites in Lawley & Overdale



5.22 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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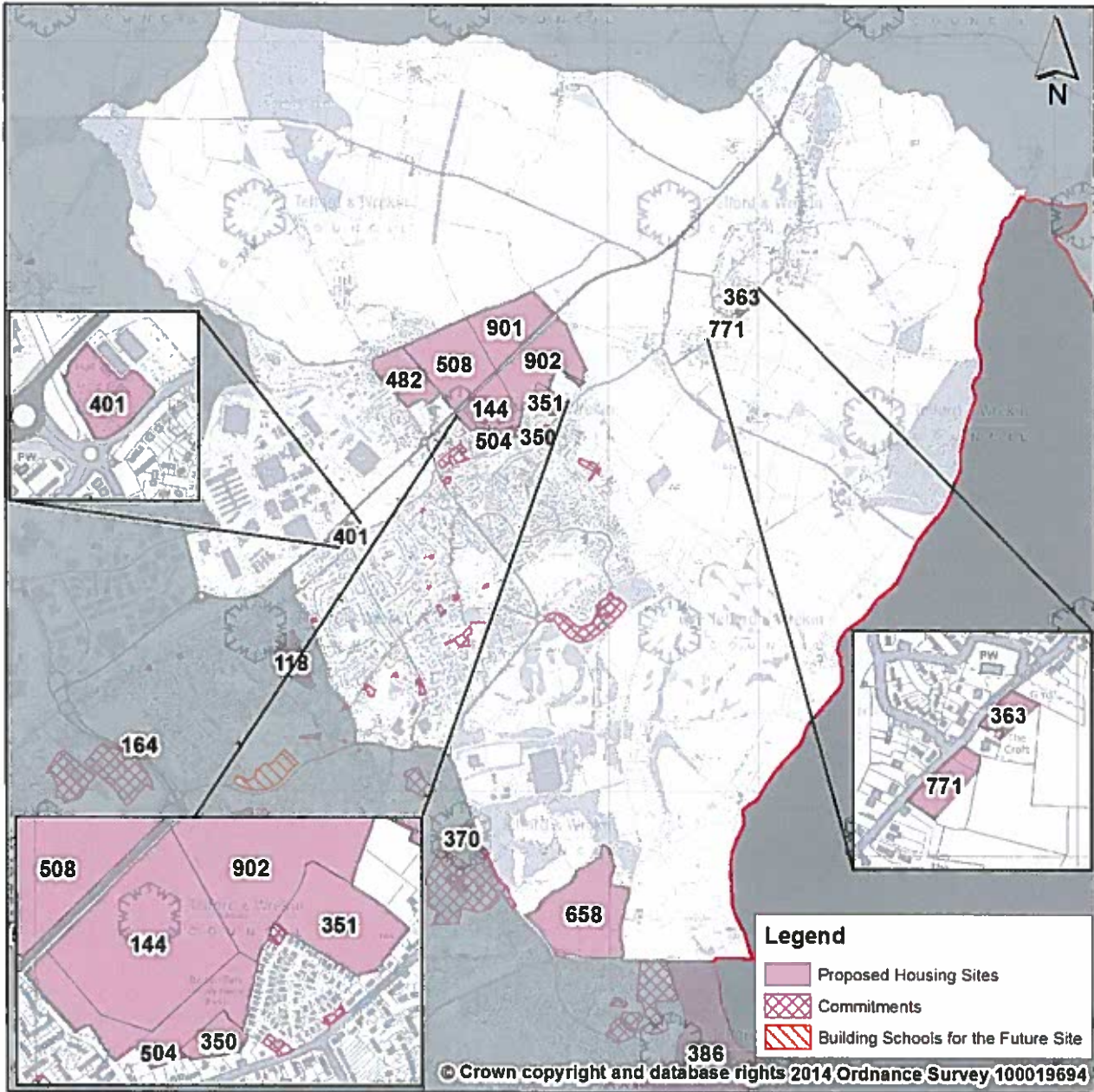
Table 9 Housing Sites in Lawley & Overdale

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
63	Land at Old Park Roundabout	0.673	24
95	Hall Park car park off Hall Park Way	0.997	35
445	Lawley Drive	2.284	80
569	Lawley Village North - Phase IV	5.233	183
591	Lawley Village North - Phase III	3.266	114
613	Lawley Village West - Phase II	1.099	38
671	Land at Rock Road, The Rock	0.77	26
908	Land north of Synders Way, Lawley	4.497	157

5 Housing Sites

5.10 Lilleshall, Donnington & Muxton

Map 5.11 Housing Sites in Lilleshall, Donnington & Muxton



5.23 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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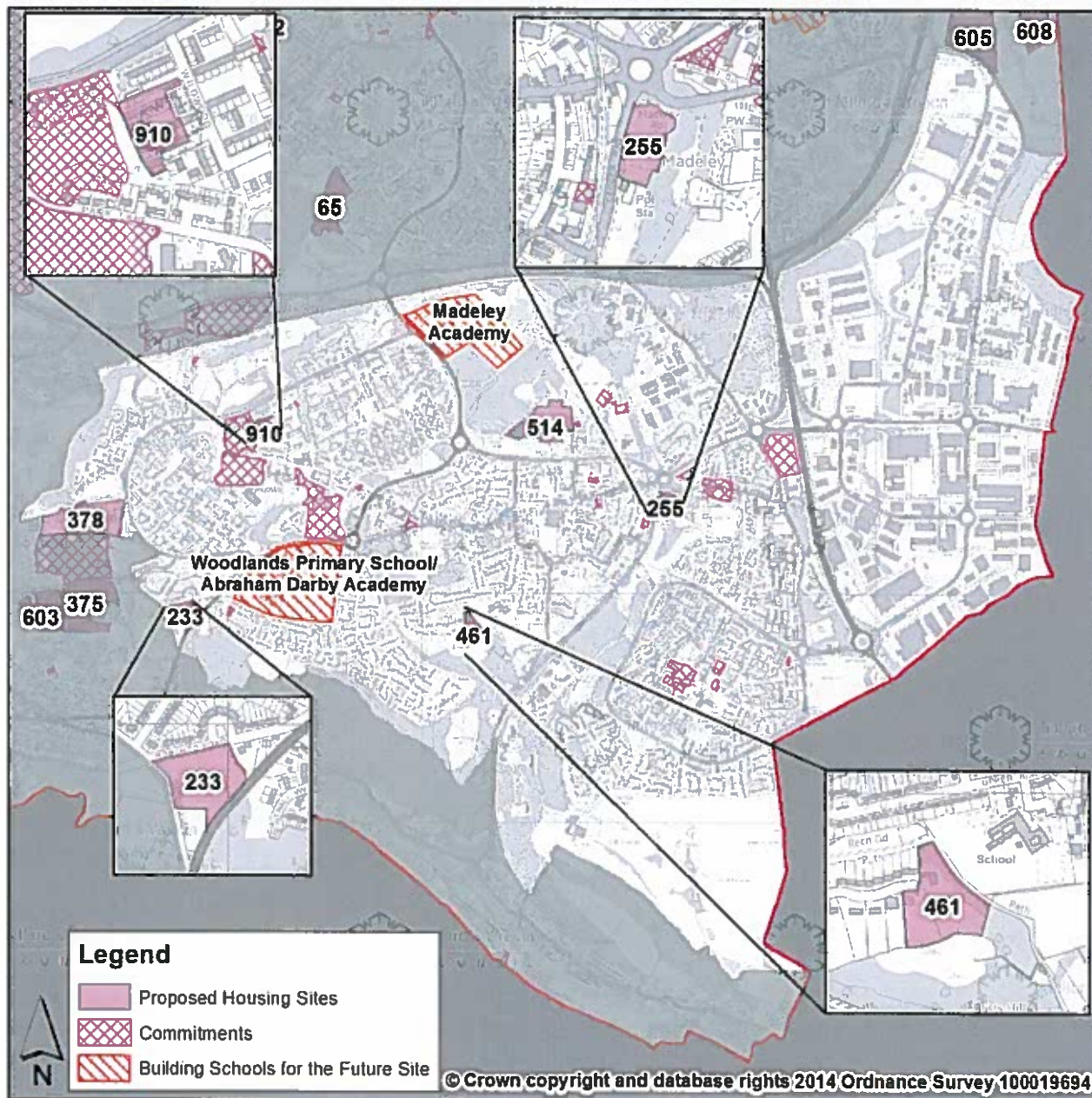
Table 10 Housing Sites in Lilleshall, Donnington & Muxton

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
144	Land South of New Trench Road, Donnington	7.559	265
350	Site 87, Breton Park Extension	0.653	23
351	Site 88, Wellington Road, Donnington	3.019	106
363	Land at Church Road, Lilleshall	0.33	10
401	Land adjacent to Wellington Road, Donnington	1.137	40
482	Land at Station Road, Donnington	9.731	339
504	Donnington Farm	3.433	120
508	Land North of New Trench Road, Donnington	19.998	700
658	Land north of Redhill, Watling Street	30.753	450
771	Land at, Church Road, Lilleshall	0.579	10
901	Land North of A518, Donnington, Telford	14.65	513
902	Land South of A518, Donnington, Telford	17.56	615

5 Housing Sites

5.11 Madeley

Map 5.12 Housing Sites in Madeley



5.24 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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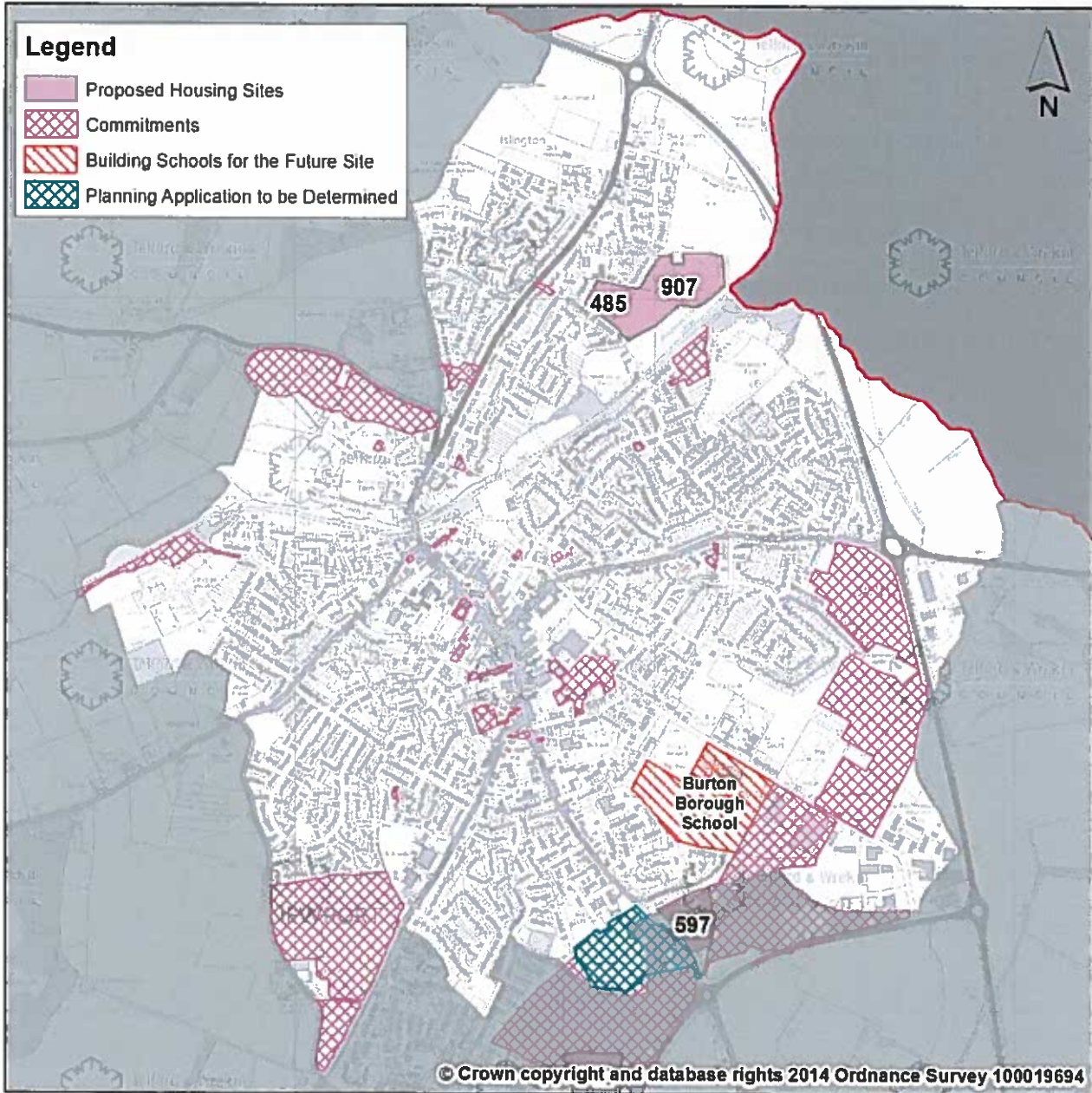
Table 11 Housing Sites in Madeley

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
233	West of Ironbridge Road	1.145	40
255	Overspill Car Park, Legges Way, Madeley	0.72	25
378	West of Woodside Avenue	4.221	148
461	Site at Lees Farm Drive, Madeley	1.278	44
514	Former Madeley Court School Site	5.878	133
910	Wildwood Development Site, Woodside	0.661	25

5 Housing Sites

5.12 Newport

Map 5.13 Housing Sites in Newport



5.25 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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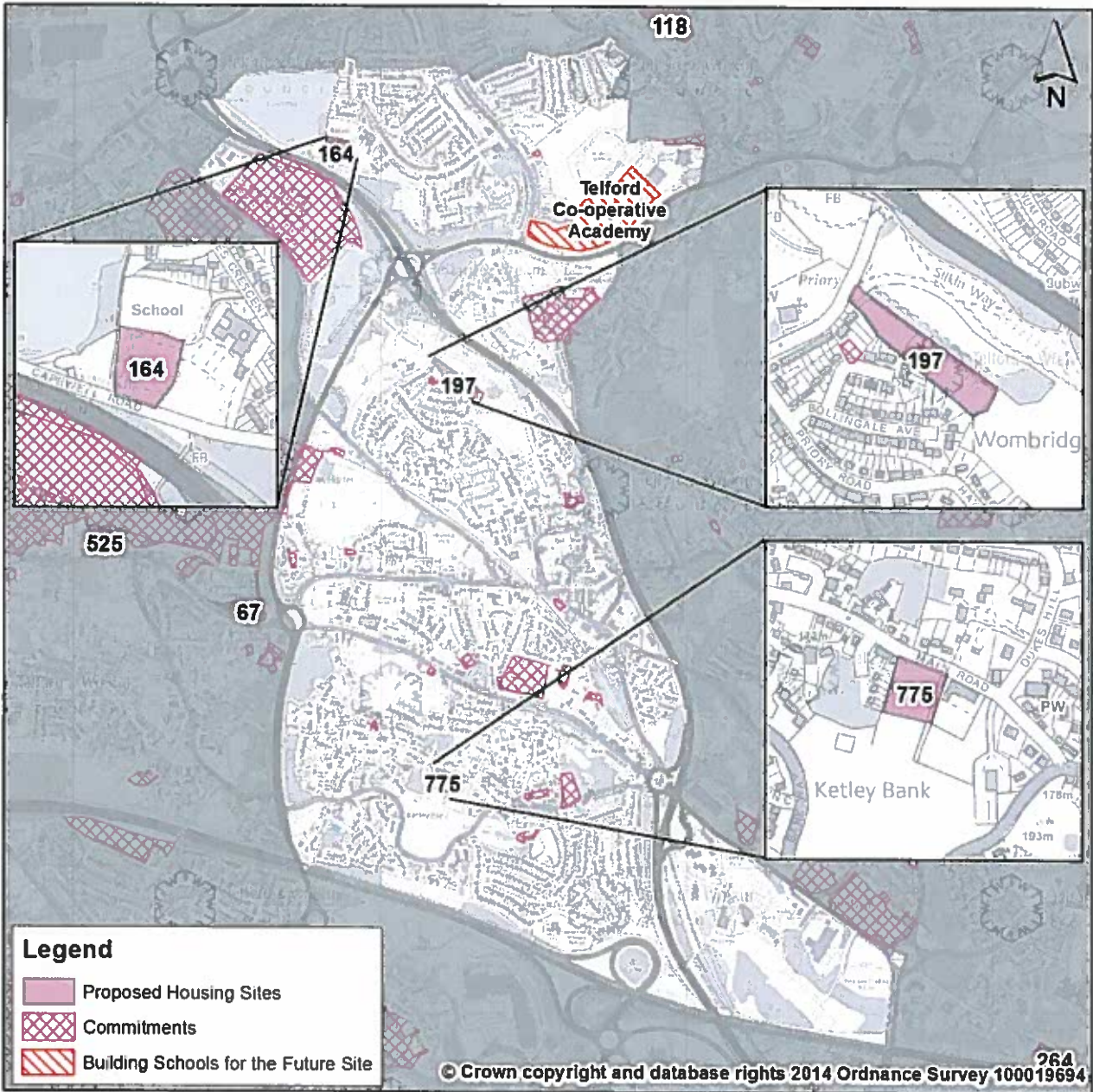
Table 12 Housing Sites in Newport

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
485	Land south of Beechfields Way	1.009	35
907	Land to Rear of Beechfields Way, Newport	4.255	149

5 Housing Sites

5.13 Oakengates

Map 5.14 Housing Sites in Oakengates



5.26 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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Table 13 Housing Sites in Oakengates

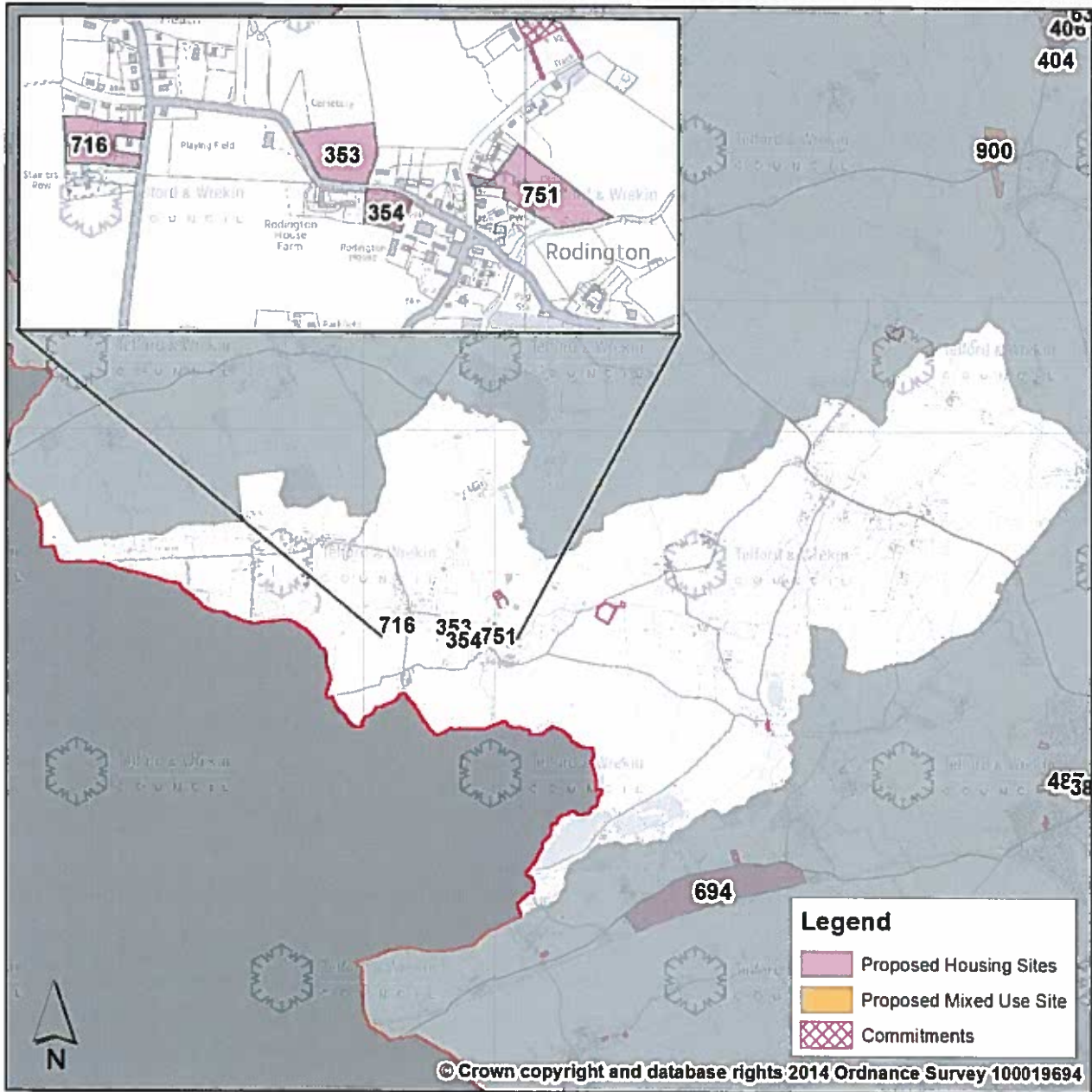
SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
164	Land adjacent to Teagues Bridge Primary School, Capewell Road	0.556	19
197	Land off Wombridge Road, Wombridge	0.707	24
775	Former Church, Main Road, Ketley Bank	1.03	14

5

5 Housing Sites

5.14 Rodington

Map 5.15 Housing Sites in Rodington



5.27 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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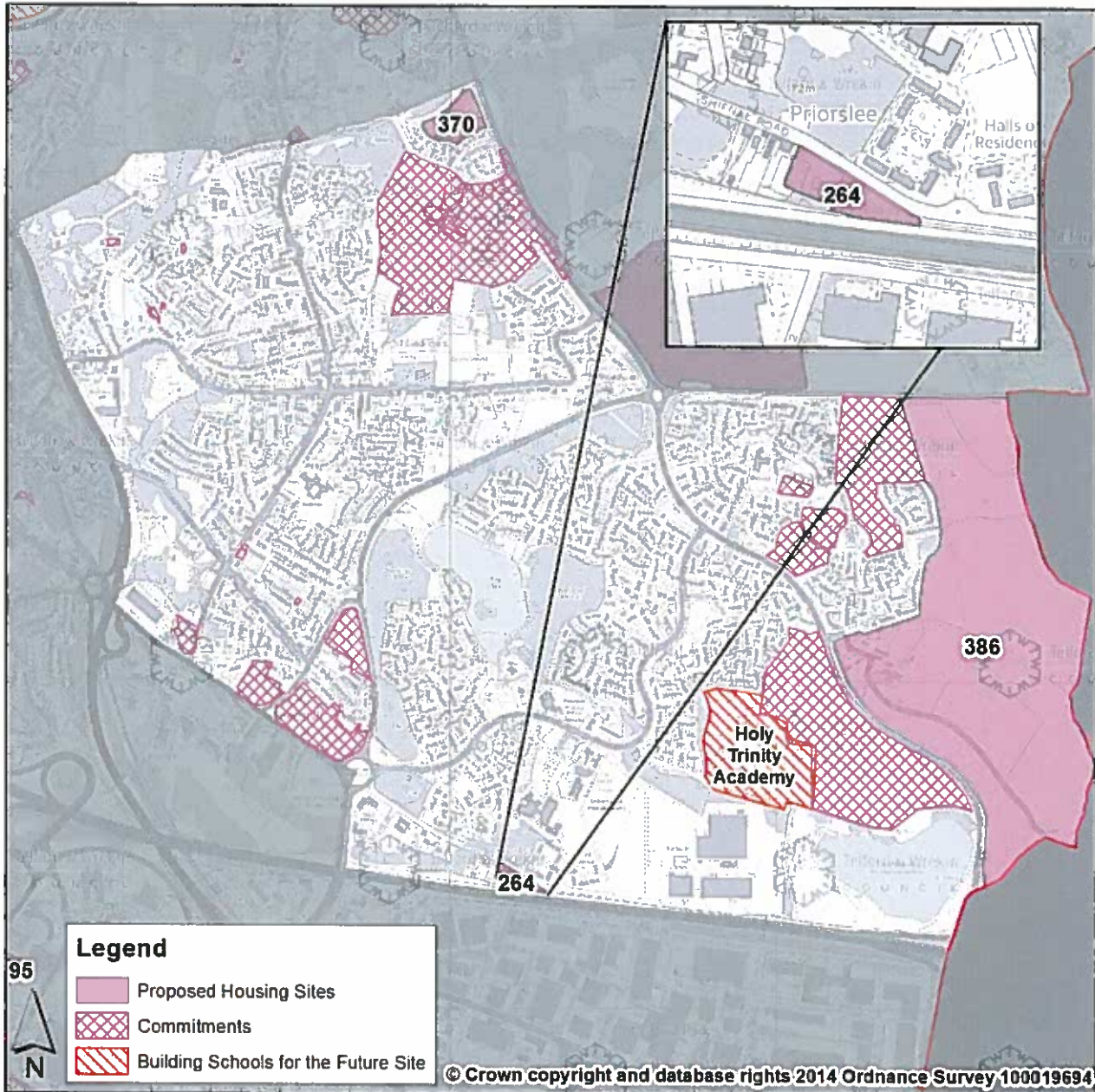
Table 14 Housing Sites in Rodington

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
353	Site 114, Rodington	1.122	12
354	Site 113, Rodington	0.468	16
716	Land at Fairways, Rodington Heath	0.929	33
751	Land to the rear of Emlea, Rodington	1.462	51

5 Housing Sites

5.15 St. Georges & Priorslee

Map 5.16 Housing Sites in St. Georges & Priorslee



5.28 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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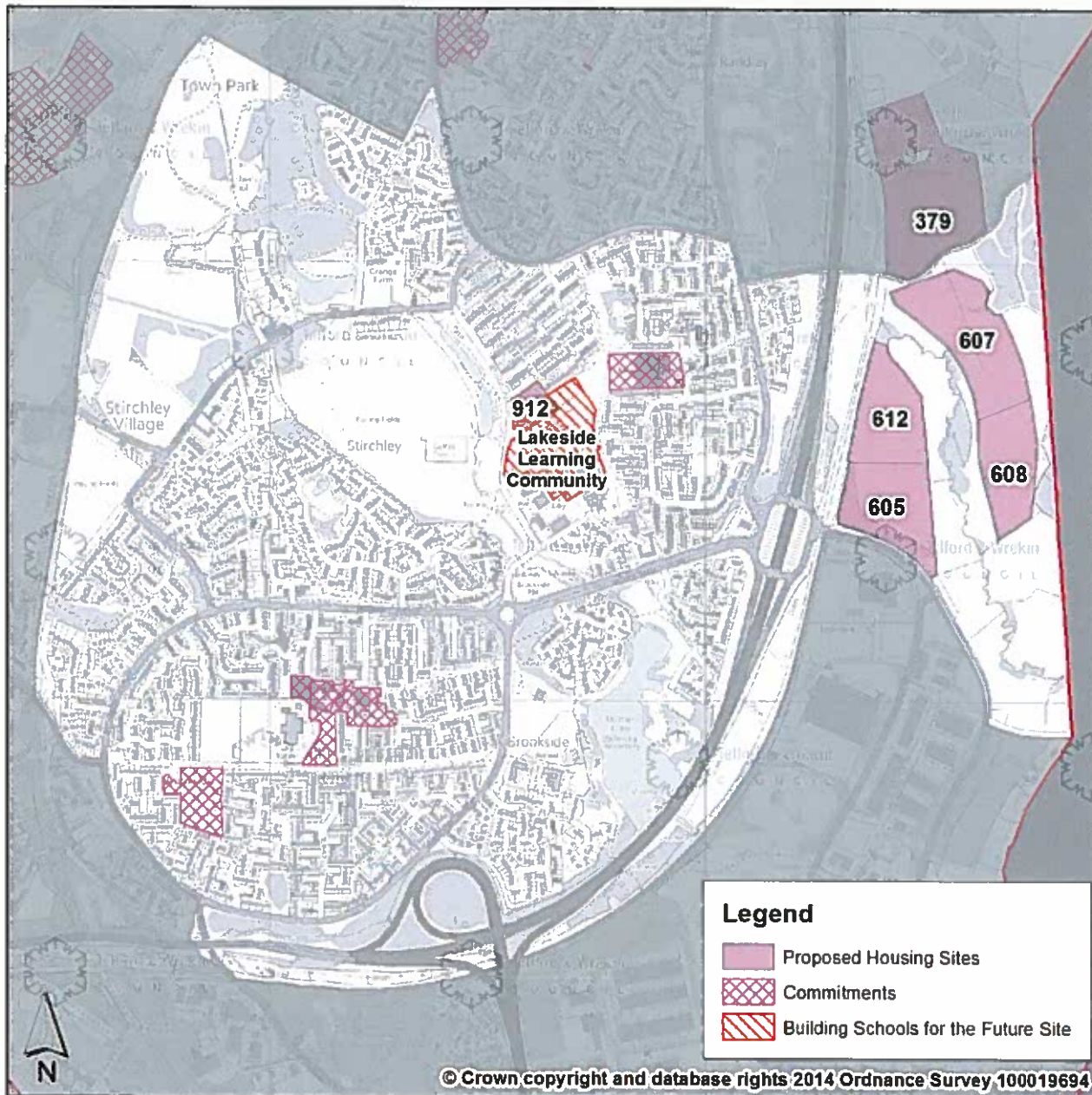
Table 15 Housing Sites in St. Georges & Priorslee

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
264	West of Campus, Shifnal Road, Priorslee	0.57	30
370	Daisy Bank Drive, St Georges, Donnington	1.808	35
386	Woodhouse, Priorslee	61.424	1100

5 Housing Sites

5.16 Stirchley & Brookside

Map 5.17 Housing Sites in Stirchley & Brookside



5.29 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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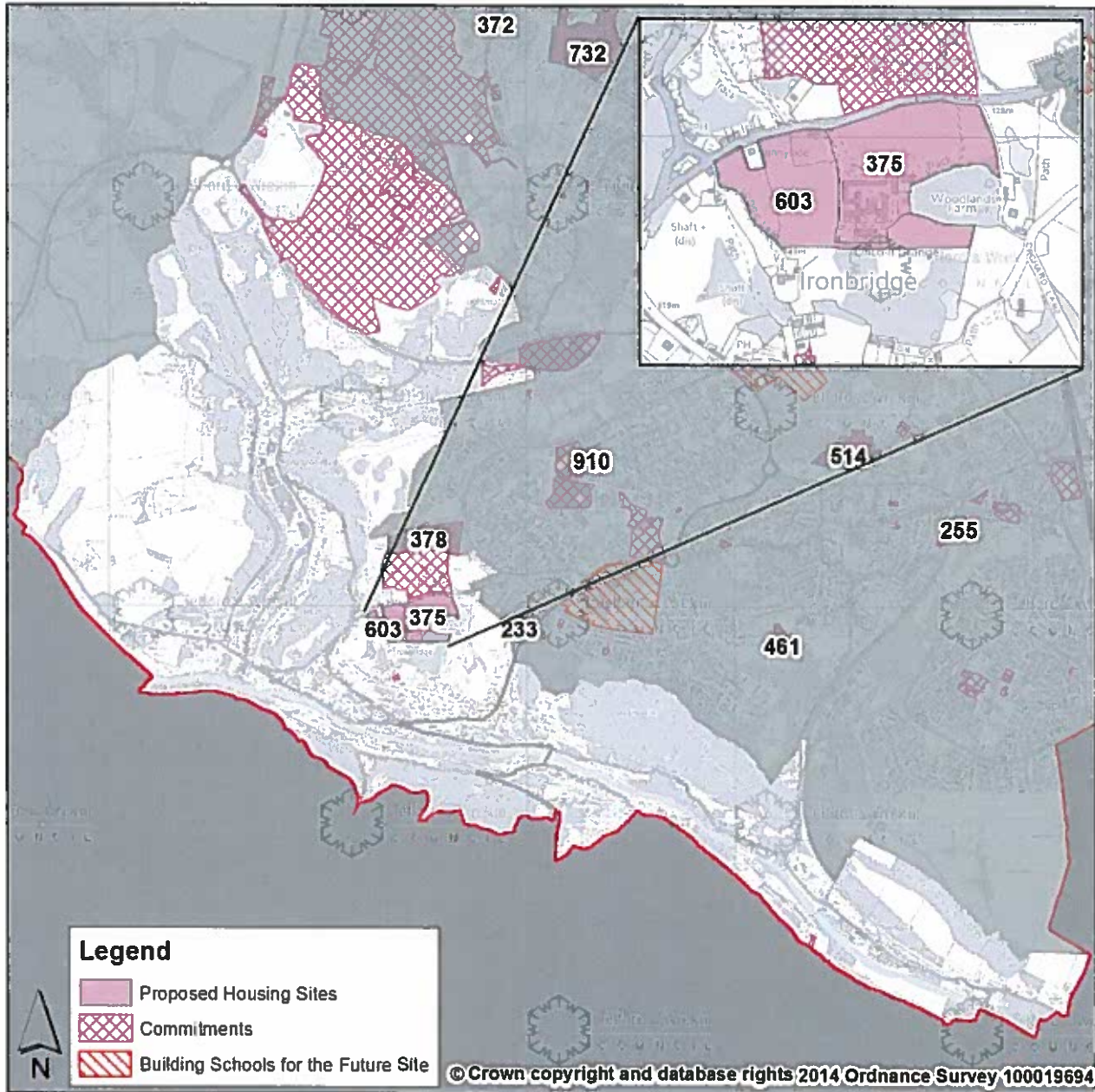
Table 16 Housing Sites in Stirchley & Brookside

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
605	Land south of the Nedge, Phase I	3.979	139
607	Land south of the Nedge Phase IV	5.276	185
608	Land south of the Nedge, Phase III	3.319	116
612	Land south of the Nedge, Phase II	3.51	123
912	The Former Swan Centre, Grange Avenue, Stirchley	0.707	21

5 Housing Sites

5.17 The Gorge

Map 5.18 Housing Sites in The Gorge



5.30 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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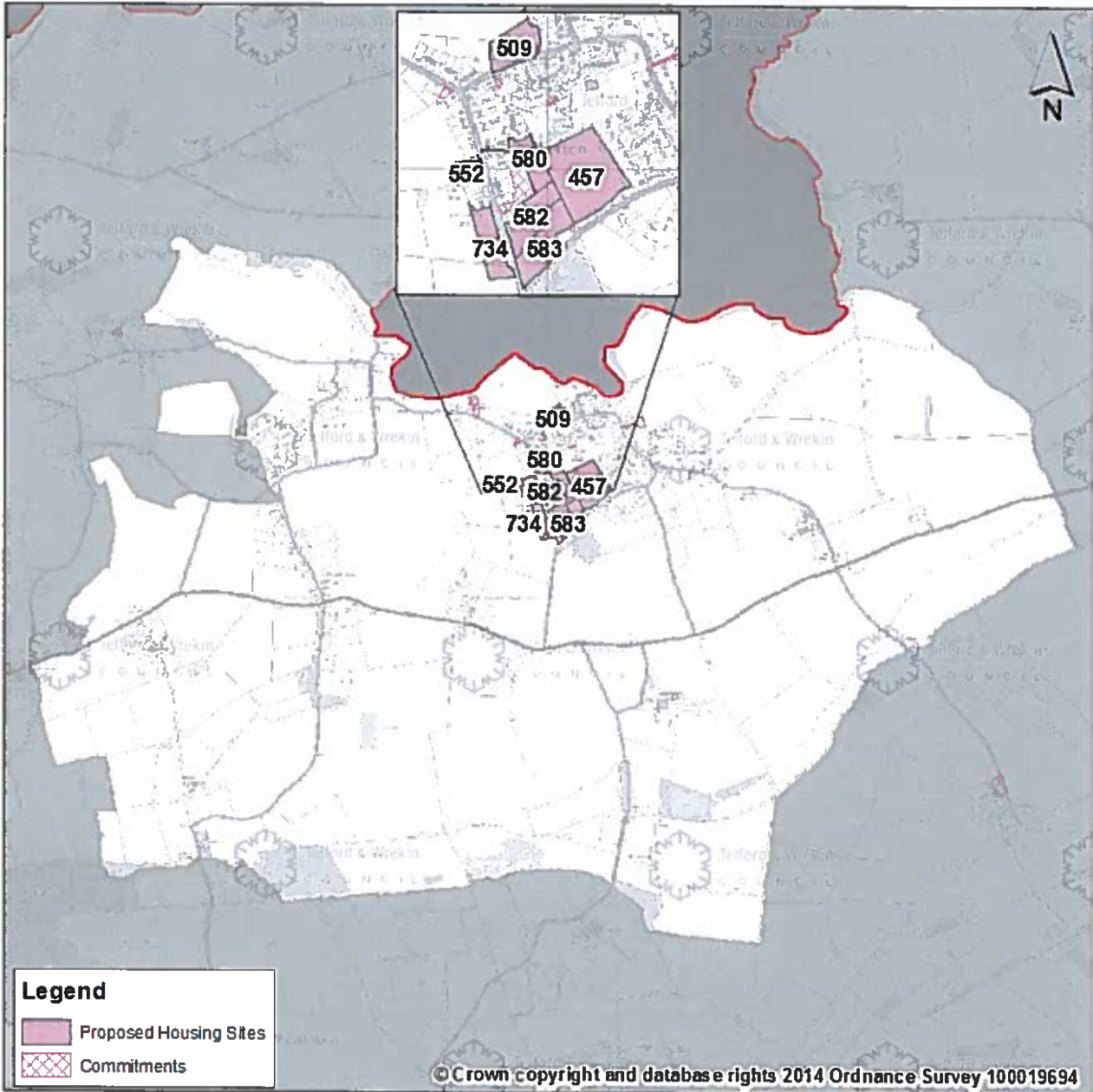
Table 17 Housing Sites in The Gorge

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
375	Beeches Hospital	3.418	120
603	Land adjacent to The Beeches Hospital	3.069	107

5 Housing Sites

5.18 Tibberton & Cherrington

Map 5.19 Housing Sites in Tibberton & Cherrington



5.31 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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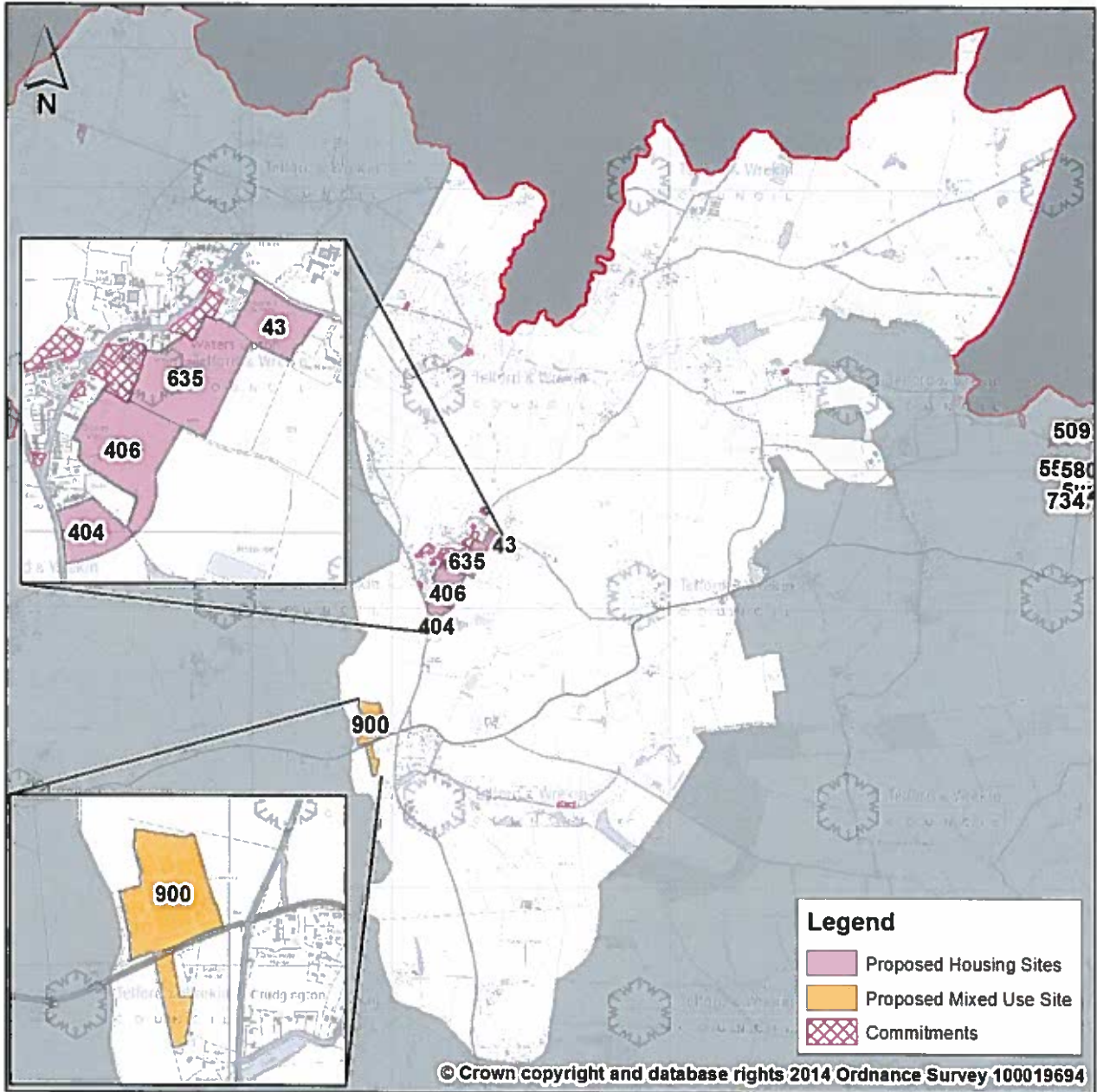
Table 18 Housing Sites in Tibberton & Cherrington

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
457	Plantation - 5, Tibberton	2.991	50
509	Opposite Tibberton Shop	1.056	37
552	Sutherland Farm Tibberton	0.413	14
580	Plantation - 1, Tibberton	0.77	28
582	Plantation - 3, Tibberton	1.104	38
583	Corner of Plantation Road and Back Lane, Tibberton	1.372	25
734	Site 2 at Sutherland Farm, Tibberton	0.964	34

5 Housing Sites

5.19 Waters Upton

Map 5.20 Housing Sites in Waters Upton



5.32 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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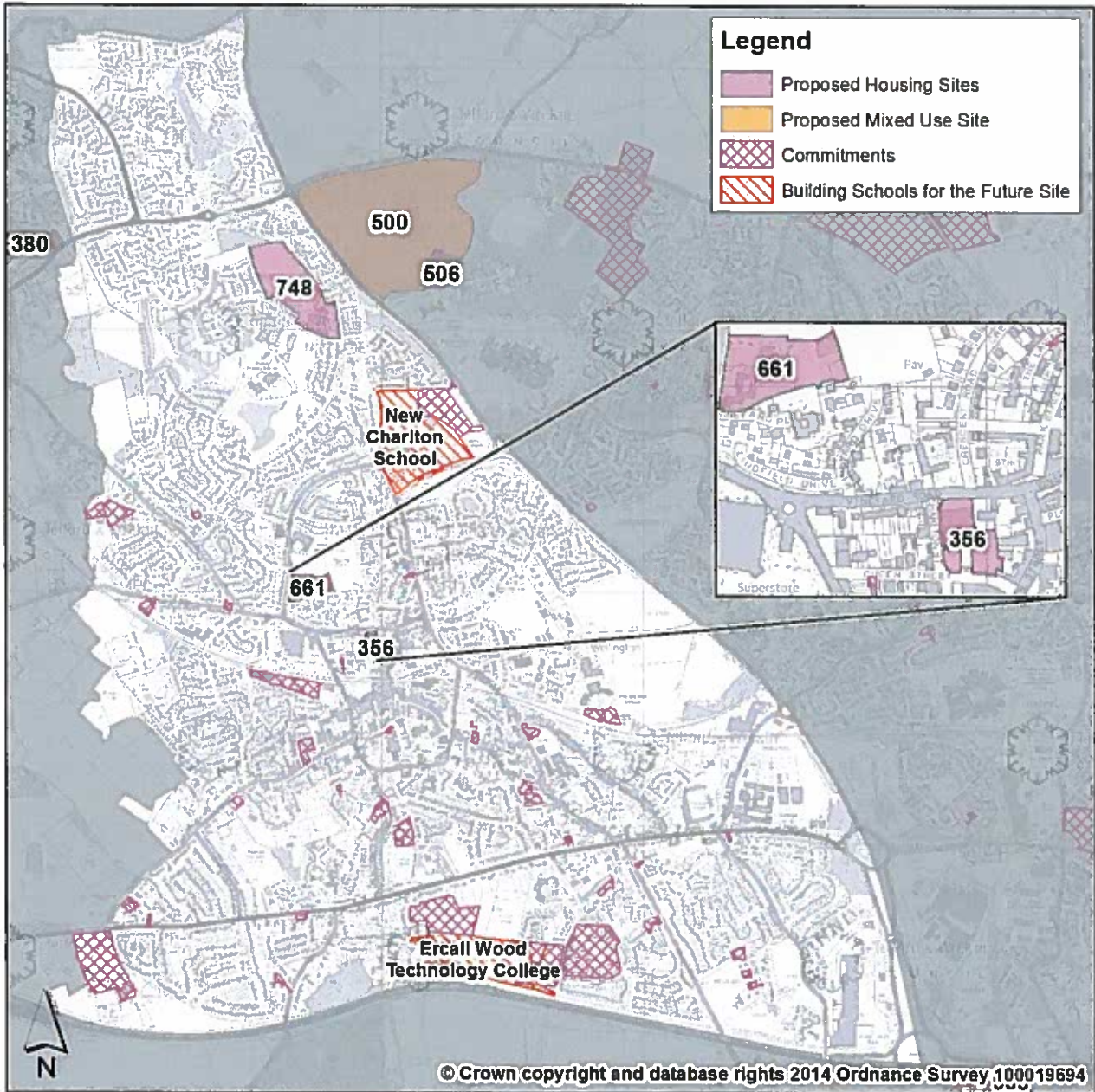
Table 19 Housing Sites in Waters Upton

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
43	Land east of Hanford Terrace - Site 4 Catsbitch Lane	1.971	24
404	Land south at Chapel House, Crudgington	10.056	25
406	Land south Site 3, White House Farm Waters Upton	1.905	43
635	Land south of White House Farm Waters Upton	1.184	60
900	Land at Crudgington	6.61	130

5 Housing Sites

5.20 Wellington

Map 5.21 Housing Sites in Wellington



5.33 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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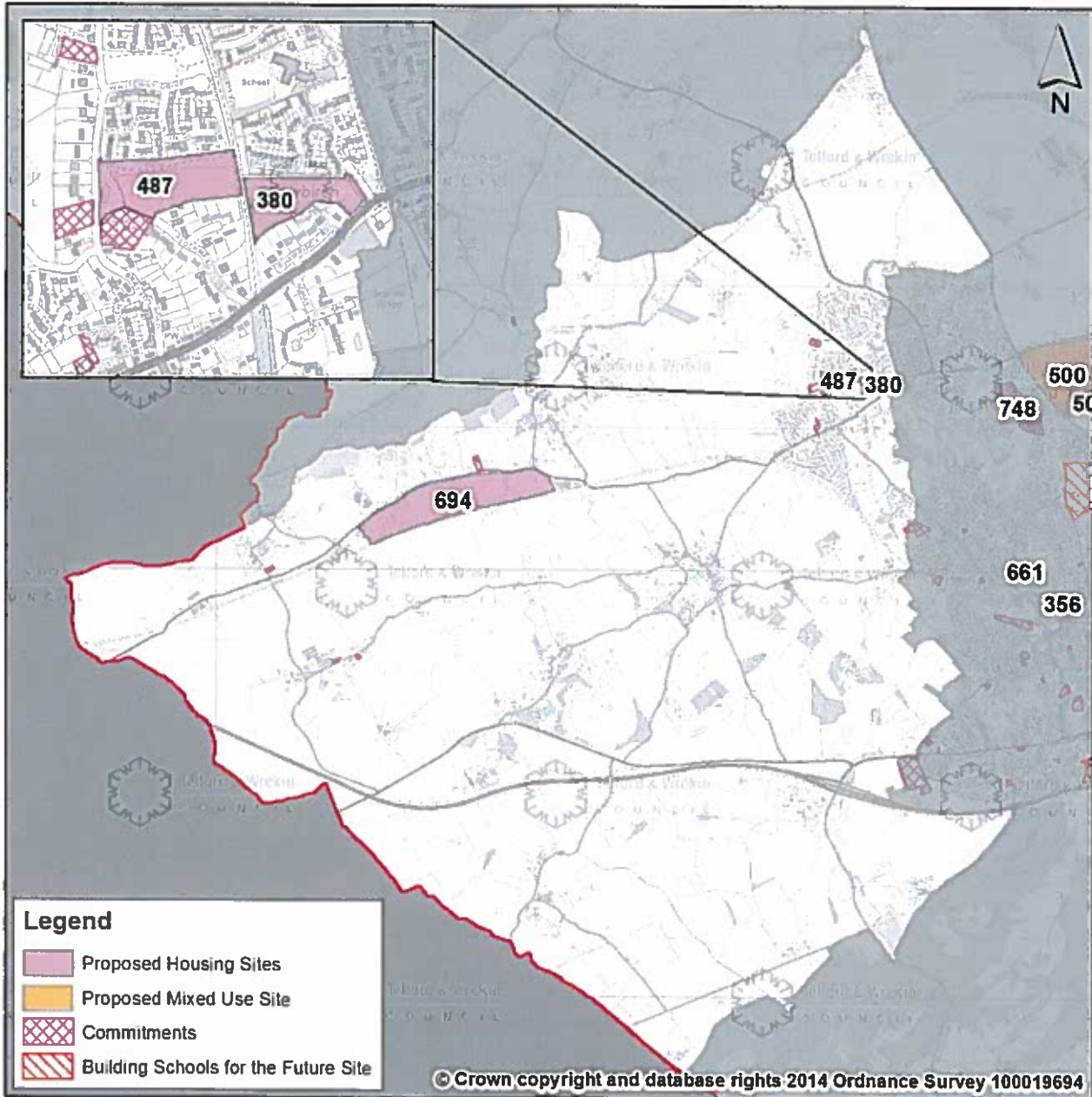
Table 20 Housing Sites in Wellington

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
356	Former Arriva Bus Depot, Charlton Street, Wellington	0.58	20
661	Land off North Road, Wellington	1.267	44
748	The Charlton School, Severn Drive, Dothill	6.31	221

5 Housing Sites

5.21 Wrockwardine

Map 5.22 Housing Sites in Wrockwardine



5.34 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

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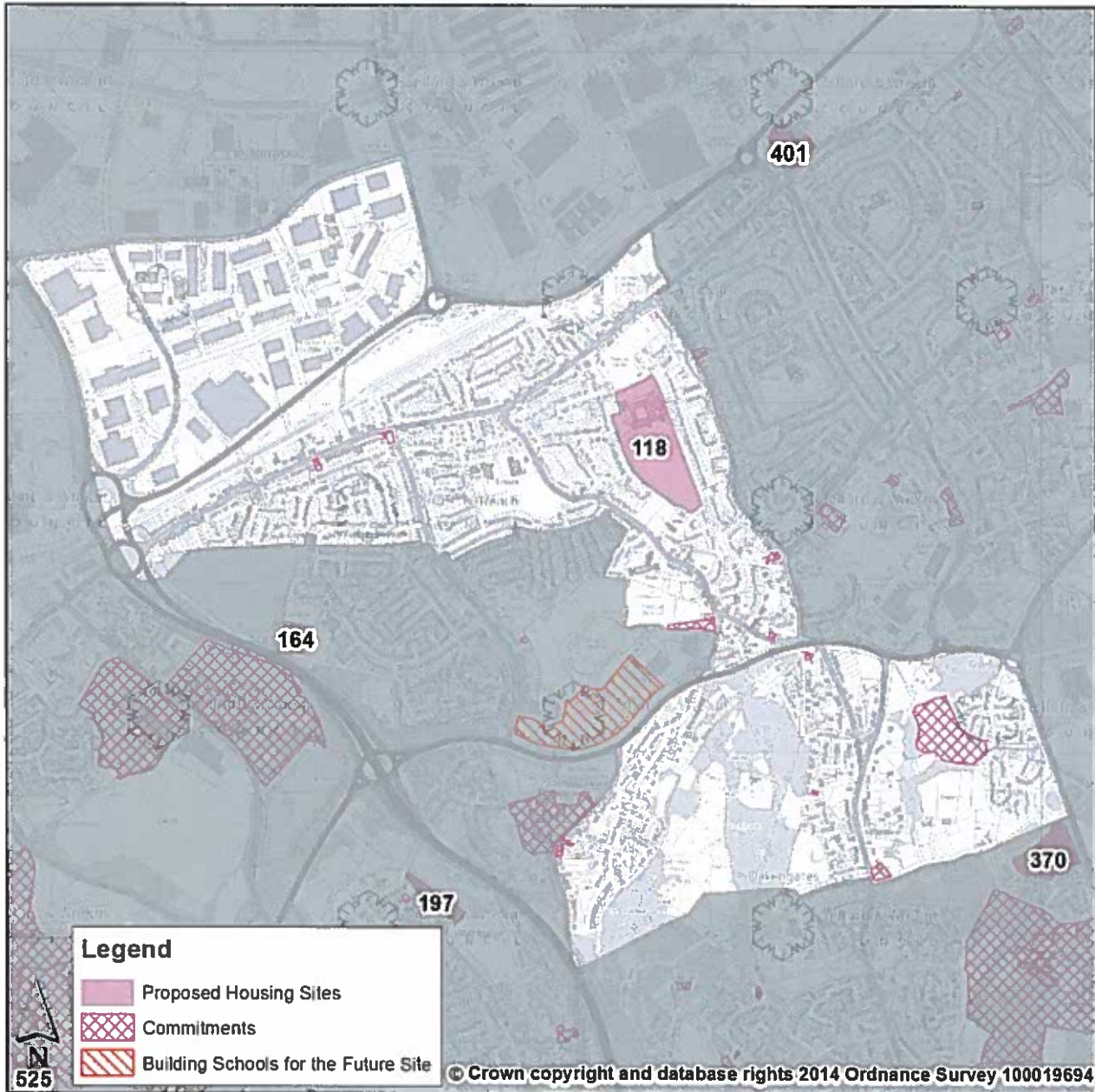
Table 21 Housing Sites in Wrockwardine

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
380	Land west of Brandon Avenue	1.59	56
487	Land east of Bratton Road	3.092	106
694	Former Sugar Beet Factory Site, Allscott	30.279	500

5 Housing Sites

5.22 Wrockwardine Wood & Trench

Map 5.23 Housing Sites in Wrockwardine Wood & Trench



5.35 The committed housing sites shown on this map are those that already have approval for housing. They are shown for information and are not subject to comments during this consultation.

5 Housing Sites

5

Table 22 Housing Sites in Wrockwardine Wood & Trench

SHLAA Identification	SHLAA site address	Site area (Ha)	Estimated Potential Housing Yield
118	Sutherland School, Gibbons Road	5.29	127

6 Employment Sites

6 Employment Sites

Strategy & Options

6.1 To help establish Telford as the destination of choice for development and business investment in the region, the Strategy & Options consultation document (June 2013) offered a number of options for the location of economic development. Comments received were supportive of identifying specific sites and areas for employment development. This document carries forward the principles of this approach by identifying proposed sites for employment uses.

Picture 6.1 Employment use in Stafford Park, Telford



Selection of sites

6.2 An overriding aim of the Local Plan is to strengthen and protect the identity of Telford as a "green town" as well as continue to lead the way in delivering housing and economic growth. In particular we seek to support an arc of employment around the east of Telford to take advantage of the connections to the national motorway and rail system and the West Midlands conurbation.

6.3 Paragraph 21 of the National Planning Policy Framework (NPPF) states that 'local planning authorities should "...set criteria or identify strategic sites for local and inward investment to match the (economic) strategy and to meet anticipated needs over the plan period; plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; ... identify priority areas for economic regeneration, infrastructure

provision and environmental enhancement." Our identification of employment sites recognises the importance of the arc of employment to the east of the town and addresses the NPPF requirements.

6.4 The types of land use that are classed as 'employment' and are included in this assessment are defined by the Use Classes Order 1987 (as amended). These are as follows;

Table 23 Use Classes

Use Class Code:	Type of Employment Development:
B1a	Offices
B1b	Research and Development (e.g. Laboratories)
B1c	Light Industry (e.g. Workshops)
B2	General Industrial (e.g. Factories)
B8	Storage and Distribution (e.g. Warehouses)

6.5 The steps taken to identify the employment sites and their uses presented are as follows;

Stage 1: Initial site assessment

6.6 Proposed employment sites were assessed according to the criteria contained in the Employment Land Review. This helped identify the type of employment development that would be suitable on each site.

6 Employment Sites

Stage 2: Evaluation

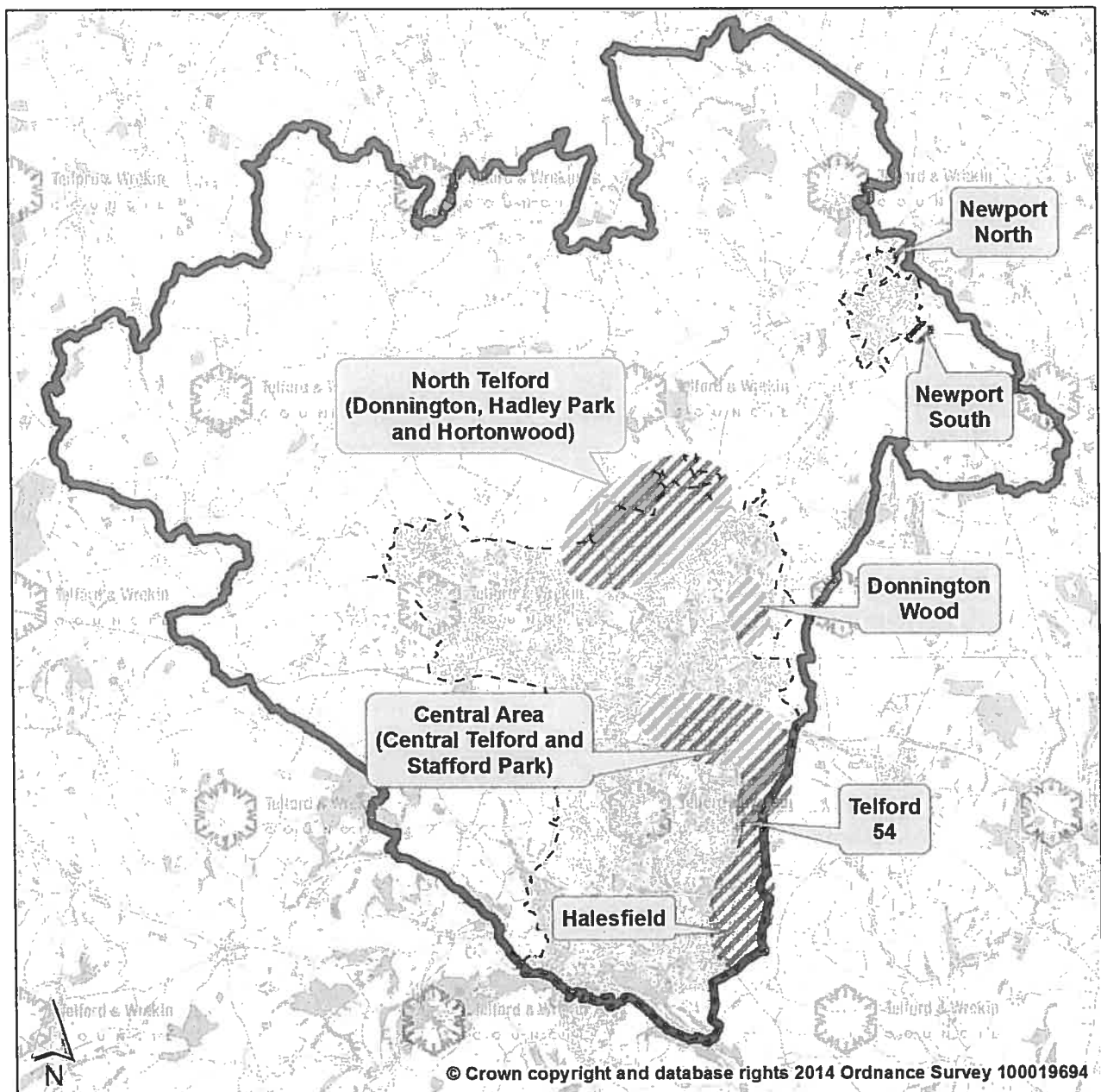
6.7 The sites identified in stage 1 were evaluated using input from specialist officers to provide a more precise and accurate assessment of sites.

Stage 3: Site selection

6.8 We have identified 6 Strategic Employment Areas as shown on map 6.1.

These are broad locations within the urban areas of Telford and Newport where there are significant opportunities for employment development and investment. They are considered best suited to attract local and inward investment to meet the new Local Plan strategy and to meet anticipated local and borough wide needs.

Map 6.1 Strategic Employment Areas



6 Employment Sites

Strategic Employment Areas

6.9 The Strategic Employment Areas have been identified on the basis of the following considerations;

- our strategy for economic development, as consulted on during the Strategy & Options consultation
- supporting an arc of employment around the east of Telford
- locations with the greatest quantities and concentrations of sites available for development as identified in the Employment Land Review
- areas where there are already established employment uses, helping to increase the potential for clustering and networking of industries
- locations with good access to major road and rail networks (e.g. the M54 and the rail freight terminal), thus offering the opportunity to link with similar industries elsewhere
- areas in close proximity to places in greatest need of job creation.

North Telford (Donnington, Hadley Park and Hortonwood)

6.10 This area contains a significant concentration of existing businesses and industries with a large amount of employment land that is available for development. Hortonwood itself contains over 50 hectares of land that is available for employment development.

6.11 There are major employers in this area including GKN Sankey, Epson and the Ministry of Defence. The concentration and close proximity of these industries in this area of north Telford enables clustering, networking and the sharing of knowledge and ideas.

Picture 6.2 Employment use in Hortonwood, Telford



6.12 We are currently bidding for MOD Donnington to become the national logistics facility for the Ministry of Defence. The inclusion of the MOD facility within the Strategic Employment Area will support this bid by emphasising the priority for focusing investment and development in this area. This also presents new and existing businesses that are linked to the military logistics supply chain with significant opportunities for growth.

6.13 This area has established infrastructure to support substantial employment development. This includes the Telford International Railfreight Terminal which provides opportunities for new and existing businesses to connect and distribute to economies outside the borough, both within the UK and abroad.

Picture 6.3 Telford International Railfreight Terminal, Hortonwood



6 Employment Sites

6.14 The location of this area on the edge of Telford, with further potential development sites located beyond the current development boundary, provides potential for long term economic growth up to 2031.

6.15 Taking in to account the transport connections and the existing businesses in this area, the preferred use classes to be prioritised here are;

- B2 (General Industry) and B8 (Storage and Distribution) in Hortonwood and MOD Donnington
- B1b (Research & Development) and B1c (Light Industry) in Hadley Park, with some B2 (General Industry) on larger sites

Donnington Wood

6.16 This area contains an existing employment park with a number of notable employers including Lyreco, Maiden's of Telford and Müller. There are three development sites that remain available for development in close proximity to these established businesses, totalling 20 hectares.

6.17 Taking in to account the highway connections and existing industries in this area, the preferred use classes to be prioritised here are;

- B2 (General Industry) and B8 (Storage and Distribution)

Central Area (Central Telford and Stafford Park)

6.18 This area is focused on locations within close proximity to Telford town centre (broadly in line with the extent of the Central Telford Area Action Plan) and the large industrial estate at Stafford Park. Telford Town Centre's employment uses are largely comprised of offices in concentrations to the west (at Malinsgate, Telford Square and Hall Court), north (around Ironmasters Way) and east (at Grange Central) of Telford Shopping Centre.

Picture 6.4 Central Telford offices and Telford Central Railway Station



6.19 Adjoining the town centre to the north east there are major transport connections at Telford Central Railway Station, the M54 and the A442/A5 Hollinswood Interchange. Beyond these are further office buildings at Euston Way, Stafford Court and Central Park.

6.20 The employment uses become more industrial to the east of the area, within Stafford Park Industrial Estate. Although there is no longer any available development land that has been identified as remaining within Stafford Park, there do continue to be opportunities for growth and development in this area through the reuse and redevelopment of existing buildings.

Picture 6.5 Employment use in Central Telford



6.21 Taking into account the existing industries in these areas and their central location and good transport connections, the following uses are preferred here;

6 Employment Sites

- B1a (Offices) and B1b (Research and Development) in Central Telford
- B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution), with B1b (Research and Development) in Stafford Park

Halesfield

6.22 Halesfield is one of the earliest employment areas to have been developed in Telford under the New Town programme and some of its older premises are now in need of renewal. It continues to provide a supply of vacant land for employment development, totalling 15 hectares, so there is potential to bring new development and industries to revitalise this established employment area, as well as supporting the growth and expansion of existing businesses. This area has direct access to the trunk road network via the A442 and is located within 5 minutes drive from the M54. There is also an existing railway line adjoining to the west.

6.23 The preferred employment uses in this area are as follows;

- B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution), with some limited B1b (Research and Development)

Newport (North and South)

6.24 Newport contains two Strategic Employment Areas focused around Audley Avenue and Plough Lane. The Audley Avenue area is currently the subject of a number of proposals for redevelopment which may potentially see some employment land and buildings changing to other uses as well as some additional new employment development. We commissioned a study to understand the implications of these proposed changes on the need for and supply of

employment development in the town⁽¹⁾. This study identified a need for approximately 8 to 9 hectares of employment land in Newport.

6.25 Our preferred approach is to protect and consolidate the existing employment uses in the Audley Avenue area to contribute towards this identified need for additional employment land. In addition, outline planning permission has been granted for 4.5 hectares of employment land as part of a mixed use development east and west of Station Road in the southern part of Newport. Further opportunities for employment development include two sites to the north of Newport that have the potential to help meet this need.

6.26 The preferred employment uses in Newport are as follows;

- B1b (Research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution)

Telford 54

6.27 Telford 54 has two high technology industrial units (Synnax/Mitac and Trac) and 30 hectares of development land available over four sites. The area is currently being marketed for advanced automotive supply chain industries, highlighting its close proximity and good access to the M54 and potential to link with the i54 development, 12 miles east of Telford. It also has excellent connections to the A442 and is adjacent to the existing railway line to Birmingham and beyond.

6.28 The preferred employment uses in this area are as follows;

- B1b (Research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage and Distribution)

6 Employment Sites

6

6.1 Proposed Employment Sites

6.29 Sites presented in this section have been identified as having potential for employment development; the borough has over 600 acres of land available for employment. The sites are predominantly located within the sub-groupings of the Strategic Employment Areas as described above, however there are also a small number of proposed sites located outside these areas.

6.30 Parish and Town Council area boundaries are shown on each of the maps to enable easier identification of the area that each employment site falls within and also allows comparisons to be made with the housing sites.

6.31 At this stage none of these employment sites have been ruled out as proposed development sites but their future employment use and likely delivery timescales have been identified.

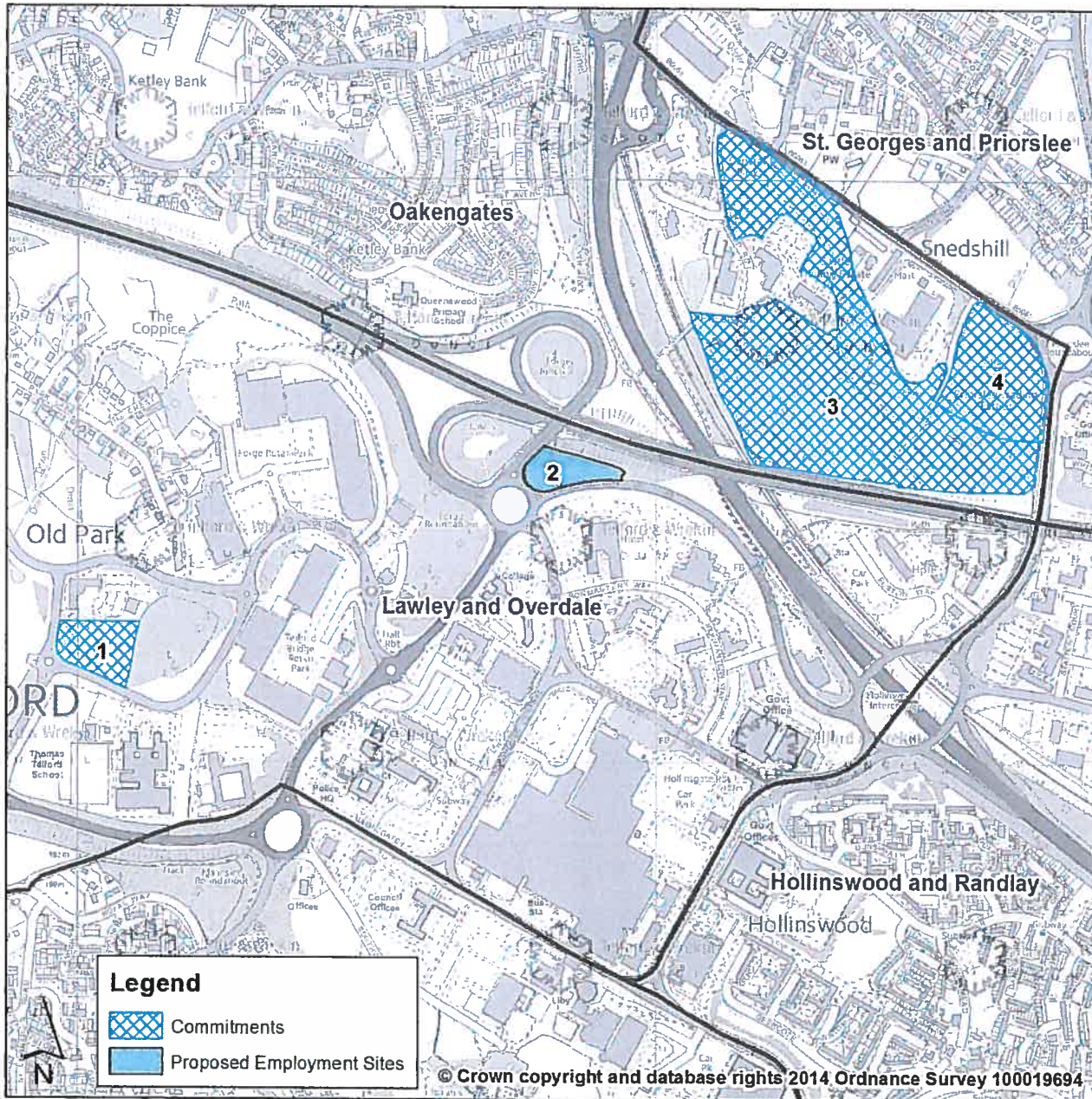
Picture 6.6 Transport links in Central Telford



6 Employment Sites

Central Telford

Map 6.2 Central Telford Employment Sites



6.32 The committed sites shown on this map are those that already have planning approval for employment generating uses. They are shown for information and are not subject to comments during this consultation period.

6 Employment Sites

6

Table 24 Employment Sites in Central Telford

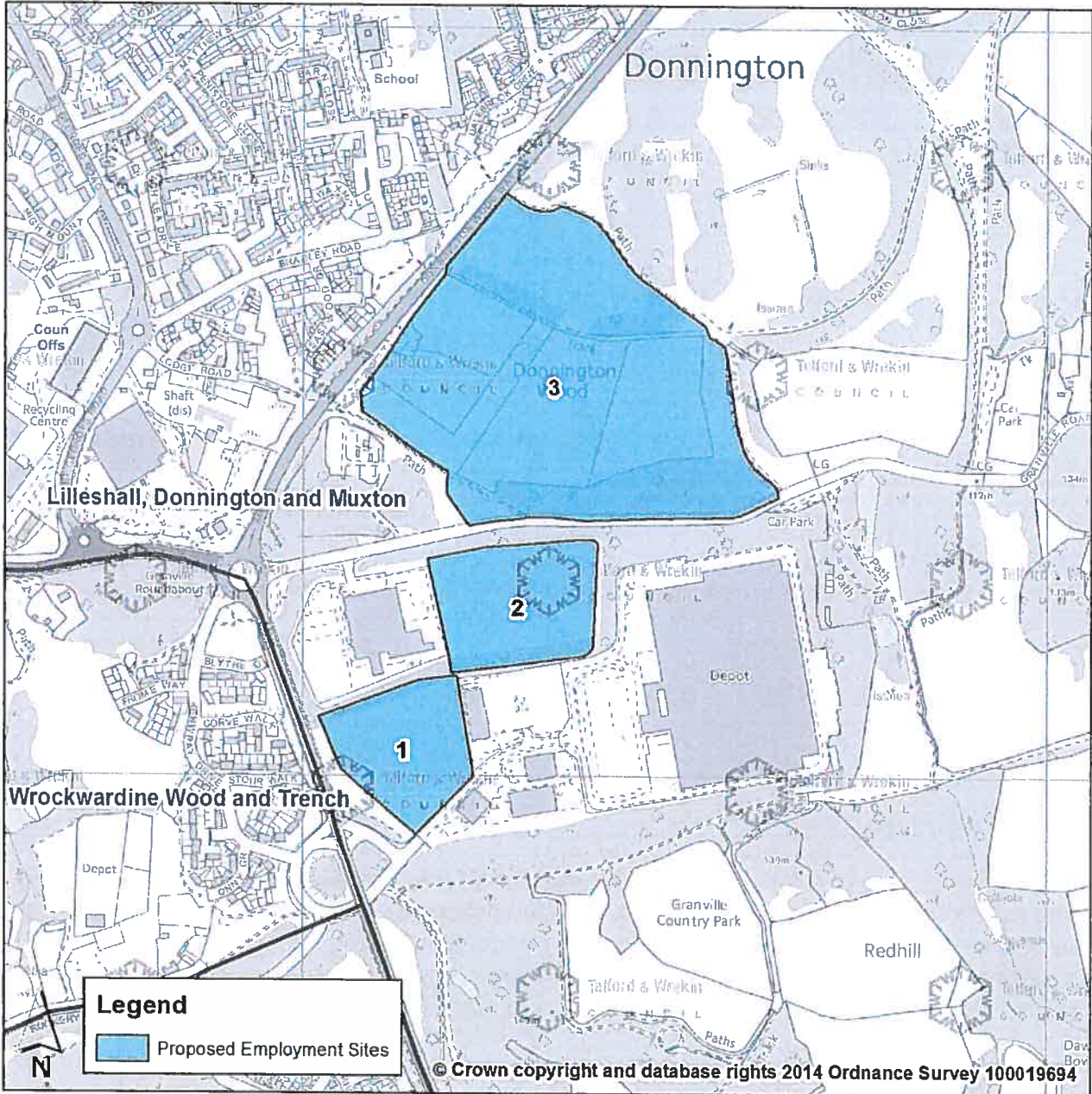
Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Central Telford	1	Colliers Way	1.16 B1a (offices) Other town centre uses will also be appropriate	1 to 5
	2	Rampart Way	0.82 B1a (offices) Other town centre uses will also be appropriate	5 to 10
	3	Hollinswood Road	14.62 B1a (offices) B1b (research & development) Other town centre uses will also be appropriate	1 to 5
	4	Telford Way	3.13 B1a (offices) Other town centre uses will also be appropriate	1 to 5

6.33 Sites 1, 3 and 4 are currently allocated for B1a office uses within the Central Telford Area Action Plan. They therefore already have the policy framework to support their delivery in the short term. These allocations could be taken forward in to the Shaping Places Local Plan or a different mixture of allocated sites may be appropriate. At present, these are the only sites that the Council has been made aware of that are located close to a town centre and are therefore appropriate for B1(a) office development and other town centre uses.

6 Employment Sites

Donnington Wood

Map 6.3 Donnington Wood Employment Sites



6 Employment Sites

6

Table 25 Employment Sites in Donnington Wood

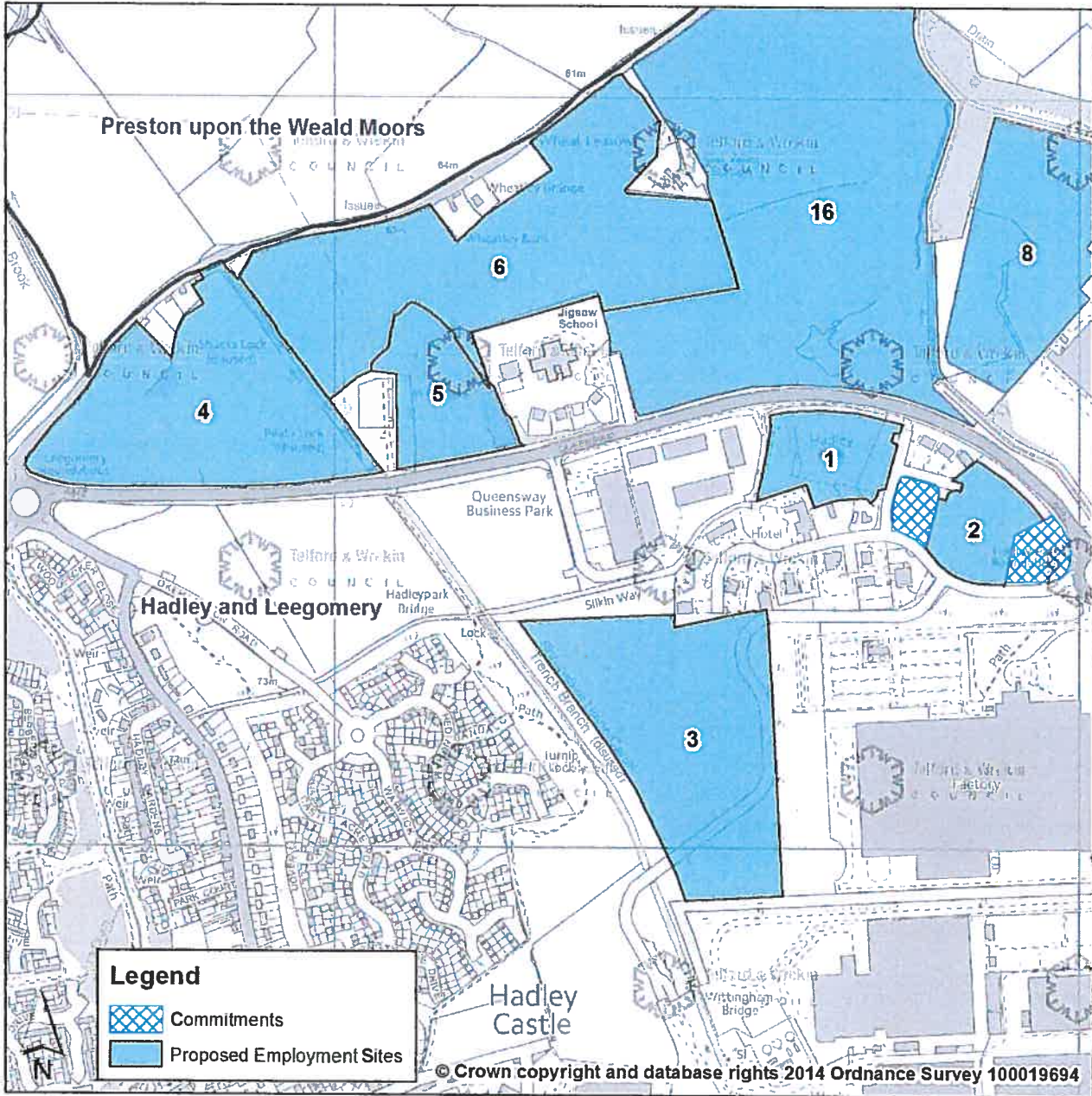
Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)	
Donnington Wood	1	Deer Park Court	2.73	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	2	Granville Road	3.29	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	3	Land at Donnington Wood Way/Granville Road	15.57	B2 (general industrial) B8 (storage & distribution)	1 to 5

6.34 These sites are identified on the Wrekin Local Plan Proposals Map (2000) and have approval for employment use under the New Towns Act (1981) Section 7.1.

6 Employment Sites

Hadley Park

Map 6.4 Hadley Park Employment Sites



6.35 The committed sites shown on this map are those that already have planning approval for employment generating uses. They are shown for information and are not subject to comments during this consultation period.

6 Employment Sites

6

Table 26 Employment Sites in Hadley Park

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Hadley Park	1	Hadley Park East	1.9 B1b (research & development) B1c (light industrial)	1 to 5
	2	Hadley Park East	1.55 B1b (research & development) B1c (light industrial)	1 to 5
	3	Hadley Park East	8.32 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	4	Land North of A442 Queensway	7.87 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	5 to 10
	5	Land North of A442 Queensway	2.47 B1b (research & development) B1c (light industrial) B8 (storage & distribution) Sui Generis uses	5 to 10
	6	Land at Wheat Leasowes	11.5 B1b (research & development) B1c (light industrial)	5 to 10

6 Employment Sites

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
			B8 (storage & distribution) Sui Generis uses	
Hortonwood	8	The details for these sites are shown in the Hortonwood table		
	16			

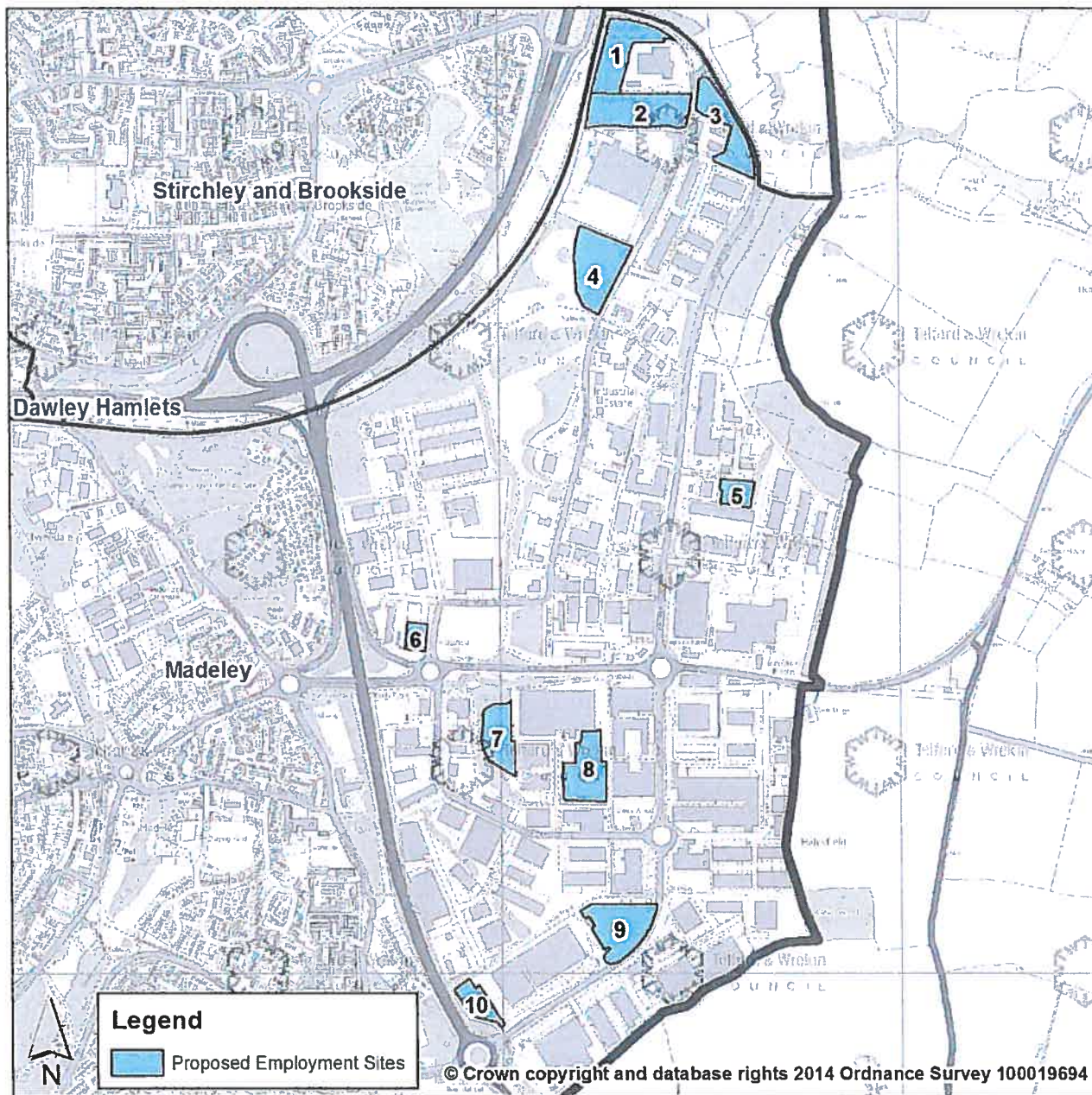
6.36 Sites 1, 2 and 3 are currently shown on the Wrekin Local Plan proposals map as committed employment sites. This is because they were subject to approval for industrial development under the New Towns Act (1981) Section 7.1. Sites 4 and 5 provide opportunities for longer term development in this area of Telford.

6.37 Sites 1 and 2 have been identified as being most appropriate for B1b and B1c development as this would complement the existing development in Hadley Park. Sites 3 and 4 are larger and are therefore capable of accommodating a wider range of employment uses. Sites 5 and 6 would provide logical extensions to the current uses in Hadley Park.

6 Employment Sites

Halesfield

Map 6.5 Halesfield Employment Sites



6 Employment Sites

Table 27 Employment Sites in Halesfield

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Halesfield	1	Halesfield 25	1.64 B1c (light industrial) B2 (general industrial)	1 to 5
	2	Halesfield 25	2.03 B1b (research & development) B1c (light industrial)	1 to 5
	3	Halesfield 1	1.37 B1b (research & development) B1c (light industrial)	1 to 5
	4	Halesfield 24	1.96 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	5	Halesfield 2	0.5 B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	6	Halesfield 18	0.35 B1c (light industrial)	1 to 5
	7	Halesfield 15	1.13 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	8	Halesfield 15	1.46 B1b (research & development) B1c (light industrial) B2 (general industrial)	1 to 5

6 Employment Sites

6

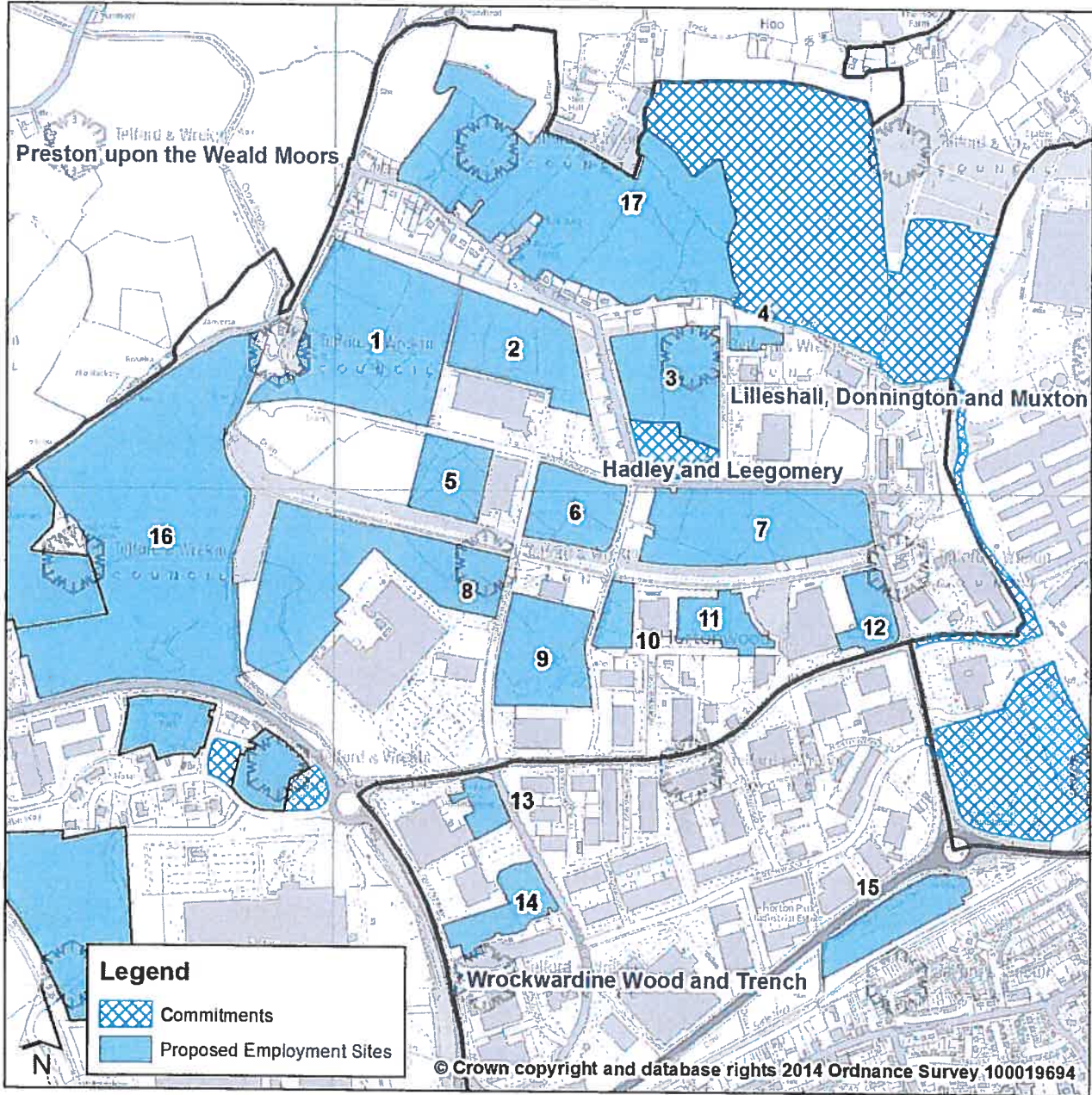
Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
			B8 (storage & distribution)	
9	Halesfield 10	1.77	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
10	Halesfield 10	0.61	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5

6.38 Halesfield contains a large number and wide range of vacant development sites in varying ownerships. Most of these have been identified as being appropriate for all types of employment use, excepting offices. The existing industrial uses in Halesfield are also quite wide ranging, from smaller scale industrial units to larger scale factories and warehouses. The potential use of sites 1, 2, 3, 5 and 6 have been limited to smaller scale industrial development due to their smaller site size.

6 Employment Sites

Hortonwood

Map 6.6 Hortonwood Employment Sites



6.39 The committed sites shown on this map are those that already have planning approval for employment generating uses. They are shown for information and are not subject to comments during this consultation period.

6.40 Sites in Hadley Park are shown without reference numbers for information. These sites are detailed in the Hadley Park section above.

6 Employment Sites

6

Table 28 Employment Sites in Hortonwood

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Hortonwood	1	Hortonwood 45	9.24 B2 (general industrial) B8 (storage & distribution)	1 to 5
	2	Hortonwood 45	4.14 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	3	Hortonwood 65	4.02 B2 (general industrial) B8 (storage & distribution)	1 to 5
	4	Hortonwood 66	0.44 B1c (light industrial) B8 (storage & distribution)	1 to 5
	5	Hortonwood 45	2.15 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	6	Hortonwood 40/45	2.58 B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	7	Hortonwood 60	6.34 B1c (light industrial)	1 to 5

6 Employment Sites

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
			B2 (general industrial) B8 (storage & distribution)	
8	Epson (UK) Ltd	8.5	B2 (general industrial) B8 (storage & distribution)	1 to 5
9	Hortonwood 40	3.76	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
10	Hortonwood 35	0.86	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
11	Hortonwood 35	1.55	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
12	Hortonwood 50	1.38	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5

6 Employment Sites

6

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)	
	13	Hortonwood 1	0.82	B8 (storage & distribution)	1 to 5
	14	Hortonwood 1	1.85	B2 (general industrial)	1 to 5
	15	Land at Telford International Railfreight Terminal	2.48	B8 (storage & distribution)	5 to 10
	16	Wheat Leasowes	21.72	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	5 to 10
	17	Land at Horton	16.73	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	10 to 15

6.41 Hortonwood provides the largest single supply of potential employment development land out of all the areas identified within the Employment Land Review, totalling over 50 hectares. As with Halesfield, there are already a wide range of existing industrial uses from smaller scale industrial units to larger format factories and warehouses. There are a greater range of warehousing and distribution industries here and the presence of the Telford International Railfreight Terminal suggests that promoting the development of B8 industries in this area may be particularly appropriate.

6.42 Sites 16 provides an opportunity for short to medium term employment development and site 17 provides an opportunity for longer term employment development, both are logical extensions of Hortonwood.

6 Employment Sites

Newport (North and South)

6.43 A recent study⁽²⁾ on employment land in Newport identified a need for approximately 8 to 9 hectares of employment development land in the town over the next plan period. This is over and above the amount of land that is already built or committed for development.

6.44 Further land will therefore need to be identified in Newport to be considered for allocation. At this stage the Council has identified two sites in the north of Newport that would be large to accommodate this land requirement. These are both located in close proximity to the A41 bypass and the A519 and they can be considered alongside the adjoining proposed housing sites to the south (sites 485 and 907 as shown on the Newport housing map) in order to deliver a mixed use development to the north of Newport.

6 Employment Sites

Map 6.7 Newport (North and South) Employment Sites

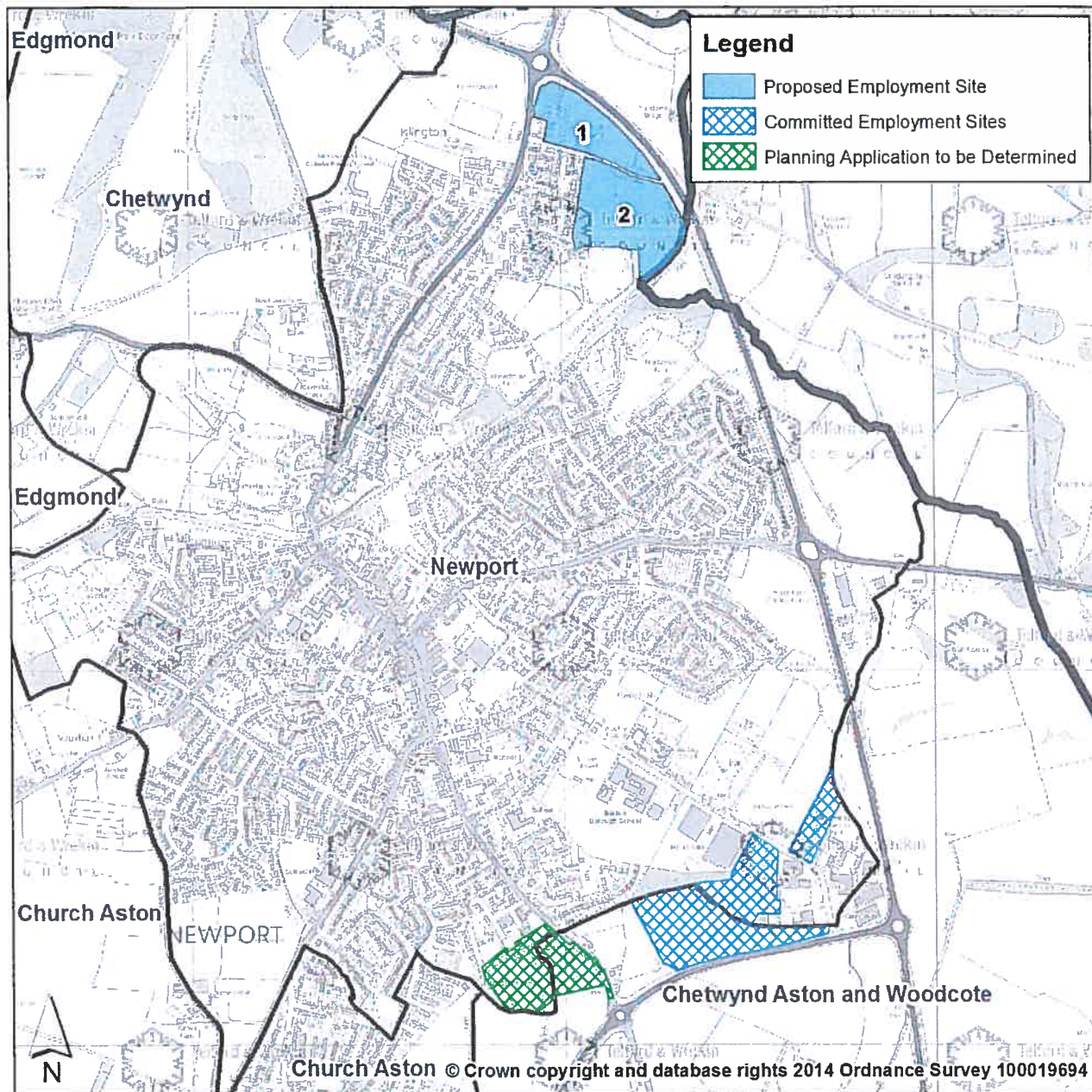


Table 29 Employment Sites in North Newport

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Newport 1	Land at Plough Lane	3.78	B1b (research & development) B1c (light industrial) B2 (general industrial)	5 to 10

6 Employment Sites

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
			B8 (storage & distribution)	
2	Land at Plough Lane	6.07	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	5 to 10

6.45 As part of this consultation, the Council is inviting you to tell us about any site that you think we should consider that we have not already done so. Using the response form please provide information on any site within Newport that may have potential for employment use. The suggested site will be assessed and subject to the outcome of this, used to inform the next stage of the site allocations process and Draft Local Plan.

6 Employment Sites

Priorslee

Picture 6.7 Employment Sites in Priorslee

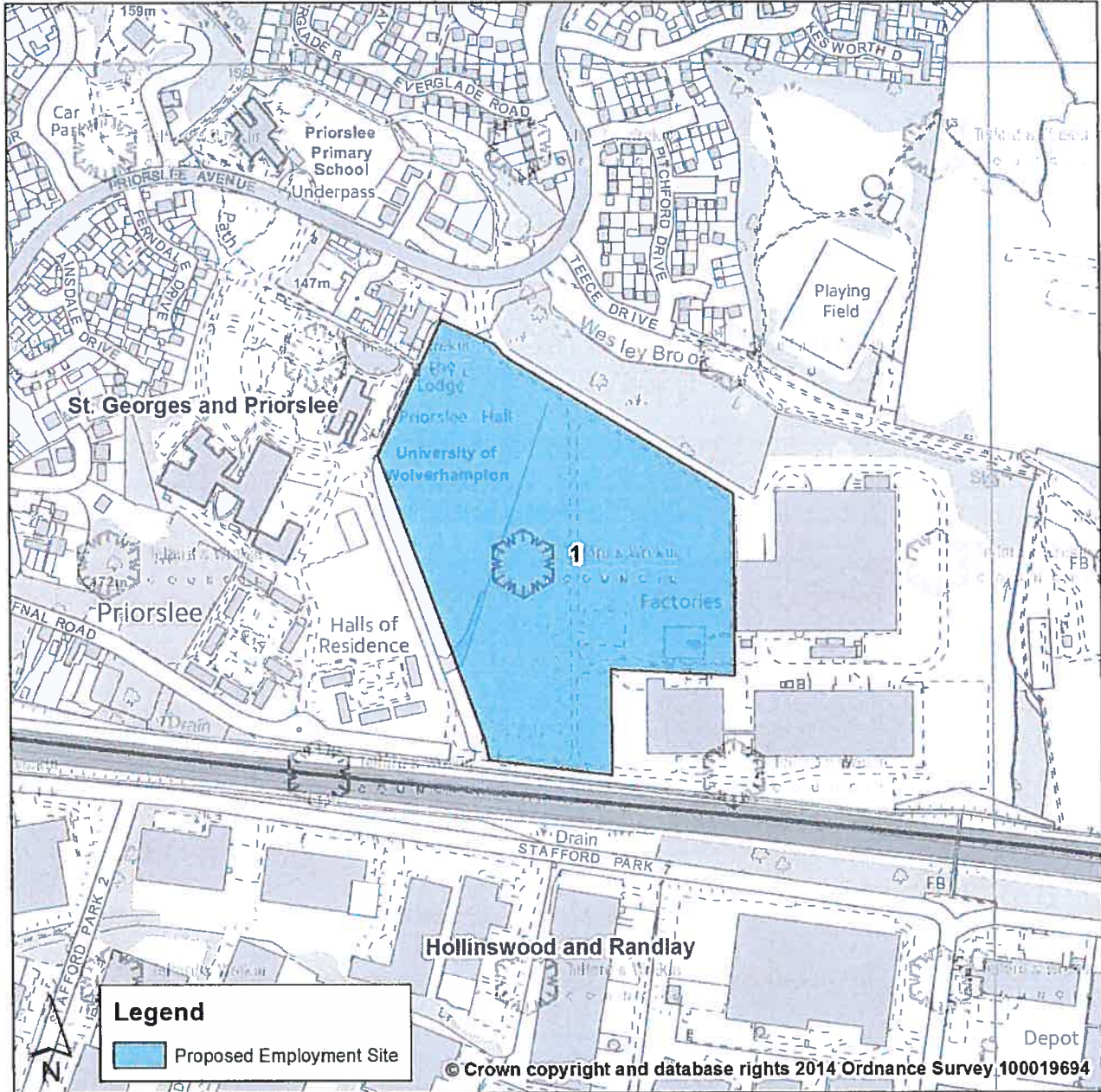


Table 30 Employment Site in Priorslee

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Priorslee 1	Land between Shifnal Road and Priorslee Avenue	9.09	B1b (research & development) B1c (light industrial)	1 to 5

6 Employment Sites

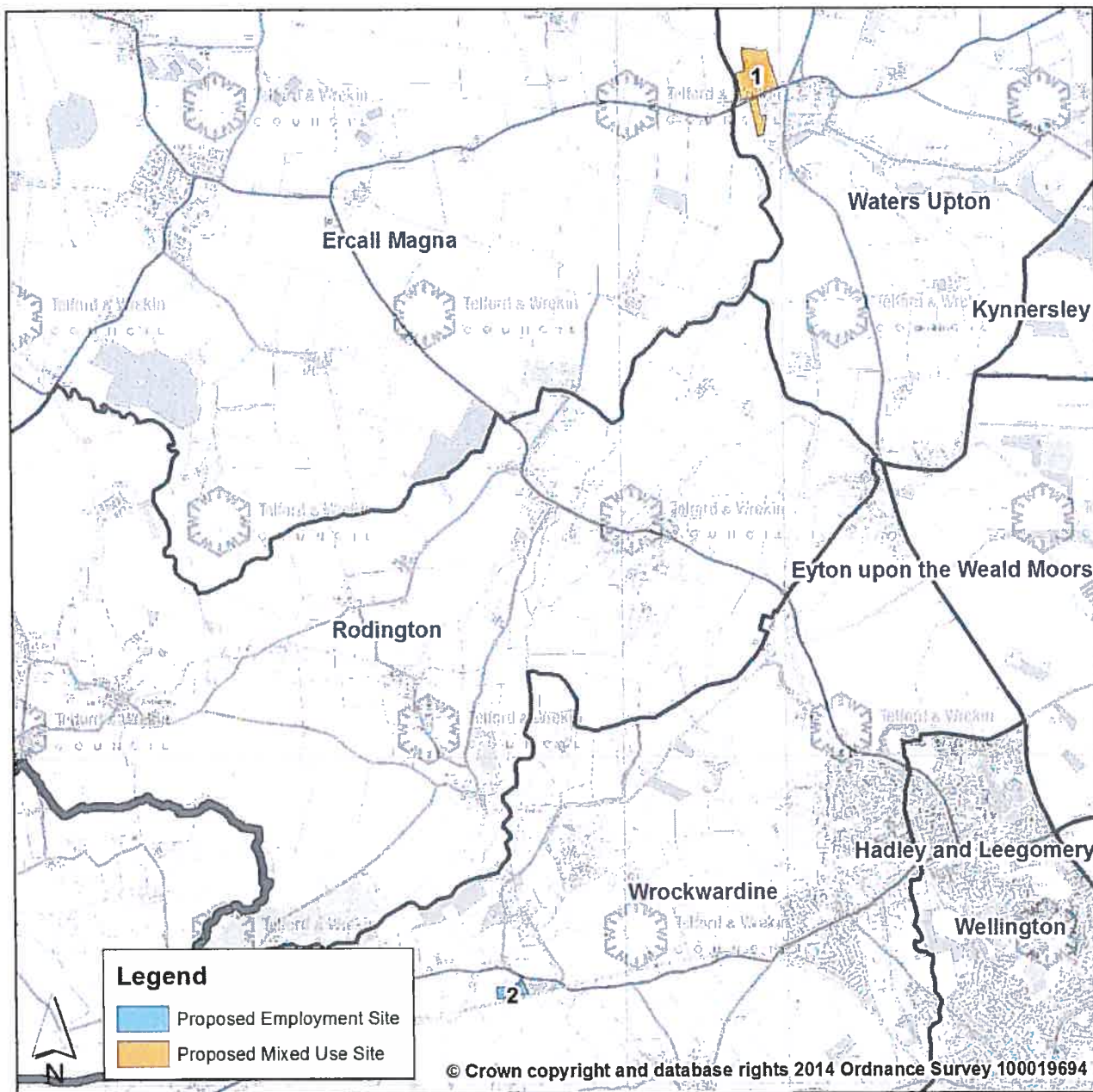
Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class		Earliest Anticipated Delivery (years)
				B2 (general industrial) B8 (storage & distribution)	

6.46 This site would provide future expansion land for the existing adjoining employment use.

6 Employment Sites

Rural Area

Map 6.8 Rural Area Employment Sites



6 Employment Sites

Table 31 Employment Sites in the Rural Area

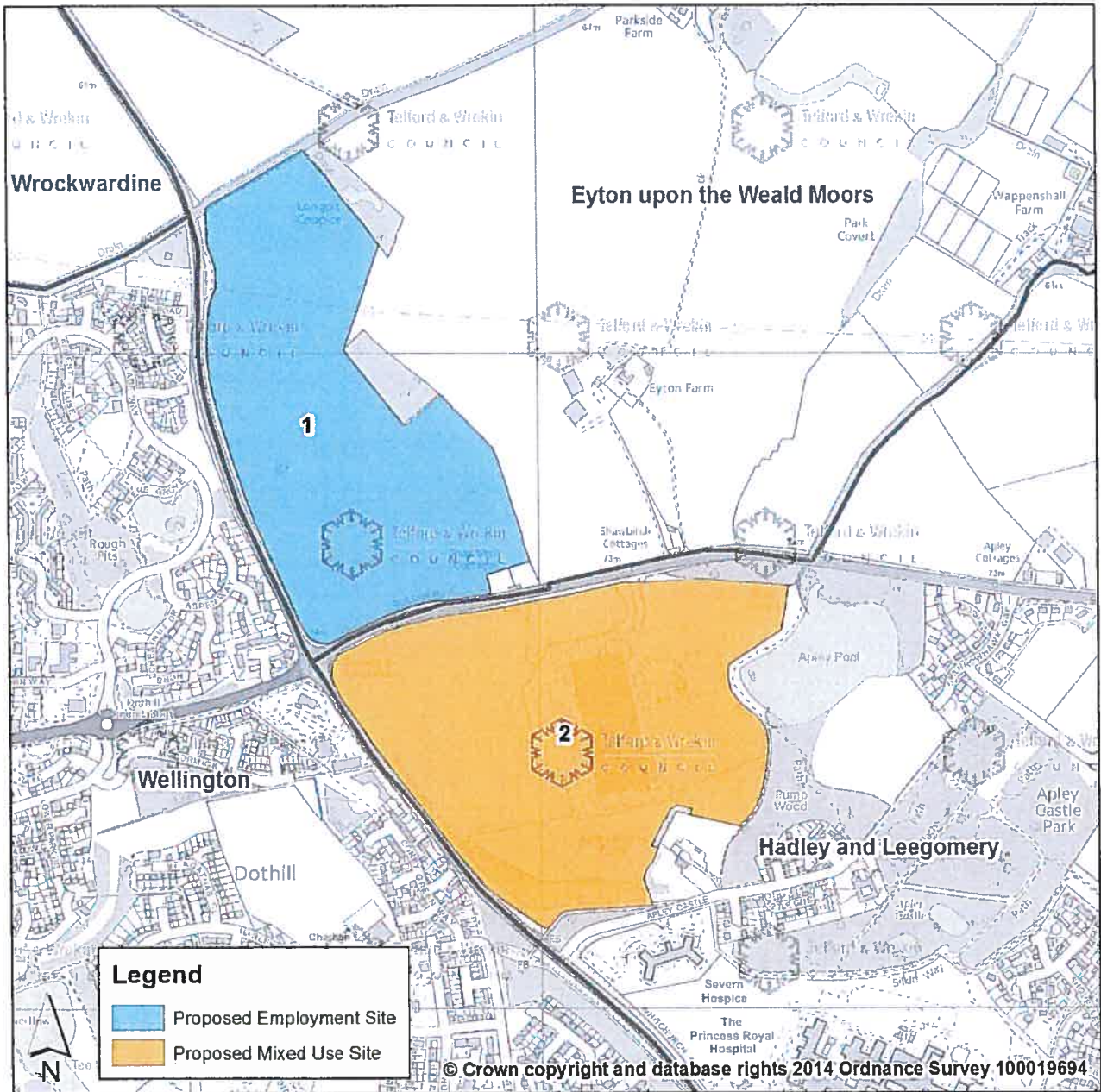
Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Rural Area	1	Dairy Crest, Crudgington	6.59	B1b (research & development) B1c (light industrial) B8 (storage & distribution) As part of a mixed use scheme, along with residential	1 to 5
	2	Former Sugar Beet Factory Site, Allscott	1.34	B1b (research & development) B1c (light industrial) Located adjacent to residential development	1 to 5

6.47 These are two rural sites that have potential to accommodate employment development. They are both due to become available for development as a result of business closure or consolidation and they are both associated with existing rural settlements. The potential development of these sites would need to be considered against the implications of development on the wider rural landscape and associated land uses. Given their location they would be suitable for smaller scale employment development.

6 Employment Sites

Shawbirch

Map 6.9 Shawbirch Employment Sites



6 Employment Sites

Table 32 Employment Sites in Shawbirch

Area & Site Reference	Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)	
Shawbirch	1	Land off A442 Queensway	20.15	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5
	2	Land at A442/A5223	23.96	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution) As part of a mixed use scheme, along with residential	1 to 5

6.48 Both of these sites are currently shown as committed sites for employment development on the Wrekin Local Plan proposals map. Both are large, vacant sites that are capable of accommodating most types of employment development - from smaller industrial units to larger format factories and warehouses. Although they are located outside the strategic employment areas there is already the large Maxell factory building adjoining the southern site.

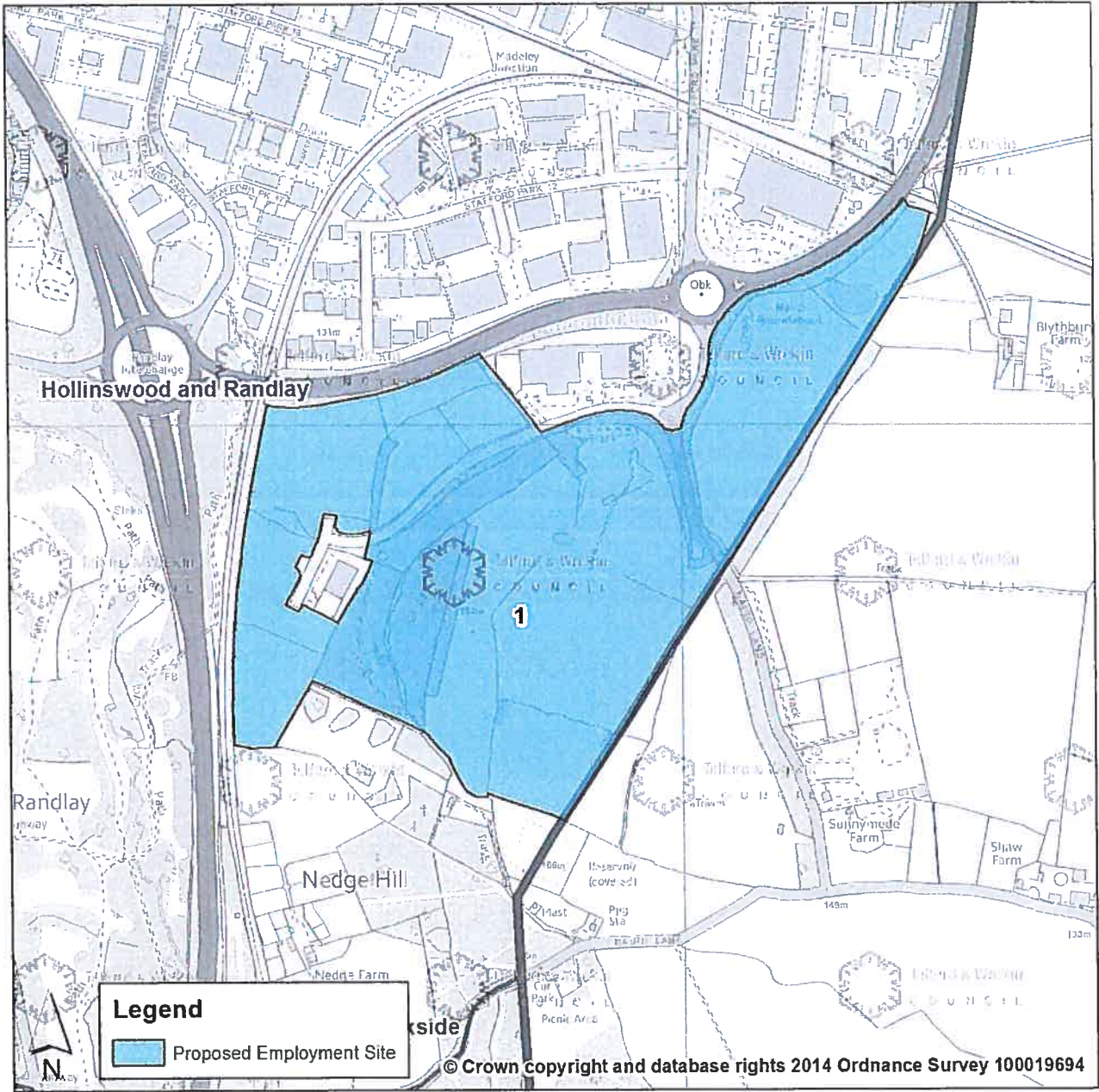
6.49 Site 2 is also identified as a proposed housing site (SHLAA identification 500), so it could be brought forward as a mixed use allocation.

6 Employment Sites



Telford 54

Map 6.10 Telford 54 Employment Site

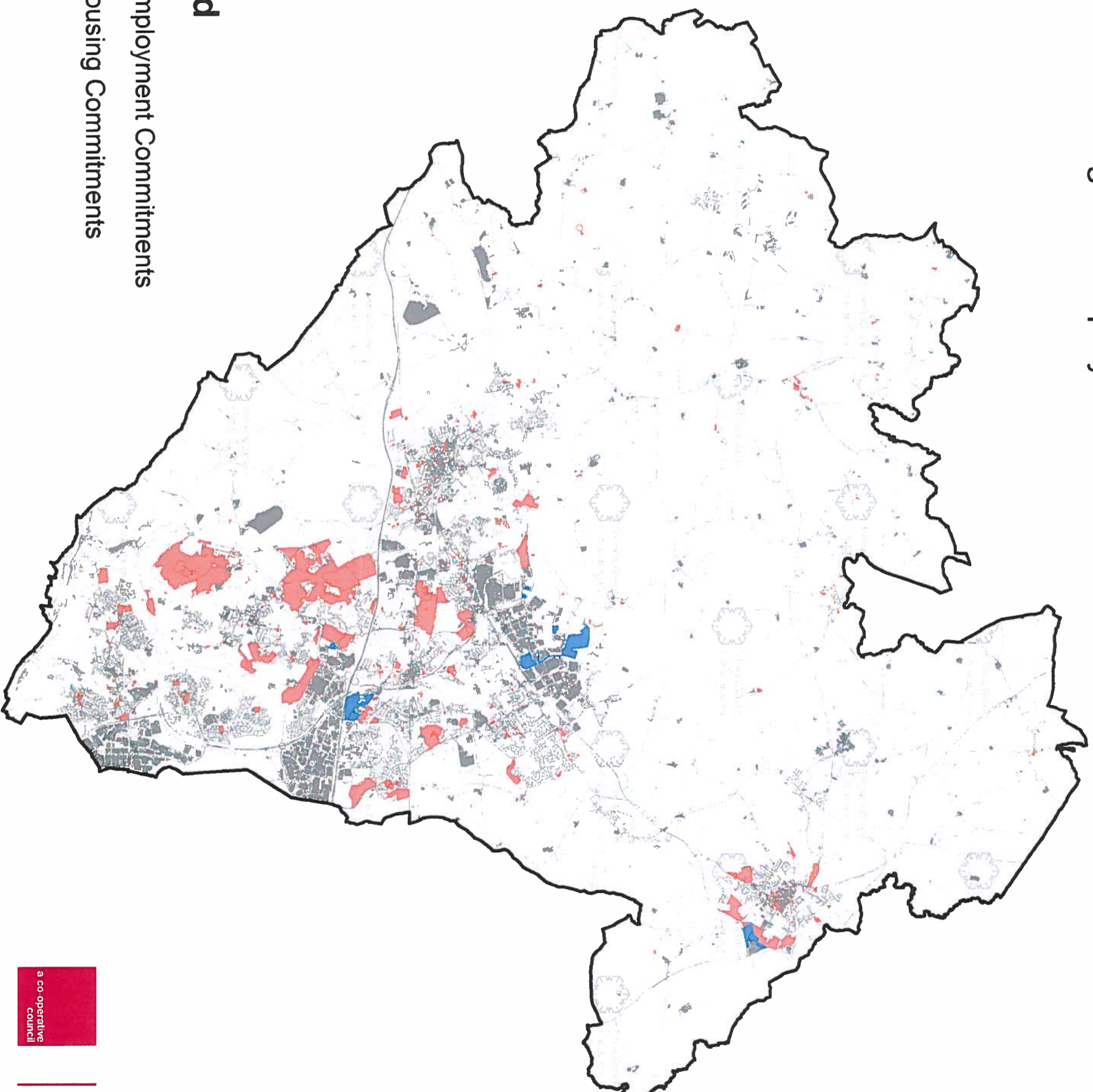


6 Employment Sites

Table 33 Employment Site at Telford 54

Area & Site Reference		Address	Site Area (hectares)	Preferred Employment Use Class	Earliest Anticipated Delivery (years)
Telford 54	1	Naird Lane	38.13	B1b (research & development) B1c (light industrial) B2 (general industrial) B8 (storage & distribution)	1 to 5

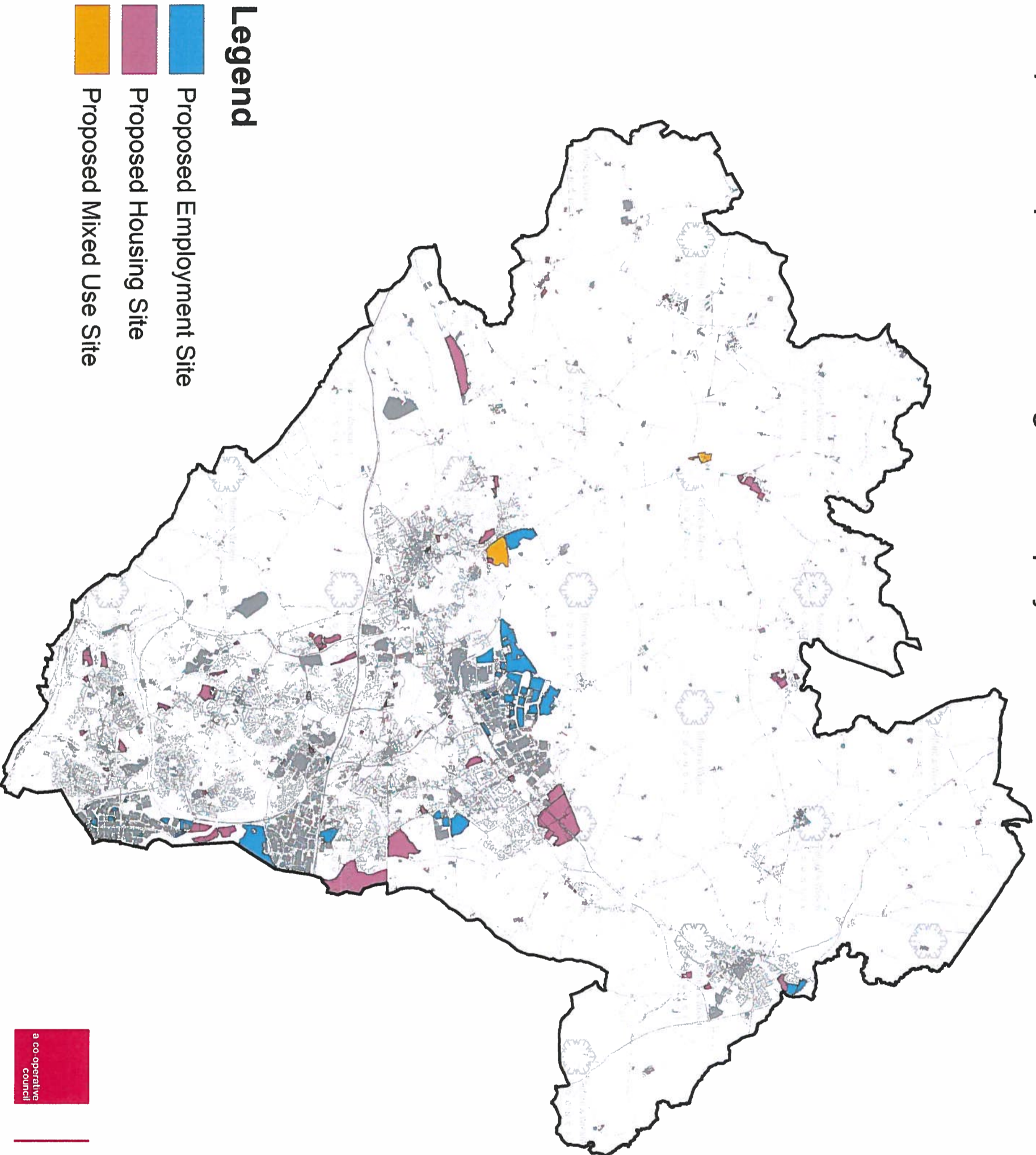
6.50 This area is currently identified as committed for employment use on the Wrekin Local Plan proposals map, as it was subject to approval for industrial development under the New Towns Act (1981) Section 7.1. Most of this land is in HCA ownership. Telford 54 is currently being marketed to maximise potential development opportunities associated with the i54 development 12 miles east of the site. Automotive supply chain industries in any employment use class (excluding B1a office use) are therefore considered as appropriate in this area.






Legend

-  Employment Commitments
-  Housing Commitments





Legend

-  Proposed Employment Site
-  Proposed Housing Site
-  Proposed Mixed Use Site

9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish



9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

Please note that where a Parish or Town Council area does not have any proposed sites within it, the Parish/Town Council area is not shown.

KEY	
Proposed Housing Sites	
Proposed Employment Sites	
Proposed Mixed Use Sites	

Table 34 Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
Chetwynd	45	Land south of 13 Sambrook
Chetwynd Aston & Woodcote	342	Land at Chartley, Newport
	597	Land to rear of Willow Tree Cottage, Station Road, Newport
Dawley Hamlets	65	Land off Majestic Way, Aqueduct
	135	Farm Lane 2, Horsehay
	372	Plot D, Pool Hill Road, Dawley
Ercall Magna	8	Land off Park Lane, High Ercall
	434	High Ercall North
	523	Sunnycroft
Eyton upon the Weald Moors	Shawbirch 1	Land off A442 Queensway
Great Dawley	732	The Former Phoenix School
	909	Southwater
Hadley & Leegomery	500 / Shawbirch 2	Maxell Expansion Land / Land at A442/A5223
	506	Apley Home Farm
	Hadley Park 1	Hadley Park East
	Hadley Park 2	Hadley Park East
	Hadley Park 3	Hadley Park East
	Hadley Park 4	Land North of A442 Queensway
	Hadley Park 5	Land North of A442 Queensway

9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
	Hadley Park 6	Land at Wheat Leasowes
	Hortonwood 1	Hortonwood 45
	Hortonwood 2	Hortonwood 45
	Hortonwood 3	Hortonwood 65
	Hortonwood 4	Hortonwood 66
	Hortonwood 5	Hortonwood 45
	Hortonwood 6	Hortonwood 40/45
	Hortonwood 7	Hortonwood 60
	Hortonwood 8	Epson (UK) Ltd
	Hortonwood 9	Hortonwood 40
	Hortonwood 10	Hortonwood 35
	Hortonwood 11	Hortonwood 35
	Hortonwood 12	Hortonwood 50
	Hortonwood 16	Wheat Leasowes
	Hortonwood 17	Land at Horton
Hollinswood & Randlay	379	Nedge Hill Farm
	Telford 54 1	Naird Lane
Ketley	67	Land between Holyhead Road and Ley Brook
	525	88-102 Potters Bank, Holyhead Road, Ketley
Lawley & Overdale	63	Land at Old Park Roundabout
	95	Hall Park car park off Hall Park Way
	445	Lawley Drive
	569	Lawley Village North - Phase IV
	591	Lawley Village North - Phase III
	613	Lawley Village West - Phase II
	671	Land at Rock Road, The Rock
	908	Land north of Synders Way, Lawley

9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish



PARISH	REF NO	ADDRESS
	Central Telford 1	Colliers Way
	Central Telford 2	Rampart Way
Lilleshall, Donnington & Muxton	144	Land South of New Trench Road, Donnington
	350	Site 87, Breton Park Extension
	351	Site 88, Wellington Road, Donnington
	363	Land at Church Road, Lilleshall
	401	Land adjacent to Wellington Road, Donnington
	482	Land at Station Road, Donnington
	504	Donnington Farm
	508	Land North of New Trench Road, Donnington
	658	Land north of Redhill, Watling Street
	771	Land at, Church Road, Lilleshall
	901	Land North of A518, Donnington, Telford
	902	Land South of A518, Donnington, Telford
	Donnington Wood 1	Deer Park Court
	Donnington Wood 2	Granville Road
	Donnington Wood 3	Land at Donnington Wood Way / Granville Road
Madeley	233	West of Ironbridge Road
	255	Overspill Car park, Legges Way, Madeley
	378	West of, Beech Road
	461	Site at Lees Farm Drive, Madeley
	514	Former Madeley Court School Site
	910	Wildwood Development Site, Woodside
	Halesfield 1	Halesfield 25
	Halesfield 2	Halesfield 25
	Halesfield 3	Halesfield 1
	Halesfield 4	Halesfield 24

9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
	Halesfield 5	Halesfield 2
	Halesfield 6	Halesfield 18
	Halesfield 7	Halesfield 15
	Halesfield 8	Halesfield 15
	Halesfield 9	Halesfield 10
	Halesfield 10	Halesfield 10
Newport	485	Land south of Beechfields Way
	907	Land to Rear of Beechfields Way, Newport
	Newport 1	Land at Plough Lane
	Newport 2	Land at Plough Lane
Oakengates	164	Land adjacent to Teagues Bridge Primary School, Capewell Road
	197	Land off Wombridge Road, Wombridge
	775	Former Church, Main Road, Ketley Bank
	Central Telford 3	Hollinswood Road
	Central Telford 4	Telford Way
Rodington	353	Site 114, Rodington
	354	Site 113, Rodington
	716	Land at Fairways, Rodington Heath
	751	Land to the rear of Emlea, Rodington
St. Georges & Priorslee	264	West of Campus, Shifnal Road, Priorslee
	370	Daisy Bank Drive, St Georges, Donnington
	386	Woodhouse, Priorslee
	Priorslee 1	Land between Shifnal Road and Priorslee Avenue
Stirchley & Brookside	605	Land south of the Nedge, Phase I
	607	Land south of the Nedge, Phase IV

9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
	608	Land south of the Nedge, Phase III
	612	Land south of the Nedge, Phase II
	912	The Former Swan Centre, Grange Avenue, Stirchley
The Gorge	375	Beeches Hospital
	603	Land adjacent to The Beeches Hospital
Tibberton & Cherrington	457	Plantation - 5, Tibberton
	509	Opposite Tibberton Shop
	552	Sutherland farm Tibberton
	580	Plantation - 1, Tibberton
	582	Plantation - 3, Tibberton
	583	Corner of Plantation Road and Back Lane, Tibberton
	734	Site 2 at Sutherland Farm, Tibberton
Waters Upton	43	Land east of Hanford Terrace - Site 4 Catsbitch Lane
	404	Land south at Chapel House, Crudgington
	406	Land south Site 3, White House Farm Waters Upton
	635	Land south of White House Farm Waters Upton
	900 / Rural Area 1	Land at Crudgington
Wellington	356	Former Arriva Bus Depot, Charlton Street, Wellington
	661	Land off North Road, Wellington
	748	The Charlton School, Severn Drive, Dothill
Wrockwardine	380	Land west of Brandon Avenue
	487	Land east of Bratton Road
	694	Former Sugar Beet Factory Site, Allscott
	Rural Area 2	Former Sugar Beet Factory Site, Allscott

9 Appendix 3: Summary Table of Housing, Employment and Mixed Use Sites by Parish

PARISH	REF NO	ADDRESS
Wrockwardine Wood and Trench	118	Sutherland School, Gibbons Road
	Hortonwood 13	Hortonwood 1
	Hortonwood 14	Hortonwood 1
	Hortonwood 15	Land at Telford International Railfreight Terminal

CHILDREN & YOUNG PEOPLE SCRUTINY COMMITTEE

Minutes of a meeting of the Children and Young People Scrutiny Committee held on Monday, 27th January 2014 at 6.00pm in Meeting Room 3, Darby House, Telford.

PRESENT: Councillors M. Ion (Chair), G. Green, J. Loveridge, J. Pinter, C. Turley and Co-optees S. Ali, A. Atkinson, R. Aveley, S. Harris and S. Rayner.

Attending: J. Collins, Assistant Director Education & Corporate Parenting; J. Britton, Service Delivery Manager Safeguarding Advisory Service; C. Jones, Assistant Director Family & Cohesion Services; V. McKay, Interim Service Delivery Manager, Children and Families and Transport; R. Smith, Interim Assistant Director Adult Social Services; S. Jones, Scrutiny Officer.

CYPSC-27 MINUTES

RESOLVED – that the minutes of the meeting of the Children & Young People Scrutiny Committee held on 26TH November 2013 be confirmed and signed by the Chair.

CYPSC-28 APOLOGIES FOR ABSENCE

Cllr. A. Mackenzie.

CYPSC-29 DECLARATIONS OF INTEREST

None

CYPSC-30 VALIDATED EDUCATION RESULTS

The Chair reminded members that the Committee had received a report on the unvalidated education results for the borough at the meeting in November and had requested a further report in January once the data had been validated and the results for Children in Care were known. An updated report had been circulated as Appendix B and the Chair invited the Assistant Director Education & Corporate Parenting (AD) to highlight the changes in the report since the last meeting.

The AD highlighted the following changes:

a) Key Stage 2

The change to the headlines was: *Value Added from Key Stage 1 to Key Stage 2 is 99.5 compared to 100 nationally; this is significantly negative and places T&W in the 80 percentile.*

The AD acknowledged this was not good and that they would be working with individual schools to look at how this could be improved. Being in the “80 percentile” meant that Telford and Wrekin was in the bottom 20% in the country. The Department of Education had put more emphasis on progress results than before. Previously the emphasis had been on thresholds, but equally important this year was how much progress children had made so results could be good if the children had made good progress even if they had not reached the threshold. In some schools in Telford and Wrekin there could have been an element of “coasting” where children were reaching the threshold but not making as much progress as they could have. The AD hoped to report a better position next year.

The Chair said this was not an insignificant change and agreed it was not where the borough would want to be. Cllr. Green asked what specific steps were being put in place to improve the position. The AD said they had done a lot of work over the last few months, for example:

- They had done a lot of training with governing bodies to make them more effective in holding the schools to account for performance and progress. Mr. Atkinson said he was pleased to hear this because the role of governing bodies was often not well understood or well developed and a strong and effective governing body was a mark of a good school. The AD said that a Chair of Governors, a former a head teacher in another authority and member of the executive of the National Association of Head Teachers (NAHT), had reported back to the NAHT representative that the training was second to none in the country.
- There was a Protocol for School Improvement. Schools were categorised into one of 4 categories aligned to Ofsted ratings - category 3 aligned to Ofsted’s “requiring improvement” rating (the old “satisfactory” rating). Schools in category 3 were expected to develop a focussed action plan and to report back to a senior moderator at the Council on progress. Ofsted inspectors were providing support and challenge to the authority’s school improvement arrangements.

Mr. Rayner requested the School Improvement Strategy and a breakdown of schools by category to come back to a future meeting.

The Chair asked about the Ofsted ratings of school in the borough and the AD said there were no schools rated “inadequate” and seven rated “requiring improvement”.

The Chair was concerned that two of the three schools below floor standard, Ladygrove and Wombridge, were so significantly below the national threshold for 2 levels of progress in Maths. The AD said for this reason they were subject to half-termly monitoring and support from a maths consultant in the School Improvement Team and Raising Attainment Plans (RAP) were in place. An Ofsted inspection was due at Ladygrove at the end of the month and the report could come back to the Committee. There were specific reasons for the issues at Ladygrove, but 64% was well below average. Dawley was close to floor (59% L4+ R/W & Maths) and one child would lift the school to floor standard (60%). All three schools were category 3 for monitoring. School Improvement Managers had met the Academies Performance division last week to discuss the improvement plans. The Chair wanted to know if any of the three schools were below floor in 2012/13. The information was not available at the meeting and would be circulated later.

b) Key Stage 4

The change to the headlines was: *Value Added from Key Stage 2 to Key Stage 4 is 1005.0 compared to 1000 nationally; this is significantly positive and places T&W in the 28th percentile.*

The AD said that overall there was a mixed picture at KS4. The headline figure (5A*-C including English and Maths) had fallen from 2012. They had worked very hard to lift this above the national average and it was disappointing that it had fallen below. There was a pattern of schools who thought they would do well but hadn't. All 4 of the schools in the Multi-Academy Trust had dipped in performance. The Open Academies Performance division had visited and had given the schools the benefit of the doubt because of the competing pressures of becoming an academy trust, but they would revisit in 6 months.

Conversely, performance on 5A*-C across all subjects continued to do well (almost 88%) and well above national average.

The English Baccalaureate, a new measure introduced by the Secretary of State, had increased broadly in line with national average.

In terms of the value added, KS4 was opposite to KS2:

- KS1-KS2 T&W 99.5, national 100 = below national average = bottom fifth
- KS2-KS4 T&W 1005.0, national 1000 = above average = top third.

The Chair noted that the headline figures were for all pupils in the borough regardless of whether the authority maintained the school or not and he wanted to know what the picture would look like if the results were disaggregated. The AD said in terms of schools maintained by the Council the only community schools were Burton Borough and HLC, and the other non-academy schools were Ercall Wood (Trust), BRJ (Faith) and Charlton (Trust). The Chair noted the high number of schools over which the authority had no influence, but the AD said that through the Secondary Heads and Principals forum and the Learning Partnership the authority should still be able to hold the non-maintained schools to account. The authority cannot insist on inspection visits, but could request a termly visit, and if there was a significant dip in performance or the authority received a lot of legitimate complaints from parents, it would be feasible to notify the academy that they wanted to come in and examine the data and the Academy could not object. The Chair requested results disaggregated by school type i.e. those that were maintained by the authority and those that were not.

The Chair requested historical data on the schools below floor standard – Phoenix and Lakeside Academies – and said it would be useful to have a Protocol for working with the academies and this was one of the recommendations the Committee would make in the report on primary places looking at the Staffordshire Protocol as a model. Mr. Rayner said local authorities have no statutory powers of intervention in academies but are expected to report them to central government if they are failing and the Protocol set out the guidelines for reporting performance which had been jointly developed and agreed with the academies. The AD both schools were part of the

national challenge. They had been above floor in 2010 and remained above in 2011. Phoenix had fallen below last year which was why the school had been approached about joining the Multi-Academy Trust. Phoenix had fallen again this year. Lakeside had dropped below floor for the first time this year. They had been scrutinised by the Open Academies Performance inspectors who wanted to see fast progress as converter academies – the number of pupils making 3 levels progress was well below average and they wanted to see improvement. In terms of Ofsted judgements, schools do not keep their Ofsted judgement when they convert to academy status. Phoenix had an Ofsted rating of “Requires Improvement” before it had become an academy, but the judgement had fallen by the wayside when it converted. Lakeside had a “Good” judgement, but this had fallen by the wayside when the school had become a Co-operative Trust and then joined the Multi-Academy Trust in June 2013. The Multi-Academy Trust had come into being on 1st April 2013 (except Lakeside which had joined in June) and they would be inspected again in 12 months.

c) **Key Stage 5**

There were no new headlines since the last report. ‘A’ Levels were delivered in the schools Newport Girls’ High, Adams Grammar and a small number at BRJ with post-16 provision at TCAT, New College which had improved from Ofsted “satisfactory” to “good” and the Thomas Telford City Technology College had around 400 students post-16. There was nothing in the KS5 results to cause alarm.

d) **Analysis of the Results for Pupil Groups**

These were top line analyses of results by nationally significant groups. Performance above average was shown in green and below average in red. The results reflected the pattern of below average performance at KS2 and above average at KS4.

o Free School Meals

There had been a change to the way the measure was applied since last year from pupils in receipt of free school meals to pupils eligible for free school meals over the last 6 years. The gap in Telford and Wrekin had widened compared to the national gap and there was therefore a need to do some specific targeting to close the gap. The gap across the UK was wide and was a concern for the government – the Pupil Premium was meant to help address the gap. Schools are required to explain how the Pupil Premium is used and should publish the information. It was not having as big an impact as the government had hoped. The money had increased and interventions were being developed. Locally all schools would be monitored, not just category 3 schools.

The Chair noted the differential between Telford and Wrekin and national was not huge, and the AD said that was true but the national base was low. Mr. Atkinson said there seemed to be a lack of understanding about how to tackle the issue and the AD agreed that seemed to be the case – there had been a lot of national programmes but with little impact and the gap had remained.

- Children in Care

The report showed results for Telford and Wrekin children in care compared to their peers and children in care nationally from KS1 to KS4. The KS2 results made uncomfortable reading - of 14 in the cohort only 7% (1 child) had achieved a level 4 combined reading, writing and maths at KS2. The 14 children were spread over a range of schools with 1-3 pupils per school. Of the 14, 10 were Telford & Wrekin children in care and the other 4 were placed in Telford and Wrekin by other authorities. The AD outlined of the factors and barriers affecting the 10 young people (7 were on statements or School Action Plus) which had contributed to the low level of attainment. They were challenging the schools to put the right interventions in place to support the young people. Children in foster care are not in receipt of free school meals so they do not attract the Pupil Premium and these strands need to be tied together. The numbers in the children in care year cohorts are small and fluctuate from year to year which can affect results hugely but 1 out of 14 was not good enough and more needed to be done.

The Chair said the report only provide a snap shot in time. He requested the trend data for children in care and the predicted outcomes for 2014 for children in care in years 6 and 11. He said this would help us see what direction things are going in and what practitioners are saying and they could go back to the teachers next year to evaluate what happened. He said that they should also be talking to teachers about all 14 of the children in care and not just the 10 Telford & Wrekin children in care and this was more difficult to do if they did not know what teachers had been saying a year ago.

Mr. Rayner asked whether there was a Virtual Head for children in care as required nationally and what difference they were making. The AD there should be better identification of where children in care are but they had to rely on the placing authority notifying them that a child had been placed in the borough. The Chair said the Committee had picked this up as an issue and made recommendations, and he thought identification had improved through the provider conference. The AD said they relied on being notified by placing authorities. The Virtual Head had been in place since April 2013 (2 terms) and he was confident they would make a difference - a report could be brought back to the next meeting.

Cllr. Green asked how information about results for children in care could be presented so performance is not politicised. The Chair said the duty of schools for all children should not be conflated with the role of governing bodies in holding the schools to account – they should be asking these questions. Mr. Austin said levels of responsibility needed to be unpacked. The AD said they had worked hard with the designated teachers - sometimes there was only one child in care in the school. Outcomes for children in care nationally were not good – 45% of children in care achieved KS2, L4 combined maths/reading/writing compared to 76% of non-children in care. Telford and Wrekin was way adrift this year but the specifics of the cohort accounted for the figures and should not be compared with poor national averages. It was necessary to be realistic with children in care.

- Ethnicity

The Chair asked for the numbers in each cohort to be provided. The AD said the group of most concern was the Pakistani learners. This was not new and had been the same for a number of years and they had tried to tackle this, for example in Shortwood there had been one year of disappointing results so the group had had concerted support and they had shown good improvement but it needed to be sustained and it was difficult. There were also contributory social and cultural influences. Mrs. Harris said there had been an on-going issue with extended holidays for Pakistani children, for example 3 year 6 children had been away for 6 weeks during the period leading up to the SATs, so in spite of government guidelines some parents were making the wrong decisions for their children. The Chair asked if they had done an analysis of the impact and Mrs. Harris said they had for Shortwood and the AD said he was not sure this was done for the borough.

When there were no further questions the Chair thanked the AD who left the meeting for another engagement.

CYPSC-31 IRO ANNUAL REPORT

The Chair reminded members that this item was to fulfil the Committee's recommendation in the report on the Children in Care Placement Strategy that the IRO (Independent Reviewing Officer) Annual Report should be brought to the Committee and the LSCB (Local Safeguarding Children Board). The Committee had also recommended that the service should be moved out of safeguarding and into scrutiny which had not been agreed but the service had been moved into the skills and education service to be independent from safeguarding.

The report had been circulated as Appendix C and the Chair said he felt there was much to celebrate in the report. He invited the Safeguarding Advisory Service Manager to highlight the key points from the report.

The Manager highlighted the following points:

- The report had been presented to the LSCB two weeks previously and had been well received.
- The report was set in the context of wider quality assurance activity of the conference and reviewing unit
- The main author of the report was the Principal Officer for Child Protection
- The report described the role of IROs, the legal context and the team in Telford & Wrekin. Key roles were to scrutinise care planning activity and the discharge of the authority's duty as corporate parent. The service had been moved into Education & Skills to enable the IROs to provide independent challenge with a separate reporting structure. The Children & Young People's Act had introduced a suite of reforms to make the IRO role more robust with guidance set out in the IRO Handbook. There were 5.4 FTE IROs including one temporary post. In 2011/12 the IROs' had an average caseload of 120-140. Under Care Planning regulations, the IRO Handbook and the Family Justice Review the recommended caseload per officer was 70. The additional temporary post had reduced caseloads to around 90 including children on child protection plans and children in care.

- The section on data and performance showed the trends in the number of children subject to care protection plans and the number of children in care. Children on care protection plans had reduced from the previous year. Detailed data was provided in Appendix 1 and 2.
- Children's participation in care reviews was fairly pleasing although work was being done to improve performance especially around child protection conferences. More staff had been trained in advocacy and a protocol had been developed and there had been an improvement in the number of children and young people attending conferences.
- Feedback from young people who had a review during March was shown in the report and examples were given of how the feedback had been taken on board or taken up with foster carers so they could support the young person, for example children said they were hungry if they went to the review straight from school. There had been good feedback from the Meet Your IRO day which was about increasing participation and involvement.
- A key part of the report was the section on Quality Assurance – a lot of hard work had been done on the QA systems and processes. At each care review the IRO makes a judgement and gives the care plan a RAG rating. The percentage of all RAG ratings are recorded and analysed to highlight themes, positive practice or areas for action. This system of monitoring meant that issues were moved forward quickly and there were strict timescales for addressing each type of issue. Red issues were serious concerns and must be addressed within 1-2 weeks.
- Section 5.2 set out some of the challenges for IROs. Capacity to monitor was an issue and the appointment of the temporary IRO post had relieved some of the caseload pressure. A significant amount of work had been done to change the culture of the service and to give the IROs the confidence to challenge, supported by their managers. Specific examples of challenges were set out in Appendix 3. A key element was the introduction of the 2 week timeline which had a massive impact for the young people. They were concentrating on effectiveness and impact which was difficult to convey in a document.
- Dispute resolution, child protection conferences and audit activity were within the scope of the QA framework and reported back to the Director. Details of themed audits carried out over the year were described in section 6. In terms of participation in reviews, the Manager said that a child may not want to attend a review or they may not want their parents to attend, so participation happens in a different way – possibly through a number of different meetings – and the important point was the quality and effectiveness of the participation.
- The service had been reviewed by Ofsted in their 2012 inspection which had looked at capacity issues. There were a number of recommendations which had been implemented.

There were then a number of comments and questions from Members:

- The Chair asked the Manager what she felt were the key successes. The Manager said the increased capacity to monitor effectively had made a big difference. The drive to increase capacity had come from the IRO Handbook, the Family Justice Review and the Ofsted inspection which highlighted the impact of capacity issues on outcomes. Another success was the change of culture and

increased confidence of the IROs to challenge and embedding practices which social workers and service delivery managers were taking on board.

- The Chair asked what the biggest challenge was. The Manager said improving effective participation was a big challenge especially children with learning disabilities in case conferences.
- The Chair said there was much to celebrate in the report and that as a group the Committee was delighted with progress. He was delighted that the Cabinet member had responded so positively to the Committee's recommendations and delighted to receive the report.
- Cllr. Green noted 54% of children had attended reviews and which was just over half and she wanted to know why the other half had not. The Manager said the report used old categories for reporting back. There were different ways of participating and they were working hard to improve the effectiveness of participation for example through advocacy (29%) or in writing (15%). 1.5% had not attended or participated in other ways and these cases were being challenged to look at why. The important thing was the quality and the effectiveness of participation which is what they were putting a lot of work into. Mr. Atkinson said he felt the focus on quality shone through the report and he said well done to the officers.
- The Chair noted from the feedback from young people on reviews, 8 said they had got a copy of the notes from the meeting and 7 said they had not and he wanted to know what the young people should expect. The Manager said the sample was relatively small. They had looked at mechanisms to make better outcomes for the children in care and the young people may have had the outcomes from the meeting but not the final report. The administration process had been looked at and the next report would look different because it would be standard practice to get the notes.
- The Chair turned to the Quality Assurance and the RAG ratings and checked his understanding that it was the IROs making a judgement about whether a care plan was progressing well or not. The Manager confirmed this was the case. The Chair wanted to know who quality assured and moderated the IROs. The Manager explained the IROs used a new tool with different thresholds for deciding ratings. There were round table discussions and on-going monitoring in team meetings and the team leader acted as moderator.
- The Chair asked how many care plans the 4% rated red related to and how a red rating acted as a trigger for action. The manager did not have the number of care plans to hand at the meeting but confirmed a red rating indicted a serious concern and possible breach of the child's human rights and triggered immediate discussion with the team leader. There were timescales for actions so the care plan was not compromised. If the problem was not resolved quickly, the IRO could escalate to the Dispute Resolution procedure and if the problem was still not resolved the IROs could refer cases to CAFCASS. The Chair said this information

should be included in future reports and Mr. Rayner said it would be useful to report trends on the RAG ratings each year.

When there were no further questions the Chair asked the Manager to pass the good feedback from members about the excellent progress to the rest of the team which he would also confirm in writing. The Manager then left the meeting.

CYPSC-32 QUEENSWAY CARE CONTRACT

The Chair reminded members that a recommendation in the scrutiny report on Children in Care Placements had been for a report on the outcomes of the care contract at Jigsaw to be brought to the Committee after 6 months. A report had been circulated as Appendix D and the Chair invited the Assistant Director Family & Cohesion Services (AD) and the Interim Manager to highlight the key outcomes.

The Manager flagged up the following points:

- The residential care contract at Queensway (formerly known as Jigsaw) had been awarded to Bettercare Keys and commenced 1st August 2013
- The headline was that the previous weekly unit cost had been around £3000 and the weekly cost under the new contract was around £1900.
- There had been a smooth transfer to the new contact with continuity of care for the young people; the staff and manager had remained the same.
- House 2 (used previously for residential care) was registered by Ofsted and handed over. House 3 (not used as a residential home for 5 years) was registered by Ofsted in October and is now being used. Members had been invited to an open day at House 3 before it was occupied.
- An Outcomes Tracker tool was used to measure outcomes for the young people, linked to the IROs to benchmark children in care outcomes. The tracker had been revised and improved. There were 5 outcomes based on the Team Around the Child measures. The children living in the homes, social workers and care workers carried out self-assessments to measure progress which would be reported at the end of the year.
- In terms of cost savings, the previous cost of residential care at Jigsaw of £3000 per week had reduced to £1900 per week for spot beds (6) and £1965 for block beds (2). This compared to the average weekly unit cost of residential care for children in care placements of £2649 and had resulted in a saving to date of £77k. The contact had brought down the average weekly cost of residential placements which would impact on the Cost Improvement Plan and had brought more of the children in care closer to home.
- There were regular contract meetings and dialogue so there was a good handle on the position. There was a mix of young people in the houses. There was high occupancy (76%) and the plan was to increase occupancy to 85% over the next 6 months.

There were then the following comments and questions:

- The Chair remarked that the report was incredibly positive and the outcomes were

better than could have been hoped for. He congratulated the officers and asked them to pass on the Committee's thanks and congratulations to the rest of the team.

- Mr. Aveley asked whether House 3 was fully up and running now and the Manager confirmed Houses 2 and 3 were both up and running. House 4 was used for supported accommodation and there were 3 occupants. House 1 (previously the resource centre) had changed use and was used for alternative education provision for children not attending school. This was separate from the Queensway school on the same site run by HLC. Mr. Aveley suggested that they should consider different names for the Houses and the school if they were separate as it may be confusing. The Manager said the site was known as Queensway but each of the houses had their own name. The AD said they had been working with the Skills & Education team to look for creative solutions for children not attending school and the education provision at Queensway offered a local solution instead of placing children out of the borough. A member of Council staff was working there. There were about 3 young people there who were not in mainstream school who were being supported and prepared to move back into mainstream education.

There were no further questions and the Chair thanked the officers again and they left the meeting.

CYPSC-33 LEAVING CARE GRANT ADMINISTRATION

The Chair started by congratulating the Interim Assistant Director on his recent appointment into post. The AD had been invited to the meeting to provide assurance to the Committee on the process for administering the Leaving Care Grant as members had expressed concern about the administration and auditing of the grant previously.

The AD provided the following information:

- The scrutiny recommendation to uplift the grant to £2,000 in line with national guidance was not without challenge. The Children's Minister Edward Timpson had recommended authorities set the grant at £3,000 but this was not affordable locally. A paper had been prepared for senior managers proposing an uplift in the grant from £1,000 to £2,000 in line with scrutiny's recommendation and this had been included as a proposal in the Service & Financial Strategy for 2014/15 creating an additional budget pressure of £30k.
- The grant would be renamed the "Starting up Home" grant. It was not straightforward because young people leave care at different times – some may stay in residential care and the Staying Put policy encouraged young people to stay with their foster carers.
- Scrutiny had wanted assurances about the administration of the grant.
- The need for the grant is identified by social workers, foster carers and the young person and is identified in the care plan. A Pathway Plan itemises requests for items - furniture, utensils, deposits etc. – which the social worker submits to the

team leader to approve spending. Goods are purchased with a GPC card and the VAT is reclaimed. Everything is invoiced and receipted. Sometimes the young person goes shopping with the foster carer so they can choose items and this is supported.

- All spending is recorded on Protocol (the young persons' record) and coded to a cost so that a range of budget reports can be generated. There are good governance and audit arrangements in place. There is a running total for each child and the system keeps track of spending against budget. The average spend over the last 12 months was £2,200 per month which was what would be expected for the number of care leavers.
- The Leaving Care team had moved back to the Placement team within Safeguarding. The leaving care grant was one of a range of grants available and the suite was being tidied up and a policy document would be issued for consultation at the end of the week. The young people themselves wanted the grant linked to achieving milestones to demonstrate that they are ready for independence and checks and balances would be built into the policy.

There were then a number of questions and comments:

- The Chair sought assurance that the scrutiny's recommendation to uplift the grant to £2,000 in line with other authorities would be implemented. The AD said the increase had been proposed in the budget strategy.
- The Chair asked for assurances that all spending was cost coded, that a set of procedures were in place to allocate and monitor spending and that there was a commitment to incorporating the leaving care grant into the development of a wider policy for the administration of grants. The AD confirmed this was the case. The Chair remarked that this was very positive and it was good to hear that things had moved forward.
- Mr. Aveley asked whether they had asked retailers to support the care leavers by offering discounts. The AD said that the social workers and personal advisors haggle on prices to get the best deal but they do not want to disclose the fact that the young person is a care leaver. The Policy also states that the young person should have some level of choice over what they buy – for example the type of cooking equipment.
- Cllr. Green said she was very pleased to hear about the proposed increase and asked whether there was a formula for increasing the grant in future as it had not been reviewed for a number of years. The AD said one formula which had been suggested was to increase the grant inline with increases in the level of Council Tax, but if this had been applied over the last few years the grant would only have increased to £1300 and the grant needed to be tracked to keep up to date with actual costs of starting up a home. The Chair suggested adding a check in the systems and processes to ensure the grant was reviewed regularly.

There were no further questions and the Chair thanked the AD who left the meeting.

CYPSC-34 CHAIR'S UPDATE

The Chair updated members on progress on reviews as follows:

1. Minor amendments had been made to the draft recommendations for the review of primary places following comments from the Primary Heads' Forum Executive. The overall conclusion from the review was that there would be sufficient primary places across the borough but that there were challenges in some areas. Proposed changes to catchment areas in the north of the borough were out for consultation until 28th February. The Committee should do due diligence on how the consultation had been carried out and the Chair suggested the outcome of the review should come to scrutiny to make further recommendations. Mrs. Harris remarked that there were issues around Lightmore. Mr. Aveley said he was sure developments around Hadley Quarry, the Sugar Beet Factory and Wrockwardine/Wellington would impact on demand for school places. The Chair agreed there were local pressures but that Telford & Wrekin did not have the kind of shortages that existed in other parts of the country. The revised draft recommendations would be circulated for agreement.
2. Draft lines of enquiry for the review of Youth Unemployment would be circulated for feedback. The suggested areas to explore were the barriers to employment, how key partners are supporting young people into work and identifying gaps / overlaps in provision. The next meetings would be working group meetings to take evidence for the review from TCAT, New College, Jobcentre Plus and to gather views from young unemployed people.
3. The Budget & Finance Scrutiny Committee would be considering the Cost Improvement Plan at the meeting at 6.30pm on 4th February and members of the committee were invited to attend and would be allowed to ask questions.

The meeting ended at 7.45pm.

Chairman:.....

Date:.....

HEALTH AND WELLBEING BOARD

Minutes of a meeting of the Health and Wellbeing Board held on Wednesday 12th February 2014 at 3.30pm at the Business Development Centre, Stafford Park 4, Telford TF3 3BA.

PRESENT: Cllr R Overton (Chair) (Telford and Wrekin Council), Dr M Innes (Vice-Chair) (Clinical Commissioning Group), D Evans (Clinical Commissioning Group), Cllr E Clare (Telford and Wrekin Council), P Taylor (Telford and Wrekin Council), Cllr G Green (Telford and Wrekin Council), Cllr J Seymour (Telford and Wrekin Council), Liz Noakes (Telford and Wrekin Council), Cllr A England (Telford and Wrekin Council), Cllr P Watling (Telford and Wrekin Council),

Also Present: J Chaplin (Healthwatch Telford and Wrekin, on behalf of D Saunders), K Clarke (Assistant Director: Finance, Audit & Information Governance), T Smart (Finance Manager).

Officers: M Cumberbatch (Legal Services) J Power (Delivery and Planning Manager) and J Clarke (Democratic Services Officer).

HWB-46 APOLOGIES FOR ABSENCE

L Johnston (Telford and Wrekin Council), D Harrison (Clinical Commissioning Group), D Wickham (NHS England Shropshire and Staffordshire Area Team), D Saunders (Healthwatch Telford and Wrekin)

HWB-47 DECLARATIONS OF INTEREST

None

HWB-48 PUBLIC SPEAKING

No members of the public had registered to speak.

HWB-49 BETTER CARE FUND

D Evans and P Taylor presented a joint report on the Better Care Fund which set out the requirements placed upon the Council and the CCG to move towards the integration of health and social care services and the need to have a Better Care Fund (BCF) agreed and in place by April 2015.

The report also set out the proposals for funding and principles that needed to be developed and agreed.

An update to the report was tabled which included changes in the figures which supported the transformation of the healthcare and the Council's Community Care functions. These changes were also reflected in the Draft Finance summary.

The CCG and the Council had worked hard to find some commonality and common ground and thanks was given to everyone that had been involved in reaching agreement on the Better Care Fund.

There were some conditions around the Better Care Fund which included:

- Social Care Activity
- Impact Assessments
- Acute Sector

The money to be transferred to the BCF would be £11.5m across Telford and Wrekin. It was hoped that in the future that the service would change radically and be more ambitious with the pooled budget arrangements.

A task and finish group been set up and had agreed a set of proposals. It was envisaged that next year £13m overall would be transferred across to Telford and Wrekin with a further £14.5m the following year.

This would be a challenging time and the CCG, together with the Council, would need to move forward and work together to deliver services differently with reduced resources.

The agreed principles would underpin the initial integration and help to develop enablement services. There was also a need to reduce the number of people who required hospitalisation and facilitate timely discharges with a view to patients accessing community based services.

A discussion took place including:

- Acute services
- Adult Social Care
- Re-distribution of funds
- Whole community partnership
- Voluntary Sector
- Accountability for BCF
- Holistic approach
- End Service Users
- Future relationship with Healthwatch
- Future Fit Programme

The Chair thanked the officers of both the CCG and Telford and Wrekin Council for uniting together to produce the report.

It was agreed by the Board that a report would be brought back to the March meeting relating to governance arrangements for HWB.

RESOLVED – that:

- a) the requirement to put in place a Better Care Fund be noted;**
- b) that a report regarding the governance arrangements for the HWB be brought to the March meeting of the HWB; and**
- c) The Health and Wellbeing Board approve the draft BCF plan for submission to NHS England on 14th February, delegate power to the Chair of the Health & Wellbeing Board to sign the draft BCF plan document and delegate power to the Chair of the Health & Wellbeing Board, in consultation with The Chief Operating Officer (CCG), to approve the final BCF plan.**

The meeting ended at 4.12pm

Chairman:

Date:

HEALTH AND WELLBEING BOARD

Minutes of a meeting of the Health and Wellbeing Board held on Wednesday 12th March 2014 at 2.00pm at the Business Development Centre, Stafford Park 4, Telford TF3 3BA.

PRESENT: Cllr R Overton (Chair) (Telford and Wrekin Council), Dr M Innes (Vice-Chair) (Clinical Commissioning Group), D Evans (Clinical Commissioning Group), Cllr E Clare (Telford and Wrekin Council), P Taylor (Telford and Wrekin Council), Cllr G Green (Telford and Wrekin Council), L Johnston (Telford and Wrekin Council), Cllr J Seymour (Telford and Wrekin Council), Liz Noakes (Telford and Wrekin Council), D Harrison (Clinical Commissioning Group), D Wickham (NHS England Shropshire and Staffordshire Area Team), D Saunders (Healthwatch Telford and Wrekin)

Also Present: H Onions, (Consultant in Public Health), L Mills (Head of Health Inequalities and Lifestyle), V Mckay (Interim Service Delivery Manager, Children & Family Services), K Roberts (Interim Service Delivery Manager, Commissioning) L Stepanian (DAAT Co-ordinator) and R Eryers (TACT Co-ordinator).

Officers: M Cumberbatch (Legal Services) J Power (Delivery and Planning Manager) and J Clarke (Democratic Services Officer).

HWB-50 MINUTES

RESOLVED – that the Minutes of the meetings of the Health and Wellbeing Board held on 22nd January 2014 and 12th February 2014 be confirmed and signed by the Chair.

HWB-51 APOLOGIES FOR ABSENCE

Cllr A England (Telford and Wrekin Council) and Cllr P Watling (Telford and Wrekin Council)

HWB-52 DECLARATIONS OF INTEREST

D Saunders declared an interest on Agenda Item 9 – Commissioning intentions as he was a member of the Management Committee on the Senior Citizen Forum.

P Taylor declared an interest on Agenda Item 5 – Reduce the Misuse of Alcohol and Drugs as a Director for Provider Services.

HWB-53 PUBLIC SPEAKING

No members of the public had registered to speak.

HWB-54 FOCUS ON HWB PRIORITIES

Reduce the Misuse of Alcohol and Drugs – Telford and Wrekin Drug and Alcohol Strategy 2014/15-2016/17

H Onions (Consultant in Public Health) gave a report on the Telford and Wrekin Drug and Alcohol Strategy 2014/15 – 2016/17 which gave an overview of the health impacts caused by alcohol and drug misuse within communities.

The strategy contributed to the Co-operative Council's priorities to improve health and wellbeing, reduce inequalities, reduce the number of people who misuse drugs and alcohol and to develop an early help offer.

A series of aims and objectives were proposed across the strategy framework to reduce demand and risk, restrict supply, build recovery and reduce harm.

There were considerable cost savings linked to treatment and prevention and early intervention with children and young people. For every £1 spent on this work £5-£8 could be saved later by reduced crime, loss of income, productivity all of which impacted on the NHS burden and health and wellbeing.

The Consultant in Public Health gave a presentation on the strategy.

The key headlines were:

- High rates of early death from “preventable” liver disease
- An estimated 1,020 opiate and crack cocaine users with approximately 50% of these accessing treatment during 2012/13
- Drug treatment completion rates – 8% opiate users / 38% non-opiate users
- Alcohol consumption estimates 24,265 (18.7%) of adults were binge drinkers, 33,997 (26%) of adults were higher risk drinkers and 4,151 were dependent drinkers
- Approximately 440 hospital admissions per year were directly linked to alcohol
- With 3,370 admissions to hospital potentially relating to alcohol

Public Health England set out what needed to be done:

Alcohol

- Raise awareness
- Work with Schools and Education
- Behaviour change
- Intervention programmes
- Hospital liaison
- Treatment and care planning

Drugs

- Avoidable deaths from overdose
- Closer working with NHS, GPs and Pharmacies
- Harm reduction and risk reduction with prescribed / non-prescribed medicines
- Specialist treatment
- Holistic model with wider support for work and housing

A strategy framework had been produced which was based on 3 key areas:

- Reducing demand
- Building recovery and reducing harm
- Restricting supply

The aims of the strategy were to transform treatment and recovery services; expand the provision of mutual aid and service user-led programmes within the treatment system; develop a comprehensive programme for brief interventions which would raise awareness to reduce the risk of harm from drug and alcohol misuse.

A discussion took place including:

- Preventative work with the community ie Mutual Aid
- NHS Health checks and alcohol screening
- Schools and Colleges prevention programme
- Promotion of healthy lifestyles
- Hospital liaison services
- Alcohol and drugs budgetary arrangements
- Alcohol related cancers
- Data collection
- Working with partners, ie Criminal Justice System, DAAT Board and Licensing as well as using local intelligence
- Difficulties accessing support after 4pm on Fridays
- Engagement

The strategy was welcomed by the Board which was clear, simple and straight forward and had a clear pathway from prevention to treatment.

L Johnston, as the Board's sponsor for reducing the misuse of alcohol and drugs, commended all of the people involved in bringing together the Strategy which had taken a lot of hard work. The Board's sponsor had recently visited TACT and praised the exceptional level of awareness and the work which was undertaken with service users.

RESOLVED – that the Health & Wellbeing Board endorse and approve the Telford and Wrekin Drug and Alcohol Strategy 2014/15 – 2016/17 and note the governance which was in place to manage the implementation and to monitor the impact on outcomes and performance.

HWB-55 HEALTH AND WELLBEING SUPPORT/DELIVERY ARRANGEMENTS UPDATE

C Jones (Assistant Director: Family, Cohesion & Commissioning) and L Noakes (Assistant Director: Health, Wellbeing and Public Protection) gave a joint report on the Health and Wellbeing Support and Delivery Arrangements.

The report outlined the proposed changes with regard to the support of the Health and Wellbeing Board, which included the creation of a Strategic Commissioning Group.

The purpose of the Group would be to drive partnership working through the integration between NHS England, the Clinical Commissioning Group and Telford & Wrekin Council.

Appendix 1 to the report set out the Terms of Reference and the purpose of the Strategic Commissioning Group, together with the Membership.

The Strategic Commissioning Group would report back to the Health and Wellbeing Board on a quarterly basis.

A discussion took place including:

- Better Care Fund (BCF) Commissioning Support
- Co-Chairing of Strategic Commissioning Group
- Public/Patient representatives
- Development Sessions

It was suggested that as the Health and Wellbeing Board met on a bi-monthly basis, that a quarterly report would not fit the timetable. It was further suggested that a report be brought back to the Board every 4 months.

RESOLVED – that:

- a) the changes in support/delivery arrangements of the Health and Wellbeing Board outlined in this report be agreed;**
- b) the proposal for a report from the Strategic Commissioning Group to the Health and Wellbeing Board every 4 months be approved.**

HWB-56 FOCUS ON HWB PRIORITIES

Life Expectancy – Focus on Cancer

H Onions (Consultant in Public Health) and L Stepanian gave a joint report on the Health and Wellbeing Priority - Life Expectancy, with the focus being on cancer.

The report gave an overview of the local picture regarding cancer with a focus being on bowel cancer. It also presented an update on the work the CCG had been leading on with Shrewsbury and Telford Hospitals NHS Trust which aimed to improve the services provided for cancer patients throughout their care and treatment including reducing waiting and treatment times and the quality of the patient experience. Expansions and improvements following further development of the bowel screening programme were due to take place.

On average 222 people died before the age of 75 from cancers each year (115 male and 107 female). Approximately 56% of the early cancer deaths (124 per year) were considered preventable. This included oral cancers, lung cancers, colorectal cancers, skin cancers, breast cancers and cervical cancer.

Within those cancer deaths considered to be preventable 33% (40 per year) were due to lung cancer, 20% (25 per year) bowel cancer and 13% (17 per year) breast cancer.

Approximately 28% of early cancer deaths could be classified as amenable to healthcare, so could have been potentially avoidable through good quality healthcare. The top three in Telford & Wrekin were: Bowel cancers, 40% of amenable early cancer deaths; Breast cancers, 28% of amenable early cancer deaths and Bladder cancer, 9% amenable early cancer deaths (circa 6 per year).

The rates of early death from all cancers during 2010-2012 were significantly higher than the England average for both persons and females. The rate for men was similar to the national average.

There was a significant contribution to the gap in the figures regarding treatment and it was hoped that the work being undertaken on alcohol and smoking would contribute to an improvement on the gap.

During the period 2010-12 the early death rate for bowel cancer was significantly worse than the England average (circa 25 deaths per year before age 75). Bowel cancer screening currently had a 56% take up across Telford & Wrekin ranging from 45% to 67% across the general practices. Joint work had been planned by NHS England, the CCG and the Council to improve the take up rates.

The national bowel screening programme was being expanded to include bowel scope screening for both men and women from the age of 55 years. This was in addition to the NHS Bowel Cancer Screening Programme.

A discussion took place including:

- The new screening programme and incentive schemes to improve figures
- Underlying trends of non-take up of screening
- National Development Programme between CCG and NHS England Area Team
- Prostrate Cancer
- Awareness raising
- Patient experience

RESOLVED – that:

- a) the Board note the continued contribution early cancer deaths made to reduced life expectancy in Telford and Wrekin;**
- b) the Board recognised the importance of the bowel cancer screening programme developments in early detection and treatment;**
- c) the Board acknowledged the progress being made to improve cancer treatment and the experience of cancer care at Shrewsbury & Telford NHS Hospital Trust.**

HWB-57 CALL TO ACTION

David Evans and Mike Innes gave a brief overview on the Call to Action and the results from the engagement.

The Call to Action was a joint project between Shropshire and Telford & Wrekin Clinical Commissioning Groups.

Engagement had taken place in September, October and November 2013. Approximately 3,000 responses had been received with 250-300 of these being from Clinicians.

A conference took place at the end of November 2013 which launched the results and the initial analysis and looked at the responses. Both Local Authorities in Shropshire attended at the conference together with providers and members of the public. The event was well attended.

The key themes to come out of the engagement were that changes must be made. The preference was not to go to hospital, but be looked after closer to home or within the home. Access to services was important.

A newsletter had been produced, a copy of which was tabled at the meeting. A copy of the newsletter could also be accessed at Appendix 5 to the report.

A discussion took place including:

- Outcome of the Call to Action Conference
- Launch of the review of acute services
- Whole system approach
- Access to Primary Care ie GP Services, Dentists, Opticians

- Hospital re-structuring exercise
- Future Fit Programme
- Call to Action Feedback

RESOLVED – that the Board note the content of the report and the newsletter summarising the discussions and feedback received from the Call to Action consultation.

HWB-58 COMMISSIONING INTENTIONS

Local Authority Commissioning Intentions

V McKay, L Mills and K Roberts presented a joint report on the Local Authority Commissioning Intentions for Public Health.

This would be a universal whole population approach which included vulnerable children, young people and adults and would contribute to the early intervention and prevention priorities of the Clinical Commissioning Group.

The Local Authority would collaborate with the Clinical Commissioning Group as well as Shropshire and Staffordshire Area Team through the newly appointed Strategic Commissioning Group in order to deliver improvements in health and wellbeing outcomes.

A discussion took place including:

- Alcohol Services
- Contracts
- The reduction of the provision of in-patient beds / hospital detox beds
- Multi-systemic Therapy
- Social Impact Bonds
- Therapeutic input for children with special health needs
- Pooling of funds
- Transport Review
- Incorporation of re-ablement and rehabilitation into the Better Care Fund
- Carers Contact Centre / Carers Partnership Board
- Supporting people to live independently
- Dementia Services
- Care Bill

RESOLVED – that the Board note and endorse the high level of commissioning principles of the Local Authority and the detailed proposals outlined in Appendices 2, 3 and 4 to the report.

Telford & Wrekin Clinical Commissioning Group Commissioning (CCG) Intentions for 2014/15

David Evans presented an overview on Telford & Wrekin Clinical Commissioning Group's Commissioning Intentions for 2014/15.

The longer term implications for the CCG was to shift resources currently committed to acute care into integrated health and social care in the community, which represented a strategic ambition that was linked to the Better Care Fund Plan proposals.

The impact of the commissioning intentions was to improve:

- Quality and safety of care
- Self-care, complementing the Council's personalisation strategy
- Access to appropriate services for the whole population, especially the most vulnerable
- Integrated care close to home
- Value for money
- Performance of NHS Services in order for the NHS to deliver constitutional rights
- Configuration of services

The CCG's model for enhanced integrated care for health and social care could be found at Page 4 of the report.

It was the CCG's aim to move care closer to home and, where appropriate, self-care and self-management of conditions would be introduced

The CCG currently spent 54% of its budget on acute services which was above the national average. This was approximately £6-8m of funding which was not being spent in the right areas. A contract for £3m had been identified as one that could be used to support the Better Care Fund during 2014/15.

A discussion took place including:

- Special Educational Needs and Disability Reforms
- Preventative work through health and social care and within the education and youth services
- Children in Care
- Synergys – ie lifestyle pathways and termination services now linked to sexual health and CAMHS and early health links
- Mental Health Service Review
- IAP Programme

RESOLVED – that

- a) the Board note the information contain in the report; and**
- b) the areas for improved synergy between council/public health and CCG commissioning intentions were identified as: lifestyle pathways; termination services; Children and Adolescent Mental Health Service (CAMHS); Special Educational Need and Disability (SEND) Reforms; Children in Care and Adult Mental Health Services.**

HWB-59 FOR INFORMATION ITEMS

Telford and Wrekin Safeguarding Children Board Annual Report 2012/13

This report was an information only report and a link to the Report could be found at Item 10 – Appendix G1 to the Agenda.

Telford and Wrekin and Shropshire Adult Safeguarding Board Annual Report 2012/13

This report was an information only report and a link to the Report could be found at Item 10 – Appendix G2 to the Agenda.

The meeting ended at 3.47pm

Chairman:

Date:

DRAFT

HOUSING, ECONOMY & INFRASTRUCTURE SCRUTINY COMMITTEE

Minutes of a meeting of the Housing, Economy & Infrastructure Scrutiny Committee held on Tuesday, 18th February 2014 in Large Meeting Room, Wellington Library, Larkin Way, Wellington TF1 1LX.

PRESENT: Councillors C. Turley (Chair), E. Carter, C. Mason, K. Tomlinson and Co-optees D. Johnson, S. Reynolds.

Also attending: Cllr. C. Smith, Cabinet Member Housing, Development & Borough Towns Development; M. Barker, Planning Specialist; R. Taylor, Environment & Policy Planning Team Leader; S. Jones, Scrutiny Officer.

HEISC-14 MINUTES

RESOLVED – that the minutes of the meeting of the Housing, Economy & Infrastructure Scrutiny Committee meetings held on 15th November be confirmed and signed by the Chair.

HEISC-15 APOLOGIES FOR ABSENCE

Cllrs. C. Mollett, R. Sloan, J. Thompson.

HEISC-16 DECLARATIONS OF INTEREST

None

HEISC-17 SHAPING PLACES CONSULTATION

The Chair introduced the item saying that the purpose was for the Committee to receive the response to comments on the Shaping Places Local Plan made at the last meeting and to consider the consultation process for the next phase of the development of the Plan. The Chair reminded members that the scope of the scrutiny work was to look at process for consulting on the Plan and not the details of the proposals. Members would be able to put forward their views on the proposals individually and outside the scrutiny process. He invited officers present to highlight the key points in the report circulated as Appendix B.

The Environment & Policy Planning Team Leader made the following points:

- A report to Cabinet in December summarised the feedback from the consultation on the Strategy and Options document and how it had been taken on board, and set out the proposed approach to the next stage of developing the Plan.
- The next phase was to consult on specific site allocation proposals and it was expected that there would be greater interest and more feedback.
- It is proposed to undertake a period of public consultation during late

spring/summer.

- Previous engagement had been effective so the same approach would be taken again with some modifications. These included enhanced support for town and parish councils with drop-in sessions for people to view maps of the proposed development sites, writing to all previous consultees, use of the press and information in public places, repeated use of social media and further work with the Young People's Forum.
- The report set out the response to comments made at the last meeting about consultation with Town & Parish Councils, the engagement of young people via social media and the clarity of technical information for members of the public.
- The report also set out responses to wider comments made about the business growth plan, the broadband strategy, encouraging the development of affordable housing and ensuring sufficiency of school places.

There was then a discussion covering the following points:

- Mr. Johnson said he was sympathetic to Telford & Wrekin Council because it tried hard to engage town and parish councils. The Planning Specialist said that in the next phase they were trying to be more focussed on specific areas and would do all that they could to engage the town and parish councils.
- Cllr. Carter emphasised strongly the need to impress on town and parish councils and the electorate the importance of turning up for meetings otherwise they may suffer later on. He said that people were interested but they don't turn up and town and parish councils needed to really make people understand the importance of getting out. They must make sure that people know when meetings are and what the implications are so that they cannot complain later that they were not informed. The Cabinet member said that it was proposed to have a period of consultation and they would try everything possible to engage people.
- Cllr. Carter asked if feedback on engagement on a parish council by parish council basis could be provided to the committee and the Planning Specialist said they would record how many were involved and could report back. They would also continue to Tweet and to review engagement during the consultation period so the process could be adapted to make certain people have as much chance as possible to take part. They were also looking at what neighbours and other authorities were doing to engage people to find other ideas. Cllr. Carter said it was important for the committee to see this feedback in order to carry out rigorous scrutiny.
- Cllr. Tomlinson said that taking PACT meetings as an example, about 60 people had attended one meeting, but then only 2 people or no-one had turned up for others. People only attend if they think something will affect them and if not, they don't. For example people had not raised concerns about the impact of the sugar-beet factory housing development in Arleston on the roads until it was too late. People had problems getting out of the road unless someone let them out and this was a specific example of how things could affect people's lives. She suggested they needed to knock on doors and point out to people that if they did not get involved it may be too late. She agreed it was difficult to get people to engage - in Admaston letters had been put through people's doors but a lot of

people didn't read them, the Voice can go in the recycling bin without being read and a lot of people do not have internet access or use Facebook or Twitter.

- Cllr. Carter asked some specific questions about a proposed development in Allscott. The Planning Specialist reminded members that planning applications were dealt with through planning processes subject to planning regulations and were the responsibility of the Planning Committee and were not within the remit of Cabinet or scrutiny. The Cabinet member said there had been a suggestion for a rail hub which would be very expensive but he had raised it with Network Rail as the proposed development of 400 new homes may help bring this forward. Cllr. Carter said he would raise this with the strategic rail group which he sat on.
- Cllr. Mason said transport issues from new development were not just about traffic but also about having good public transport services so people could get to work in Telford or other parts of the borough. For example there were no buses to Hortonwood. He could not remember anything on Shaping Places going to the Bus Users Group. The Planning Specialist made two points:
 - That the transport structure – the scale and design of roads – was governed by national structures and based on evidential calculations approved by Parliament and the courts. This was the same across the country. The Council as the highways authority made sure the analysis of the evidence was as solid as possible but was not able to influence the approach.
 - That the bus services were privately run and the Council works with the operator but routes have to be profitable for the operator to run.
- The Team Leader said consultation with other partners was on-going including with energy companies, utility companies, the Fire & Rescue Service, the Police and Arriva. It was important to continue to engage on growth issues so partners could feedback and plan their services.
- The Team Leader said people would be able to comment on the proposals via the on-line portal or they could submit comments in writing which would be uploaded to the portal unless people wanted their comments to remain confidential.
- In terms of the readability of documents, there would be a focus on maps and a text summary. Because of the technical nature of the information there needed to be a balance between making information easy to access and understand and meeting the legal requirements for the consultation. It was felt that people would relate to maps as a way of getting information about specific site allocations, but a summary would also be provided along with details of how people can comment.
- The report addressed the comments made by members at the last meeting, and in addition the committee could be provided with material such as leaflets. They are also going to write to geography departments in schools to engage with students taking GCSE and A Level geography to tie the work into their studies as another way of engaging young people.
- The Team Leader assured members that consultation and engagement was taken very seriously and was on-going. They were also engaging with the PR and Equalities teams.

- The response to comments at the last meeting about affordable housing stated that in recent years the average level of affordable housing delivered in the borough was 15%. This figure related to affordable housing subject to S106 contributions and did not include 100% affordable housing schemes developed by RSLs which if included would increase the figure to 38%. The Planning Specialist informed members that the recent passage of the Growth Act had encouraged developers to challenge planning authorities on S106 contributions on the grounds of viability to ensure there were no obstacles to development. The planning authority had to be robust and clear about the evidence for requiring S106 contributions to secure the best deal for local people, but ultimately the developer cannot deliver something that is not viable. Telford & Wrekin was doing well and would keep pushing developers hard on S106 but would continue to be challenged.
- The Chair asked if any key risks to the Council had been identified around delivery of growth options which may form part of the final plan. The Team Leader said that they took account of key risks and regulations to ensure they were meeting regulations and requirements. The whole Shaping Places process was subject to evidence to support the plan and the inspectors would be looking at the risks around the final plan. The Cabinet member said things were changing all the time and there would always be risks but they would adapt to changes. In terms of the consultation plan, he felt it was robust and was subject to on-going review to apply lessons learnt throughout the process. They would be approaching the town and parish councils to try to find out what had worked or not worked for them.
- Cllr. Carter raised points about what he felt were two of the risks:
 - One risk was trying to enforce building on sites which had been left undeveloped following planning consent. He suggested one solution was to increase permissions, or a way forward was to grant planning permission for a limited period before consent is withdrawn e.g. 2 years.
 - Another risk was development on flood plains. National policy allowed building on flood plains because housing was more important than the flood plain which Cllr. Carter disagreed with and felt there were plenty of brown field sites which could be developed before building on flood plains. He was not sure how this fed into Shaping Places.

The Cabinet member said that most of the housing development land in the borough belonged to the Home & Communities Agency (HCA) and it was up to them to appoint builders to get on and build. They had more than five years supply of land with old permissions and he agreed that the HCA land ought to be built on. Once a developer had put the footings in for a building, the development was considered underway so there was a need to enforce completion targets. The Planning Specialist said inspectors were of the view that developers were not land banking because once they had paid for planning consent they could not afford not to build, but landowners may have land with planning permission but no development. Developers will only build if there are buyers and development can only proceed at the rate the financial sector will lend at so it comes back to the structure of the finance industry. He observed that the Chancellor has a strong grip on planning policy as the government sees development as key to driving the country out of recession and the idea of making changes is difficult when it is part

of the economic strategy. He highlighted examples of risks from recent planning applications in other parts of the country: one was where the Planning Committee had refused permission but the inspectors had said there was not enough housing in the area concerned and had sent the application back to Planning Committee; the other was where plans had been thrown out by inspectors under the Duty to Co-operate because they felt there had not been sufficient discussion with neighbouring authorities.

- Cllr. Carter asked 2 questions:
 - Why HCA land with planning permission was not included in the figures for the 5 year supply of housing land, and
 - Why developers are not enforced to build on it and how Cabinet was putting pressure on the coalition government on this issue.

The Planning Specialist said a letter had been prepared to raise these issues nationally. Not all HCA land was included in the 5 year supply of land because although there was existing Section 7.1 agreements Parliament had agreed that the existing consents would not be used and for a site to be brought forward they would need to apply for planning permission in the normal manner. Under previous regional planning processes figures had been agreed for the amount of housing development over the period and although the regional plans had been revoked the figures were still considered to be relevant as growth targets. The problem for local authorities was that the rate of building had been lower than the regional figures. Telford and Wrekin was a designated growth area and has the capacity to grow. However, the National Planning Policy Framework only allowed authorities to take into account what is deemed “deliverable” based on current completion rates. The government holds the view that if more sites are granted planning permission it will follow that more new houses will be built. Cllr. Carter said he felt it was not sensible or right because it would give people the wrong impression and the HCA land should be included in the supply of land figures. The Planning Specialist said this issue had been taken through planning appeals to the high courts but it was the law and approved by the courts. Other authorities had tried to challenge it but had spent a lot of money and had lost. Mr. Johnson asked what would need to happen to change the position and the Planning Specialist said it would require an act of Parliament to change the National Planning Policy Framework to allow a broader definition of land supply. Mr. Johnson asked if this meant a developer came along and wanted to build say 2500 houses it would go to a land bank and the Planning Specialist said this was possible. However, Telford & Wrekin was doing better than anywhere else in the region and the issue was not getting more planning consents but getting the sites built over the next 5 years. The Councils position in respect of the five year supply of housing land is set out on the website.

http://www.telford.gov.uk/info/100006/environment_and_planning/1773/five_year_housing_land_supply_statement)

- The Chair asked how the Strategic Housing Market Needs Assessment fed into Shaping Places. The Team Leader said the housing needs assessment needed to be updated to ensure data feeding into the housing growth projections was up to date. They were currently awaiting data which would feed into the housing section of Shaping Places and would provide the evidence base for the different types of housing.

- The Chair asked members if they would like another update on Shaping Places and this was agreed to look at the results of the engagement with town and parish councils. Members again said that town and parish councils had a duty of care to ensure local people were informed of the plans and made various suggestions about engagements including:
 - articles in parish newsletters where they exist
 - letters addressed personally with the Telford & Wrekin logo
 - depending on costs, Parishes could leaflet specific areas on specific issues
 The Planning Specialist said they would maintain the dialogue with scrutiny.

The Cabinet member and officers left the meeting.

RESOLVED

- **That the report be noted**
- **That a further update be brought to a future meeting**

HEISC-18 CHAIR'S UPDATE

The Chair summarised progress on the review of Empty Properties since the last meeting which included the meetings with the Chairs and Clerks of Madeley Town Council and Ketley Parish Council. He tabled a number of draft recommendations for discussion which picked up issues and suggestions drawn from the information gathered during the review.

There was a discussion about the key issues which members felt had arisen from the work and some of the points made were the lack of awareness of town and parish councils of the need to report empties, the need engage ward members as well as town and parish councillors, the possibility of sharing data on empties with utility companies. Members considered the draft recommendations tabled and endorsed them.

There was a discussion about items for the work programme and the following was agreed:

- a) That the committee would receive a further update on the development of Shaping Places. The timing would be agreed by the chair in consultation with relevant officers.
- b) Members were satisfied with the briefing on the new waste services and with the communication of the new service to the public and no further issues were identified for scrutiny. However, Cllr. Mason said he would like to know when the TWS grass cutting contract was due to expire.
- c) Section 106 and CIL had been deferred but remained on the work programme and members requested an update on the position.
- d) Cllr. Mason enquired when the committee was going to look at speed limits outside schools because there had been an issue in his ward. The Scrutiny Officer reminded members that it had previously been agreed that the issue of speed limits outside schools would be merged with the suggestion to review car parking enforcement and it had then been agreed that the review would be deferred until 2016 or until the traffic warden pilots had been evaluated.

- e) A new suggestion put forward by the Assistant Director Family & Cohesion Services to consult the committee on the proposals from the Transport Review was agreed for the work programme.

RESOLVED

- **That the draft recommendations for the review of Empty Properties be endorsed**
- **That items for the work programme be agreed as set out in the minutes**

The meeting ended at 11.00am

Chairman:.....

Date:.....

LICENSING COMMITTEE

**Minutes of a meeting of the Licensing Committee held on Wednesday
12th March 2014 at 6.00 pm at the Business Development Centre, Stafford Park,
Telford, TF3 3BA**

PRESENT

Councillors C Mason (Chair), A Mackenzie, R. Scammell, J Seymour, M Smith, J Thompson and C Turley

Officers in attendance: L Noakes (Assistant Director: Health, Wellbeing and Public Protection), S Fisher (Principal Licensing Officer), M Cumberbatch (Legal Services Manager), K. Fisher (Legal Services Team Leader) and P Smith (Democratic Services Team Leader)

LC-14 MINUTES

RESOLVED – that the minutes of the Licensing Committee meeting held on 14th January 2014 be confirmed and signed by the Chair.

LC-15 APOLOGIES FOR ABSENCE

Councillors T Hope, R Sloan and K Tomlinson

LC-16 DECLARATIONS OF INTEREST

None.

LC-17 LICENCE FEES

The Principal Licensing Officer presented the report of the Service Delivery Manager – Public Protection, which detailed the proposed level of fees and charges for 2014/15 for Hackney Carriages, the Private Hire trade, Gambling and General Licences.

The current level of licence fees was implemented by the Licensing Authority on 1 May 2013 following discussions with the taxi trade and a review of administrative processes. The level of fees set projected a budget shortfall on £178.7k against the number of licences. Since then, there had been a restructure within Public Protection, which had delivered savings to address the shortfall against income targets. It was also anticipated that, as a result of a reduction in fees in 2013, service improvements and revised hackney carriage and private hire conditions, some drivers and operators would be encouraged to return to be licensed locally rather than by a neighbouring council.

The annual review of licensing fees had taken into account the above factors, and in particular the need for the changes to “bed down” and take effect. It was therefore proposed that the licence fees be retained at their current level for the forthcoming financial year. A further review of licence fees would be undertaken at the end of

2014 when a fuller picture could be seen of the effect of the changes on the cost of administering the licensing service against income received. It was anticipated that income targets for 2014/15 would be achieved. A Community Impact Assessment had been carried out, and was appended to the report.

In order to allow time for consultation with licensees, it was advised that the date for implementation shown in the recommendation in the report be amended from 1st April to 1st May 2014.

During the ensuing debate, reference was made as to whether the projected income from licence fees would cover the costs of the service. The Principal Licensing Officer advised that, as a result of the savings made over the last 12 months, it was hoped that this would be the outcome, although the final year-end figures would not be known for a few weeks yet. The Principal Licensing Officer was asked why there were no fees listed for scrap metal dealers and for day licences for street trading, to which she responded that the new licences for scrap metal dealers had been introduced in October 2013, and the fees had been set at that time. In relation to street trading, the changes to the policy and conditions were still subject to consultation, but that the proposed licence fees had been approved in principle by the Committee at the last meeting.

RESOLVED - that the level of proposed fees, as shown at Appendix A of the report, be approved to come into force on 1 May 2014, subject to any consultation responses received. If there are any significant comments made as a result of the consultation, the matter will be brought back to the Committee for consideration.

The meeting closed at 6.10pm.

Chairman:

Dated:

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 26 February 2014 at 6.00pm in the Telford Suite at Shropshire College Hotel School Ltd (The Whitehouse), Watling Street, Wellington, Telford TF1 2NJ

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, E J Greenaway, A S Jhavar, J Loveridge, G C W Reynolds, S A W Reynolds and C R Turley.

PC-082 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 5 February 2014 be confirmed and signed by the Chairman.

PC-083 APOLOGIES FOR ABSENCE

None

PC-084 DECLARATIONS OF INTEREST

With regard to planning application TWC/2014/0084, Councillor E J Greenaway commented that she was the Ward Member but had not engaged in any previous discussions and therefore she would not be withdrawing from the meeting for that item.

PC-085 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-086 SITE VISITS

The Chairman reminded Members that two site visits had been arranged to take place on the afternoon of 5 March 2014 as follows:-

3.45pm - Unit 108C, Halesfield 13, Halesfield, Telford, Shropshire, TF7 4QR (TWC/2013/0871)

4.15pm approx - Land to the north west of existing MOD Donnington, Donnington, Telford (TWC/2014/0042)

PC-087 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2013/0938; TWC/2013/0997 and TWC/2014/0006.

(a) TWC/2013/0938 - Land off Holyhead Road, Wellington, Telford, Shropshire, TF6 5AB

This was a proposal seeking full planning approval for the erection of a 63 bed extra care facility comprising of 100% affordable housing, together with associated communal/public facilities including a restaurant, café, multi-purpose room, and ancillary accommodation and the erection of 77 dwellings with associated open space.

Mr A Williams, the Applicant's Agent, spoke in support of the application highlighting the lack of a five year housing land supply, shortage of local facilities to meet the needs of an aging population, affordable housing, community benefits and design. Additionally, he commented that loss of view was not a material planning consideration.

The Planning Officer drew attention to aspects of the report dealing with the substantial need for extra care facilities in the borough, issues regarding the Council's lack of a five year housing land supply, how the application met the requirements of sustainable development as described in the National Planning Policy Framework (NPPF), minor impact on nearby heritage assets, design, highways and viability issues as set out in the update report tabled at the meeting.

Some Members raised concerns regarding highway capacity, education and leisure contributions, practicality of letting based on local connection, suitability of public transport networks, design, landscape and site sensitivity, how many jobs would actually be created and flood risk. In response, the Planning Officer explained that the junctions outlined in the report would operate at design capacity in ten years without any further developments, and as a number of other developments subject to separate applications were proposed in the near vicinity of this site highways had assessed the cumulative impacts of the developments and the requested Section 106 financial contributions towards Highways reflected this. Specific details regarding the design of cross roads at Oak Crescent were not available at the meeting. Contributions for education reflected the other community benefits gained from the application in terms of the gift of land and affordable housing provision above policy requirements, Leisure contributions were specific to Bowring Park and improvement works would be undertaken by the applicant themselves in order to assist with viability, public transport provision may improve if and when other schemes in the vicinity came forward, no flooding concerns had been raised by the Drainage Engineer and an approximate indication of the dimensions of the extra care facility were given.

The Assistant Director: Planning Specialist reiterated comments that the Highways, Education, Leisure and Drainage Officers were all satisfied with the application and Housing Officers were satisfied that WHT would satisfactorily manage the lettings. With regard to public transport and the site was served by local operators within resources available. The Assistant Director: Planning Specialist also commented on the rules surrounding viability, recent case law regarding the five year housing land supply and the pro-development ethos of the Growth Act coupled with the government's position that the development and construction sector would drive economic recovery.

Considering the responses above and also the site visit which had taken place that afternoon, some Members considered that the application was compliant with the NPPF's requirements for sustainable development, with public transport links and Wellington shops were not a significant distance away, job creation, social facilities and welcomed the affordable housing element and sympathetic design.

Upon further questioning, Members were advised that there were no local policy grounds to ask for Code for Sustainable Homes code 4 in this locality, but had requested based on recent appeal decisions; the extra care facilities would achieved BREEAM Very Good however increasing the open market housing standard to this level would significantly affect viability of the scheme and as half the scheme would be sustainably constructed this was satisfactory; whilst the location seemed isolated there was no policy guidance to state how close to the urban centre schemes should be, and sustainability was assessed as a whole on balance. Advice was also given that officers had negotiated the best package of financial contributions possible in view of the fact that the land was to be gifted, and delivered immediately.

Upon being put to the vote it was, by a majority:-

RESOLVED – that with respect to planning application TWC/2013/0938 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement to provide affordable housing in the provision of a 66 bed extra care facility, and appropriate financial contributions towards highway mitigation measures (£80,020), education facilities (£100,000) and either contributions /works appropriate for offsite leisure and recreation facilities to the value of £65,100 and further subject to the conditions set out in the update report.

(b) TWC/2013/0997 - Land at, Lawton Farm Way, Leegomery, Telford, Shropshire

This application was a departure from planning policy seeking full planning permission for the erection of 27 dwellings and garages with associated parking, access roads and amenity space, following the demolition of existing buildings. The proposal also included the creation of replacement car parking for the adjoining doctors surgery. An update report was tabled at the meeting which detailed further comments submitted since the preparation of the original report.

A previous planning application was granted in 2007 for a development of 13 houses and 58 apartments as well as new retail units on this site and to the south, within the local centre. The retail part of the scheme was constructed but the residential development was never implemented. Due to the significant change in the total number of units proposed and the change to the red line site boundary Planning Officers had advised that a new application was required.

Members noted that the principle of development had already been established at the site but raised some concerns regarding the application in terms of traffic

congestion at peak times, management of green spaces and how the schedule of work would impact on parking for the doctors' surgery.

The Planning Officer advised that a balance needed to be struck between parking and freeflow of traffic and the highways solution was considered to best suit the circumstances, she advised that management of open space would fall to the developer in this instance, and that it would be reasonable for Members to request a condition to ensure the surgery car park remained accessible throughout construction work.

Members unanimously supported the application.

RESOLVED – that with respect to planning application TWC/2013/0997 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement for financial contributions of £3000 towards a Traffic Regulation Order and further subject to the conditions set out in the update report and an additional condition to ensure the car park for the doctors' surgery is retained until the new facilities are provided.

(c) TWC/2014/0006 - Hesbrooks HGV Yard, Avenue Road, Newport, Shropshire, TF10 7EA

This was an application for the erection of two storey houses and 2 two storey apartments on the site of Hesbrooks haulage yard. Vehicular access was proposed from Avenue Road, and another residential development of 61 units was under construction on the adjacent site (separate planning application TWC/2011/0334) where it was proposed shared parking arrangements for the apartments would be provided. An update report was tabled at the meeting which informed Members that amended plans had been received and revised comments had been received from the Highways Engineer.

Members welcomed the application.

RESOLVED – that with respect to planning application TWC/2014/0006 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement for financial contributions of £1500 towards a Traffic Regulation Order and further subject to the conditions set out in the update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

(d) TWC/2014/0084 - Unit 12 Telford Forge Retail Park, Colliers Way, Old Park, Telford, Shropshire, TF3 4AG

This was an application for the installation of a replacement mezzanine floor.

Members welcomed this application which supported local business needs.

RESOLVED – that with respect to planning application TWC/2014/0084 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement for financial contributions of £21,219 towards strategic highways infrastructure and further subject to the conditions set out in the report.

PC-088 TREE PRESERVATION ORDER 2013

The Committee considered the report of the Assistant Director: Law, Democracy and People Services seeking confirmation of a provisional Tree Preservation Order (TPO) at Cappelquin House, Cappelquin Drive, St Georges. The report detailed an objection received from the owner of the property expressing concerns regarding the size and condition of the tree and a rebuttal by the Tree and Woodlands Officer together with a photograph of the trees and a map showing the tree's existence in 1882.

The Legal Advisor outlined the process and clarified that only one tree was subject to the TPO rather than two as suggested by the map submitted with the objector's report. The Tree and Woodland Officer explained the background to the making of the Provisional Order which applied to only one of the beech trees located on the property as it was conceded the second beech was in poor health. Despite the recent 100mph winds and concerns from the objector that the trees were unsafe, both trees were still standing and the Tree and Woodland Officer opined that there was no scientific basis to the objection. The Legal Advisor advised Members that the focus in this case should be on amenity and confirmed that the property owner could apply for consent to lop, prune or fell the tree at any time.

Members noted the concerns of the objector that the tree was unsafe together with the reports submitted and balanced this against the opinion of the Council's Tree and Woodlands Officer. Members unanimously concluded that due to the age of the tree and its prominence in the area, it was worth preserving for its visual amenity.

RESOLVED – that the Borough of Telford & Wrekin (Beech tree within the grounds of; Cappelquin House, Cappelquin Drive, St Georges, Telford, TF2 7BX) Tree Preservation Order 2013 be confirmed.

The meeting ended at 7.35pm

Chairman:

Date:

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 5 March 2014 at 6.00pm in the Telford Suite at Shropshire College Hotel School Ltd (The Whitehouse), Watling Street, Wellington, Telford TF1 2NJ

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, E J Greenaway, A S Jhwar, J Loveridge, C P R Mollett, G C W Reynolds, S A W Reynolds and C R Turley.

ALSO PRESENT: Councillors E A Clare (for planning application TWC/2014/0042); A J Eade (for planning application TWC/2014/0042); G M Green (for planning application TWC/2013/0871); and A A Mackenzie (for planning application TWC/2013/0871).

PC-089 APOLOGIES FOR ABSENCE

Councillor I T W Fletcher

PC-090 DECLARATIONS OF INTEREST

With regard to planning application TWC/2013/0902, Cllr C P R Mollett commented that he was the borough ward member but in the circumstances he would not be withdrawing from the meeting for that item.

With regard to planning application TWC/2014/0021, Councillor C R Turley commented that he was the borough ward member but in the circumstances he would not be withdrawing from the meeting for that item.

PC-091 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-092 SITE VISITS

RESOLVED – that a site visit takes place at 4.45pm on Wednesday, 19 March 2014 at land adjacent Police Houses, 2 Park Lane, Woodside, Telford, in respect of planning application TWC/2013/0920.

PC-093 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report together with the supplementary information tabled at the meeting regarding planning applications TWC/2013/0265, TWC/2013/0902 and TWC/2014/0042.

- (a) TWC/2013/0265 - The Mount, 1 Haygate Road, Wellington, Telford, Shropshire

This was a full application for the conversion of existing buildings to form 10 residential units with associated internal and external alterations including partial demolition and construction of 8 new residential bungalows. The application was considered in conjunction with planning application reference TWC/2013/0266 seeking listed building consent. An update report was tabled at the meeting which indicated that the stability declaration form had been submitted and that discussion regarding final conditions was still ongoing between the Local Planning Authority and the applicant requesting delegated authority to remove pre-commencement condition if information was submitted prior to approval.

Members were delighted that the listed building would be protected by these proposals. The proposed bungalows and excellent facilities for future residents were welcomed.

RESOLVED – that subject to receiving a satisfactory memo from the Director of Development, Business & Customer Services to provide a financial contribution of £6,750 towards upgrading of community use recreation facilities to authorise the Development Management Manager to grant planning permission subject to the conditions set out in the update report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

- (b) TWC/2013/0266 - The Mount, 1 Haygate Road, Wellington, Telford, Shropshire

This was an application for listed building consent, considered in conjunction with planning application reference TWC/2013/0266 for the conversion of existing buildings to form 10 residential units with associated internal and external alterations including partial demolition and construction of 8 new residential bungalows

RESOLVED – that with respect to planning application TWC/2013/0266 listed building consent be granted subject to the conditions as set out in the report. (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

- (c) TWC/2013/0871 - Unit 108C, Halesfield 13, Halesfield, Telford, Shropshire, TF7 4QR

This was a full application for change of use from warehouse unit (Use Class B1, B2, B8) to metal recycling facility (Use Class Sui Generis) including the demolition of the existing building and erection of a two storey office building, 3 outbuildings, 2 weighbridges, an end of life vehicle facility and associated tank farm, a perimeter barrier and associated machinery, parking, access and landscaping. Councillor A A Mackenzie, Ward Member, had requested that the application be determined by the Planning Committee.

Councillor A A Mackenzie spoke on behalf of local residents in opposition to the application. He raised concerns regarding the proximity of the site to residential dwellings at Madebrook which would be subjected to increased noise. He commented that the water table in the area was high and pointed to the concerns of the Environmental Health Officer. He considered that the application was contrary to planning policies CS2, CS15, UD2 and the emerging Shaping Places Local Plan.

Councillor G M Green, adjacent Ward Member, made representations regarding the application in terms of the suitability of the site for recycling activities in such close proximity to residential properties due to the impact of noise. Councillor Green also raised concerns of the impact of the proposed facility on other businesses in the vicinity which may be forced to close as a result due to the impact of noise upon their operations. Pointing to long standing difficulties at similar facilities at Lightmoor, she questioned the Council's capacity for enforcement.

Mr P Caudle, representing local businesses, addressed the Committee to oppose the proposals. He informed the Committee that the nature of local businesses required the relative peace and quiet currently enjoyed and that the anticipated noise impact from the proposed facility may result in businesses closing with a loss of associated jobs. He argued that there were more suitable areas of Halesfield for the proposed facilities and that noise readings had been taken over too short a period. He also pointed to ongoing complaints about similar facilities at Lightmoor which did not give confidence regarding the potential for enforcement of any mitigating conditions.

Mr M Hopkins, the Applicant's Agent, spoke in support of the application, in terms of noise mitigation, local need, the extensive search for a suitable site for business operations, the applicant's background and experience, and the positive investment into the area.

The Planning Officer drew Members' attention to aspects of the report regarding noise mitigation in terms of an acoustic fence, noise management plan and hours of use. She noted that the applicant had requested an additional half an hour working time and as such it was considered reasonable as a set up time prior to the operation of noisy machinery, and as such amended proposed conditions reflected this. She acknowledged the concerns of objectors, reminding Members of the site visit which had taken place that afternoon, taking in Chillcott Gardens and Madebrook and pointed to the mitigating factors for the visual impact on the variety of nearby businesses. She informed Members that the site was brownfield and that Halesfield was not zoned in terms of the type of business allowed. The site was not on the flood plain and pollution would be controlled by permit through the Environment Agency. Highways Officers were satisfied that the highway would cope with additional movements and the design was in accordance with policy. She concluded that any concerns could be mitigated by condition.

Some Members expressed a number of concerns regarding the appropriateness of the location due to the proximity of residential dwellings and the nature of existing businesses in the locality. Concerns were also expressed regarding increased vehicle movements, the increased annual tonnage restriction to 75,000 tonnes, limited car parking and that there was little opportunity for business expansion.

In response to questioning, the Planning Officer explained the interactive process between planning permission and Waste Permit issued by the Environment Agency and explained that the facility at Lightmoor was an historic site with few planning controls hence the difficulty in controlling the site. She also went on to explain that the varying height of the acoustic fence to mitigate noise was associated with the use immediately behind it at a lower level and hence the reasons for the proposed height which also reflected that of the surrounding buildings. The Assistant Director: Planning Specialist also commented upon the need for recycling facilities in the borough, that the location was a sustainable employment area, that mitigation for noise had been adequately demonstrated and that there appeared to be no defensible reasons to refuse the application.

Considering the report and Planning Officer's advice, some Members did not feel that an Industrial Estate was an inappropriate location and considered that the proposed screening was sufficient to mitigate noise together with the busy A442 between residential properties at Madebrook and the site. The majority of Members, therefore, considered that the application was in accordance with the National Planning Policy Framework which sought to proactively support economic development, but did not feel extended hours of operation were appropriate. Members urged local businesses and residents to actively engage with the three month monitoring and review period.

RESOLVED – that with respect to planning application TWC/2013/0871 planning permission be granted subject to the conditions as set out in the report and revised hours of use from 08:00 to 18:00 hours Monday to Friday, 09:00 to 13:00 hours Saturday, with no working Sundays / bank holidays.

(d) TWC/2013/0902 - Hughes Transport Ltd, The Garage, Wellington Road, Horsehay, Telford, Shropshire, TF4 3QG

This was an outline application for residential development with associated access. The number of units proposed was not detailed in the application and, accordingly, only the principle of residential development was sought in addition to access. All other matters were reserved for future subsequent applications. An update report was tabled at the meeting which detailed further comments received from the applicant in support of the application.

Members sought clarification on the position regarding affordable housing and noted that the 25% contribution would be set as part of the S106 obligations. Members welcomed the use of a brownfield site.

RESOLVED – that with respect to planning application TWC/2013/0902 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement to provide 25% affordable housing, £600 per dwelling for off site leisure and recreation facilities, £2257 per dwelling for Education facilities, and £495 per unit towards bus improvements and further subject to the conditions set out in the report

- (e) TWC/2014/0021 - The Lakeside Playing Field, Stirchley, Telford, Shropshire, TF3 1FA

This was a full application submitted by the Council for the construction of a third generation (3G) all weather playing pitch and storage area with fenced enclosure, erection of 8 flood lights, construction of new pedestrian access and associated landscaping.

In response to questions, the Planning Officer confirmed that the gently sloping site would need to be levelled and that the drainage officer was happy that there were no flooding issues in the vicinity but that Parks and Open Spaces considered the existing pitch was not functioning well. Ecology matters were being actively addressed by the applicant, sufficient car parking was located nearby and it was anticipated football would be the dominant use of the site. Concern was raised about light pollution from the floodlights and the Planning Officer agreed to discuss opportunities for sensored floodlights with the applicant.

RESOLVED – that with respect to planning application TWC/2014/0021 the Development Management Manager be authorised to grant planning permission subject to confirmation from the Council’s Ecologist that they do not object to the planning application and further subject to the conditions set out in the report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager) and further subject to investigation with the applicant regarding the installation of sensored floodlighting.

- (g) TWC/2014/0042 - Land to the north west of existing MOD Donnington, Donnington, Telford

This outline application had been submitted by the Council and referred to Planning Committee for determination. The application supported the Council’s Telford Defence Gateway Project and the bid to make Telford the main centre for the Ministry Of Defence’s (MoD) logistics operation. The application was for the maximum requirements that the MoD would have in order to give greater flexibility. Additionally, the facilities would benefit from the close proximity of the rail freight terminal.

This application included a warehouse facility (known as a fulfilment centre) which at its maximum would be 675,000 sq ft and up to 35 metres high in part. Complete utilisation of the fulfilment centre would depend on whether the MoD decided that the warehouse should be manually operated or fully automated which would require a smaller footprint but maximum height. The planning application also included a further 200,000 sq ft warehouse as well as a 30,000 sq ft three storey office building and provision for a balancing pond to improve on-site drainage. The application’s planning merits and environmental impact had been tested against the larger structure and it was the acceptability of the larger building that Members were required to consider. The Planning Officer emphasised that access to the site would be from within the existing MoD site which was important in terms of the Highways Officer’s recommendations as set out in the tabled update report.

A site visit had taken place that afternoon and a lengthy update report was tabled at the meeting which set out further information received since publication of the main report including information from the applicants in support of the application, the Local Highway Authority's observations and recommendations, comments received from the Council's Pollution Control Officer and Urban Design Officer and additional third party representations received including a statement from the owner of 28 The Hoo which was the closest residential dwelling to the application site.

Following representations received prior to the meeting, due to the circumstances of this particular application, the Chairman had agreed that representatives both in favour and against the application should be afforded the opportunity to speak.

Councillor A J Eade, Ward Member for Church Aston and Lilleshall made representations to the Committee regarding the dramatic impact of the proposals upon residents and businesses in the vicinity. Whilst he supported the principle of creating employment, he considered that the environmental cost was too high. He criticised the lack of consultation and considered that local jobs could be saved whilst positively reacting to the needs of the local community. In this regard, noting the outline status of the application, he urged mitigation through altering the siting of the largest buildings.

Councillor E Clare, one of the Ward Members for Donnington, spoke in favour of the application, applauding the comprehensive report which had been presented. She outlined the MoD's longstanding presence as an employer in the borough and, pointing to local growth figures and the Council's business winning ethos, she emphasised the need to secure jobs for local people as well as create new jobs. Councillor Clare pointed out the excellent accessibility of the site and acknowledged that some further consideration could be given to siting the largest buildings to mitigate the impact on the immediate community.

Mr R Turner, representing Preston upon the Weald Moors Parish Meeting, spoke against the application, highlighting factors in the Environmental Impact Statement relating to noise and light pollution, the contextual size of the proposed buildings and loss of farmland. He questioned whether an automated facility would generate the anticipated employment figures and criticised the speed with which the application had been brought forward.

Mr W Dorrell, owner of Hoo Farm Animal Kingdom, addressed the Committee with concerns regarding the impact on his business and those businesses located in the grounds of the Farm in terms of employment and animal welfare. He pointed out light and noise pollution may jeopardise the business' zoo licence which could potentially result in the loss of an award-winning family attraction.

Mr S Blasczyk of Unite, spoke in support of the application, applauding the Telford Defence Gateway Project and citing the potential loss of employment which could occur if the bid was unsuccessful.

Mr P Ellingham, the Applicant's Agent, addressed the Committee in support of the application which he stated represented a unique opportunity to safeguard and create jobs in the borough. Whilst he noted the concerns of the local community, he

pointed to the overwhelming support generated through consultation exhibitions. He indicated that there were no available brownfield sites within the borough of sufficient scale to accommodate the requirements of the MoD and suggested that the visual impact of the buildings could be minimised, with drainage, landscaping and traffic concerns also being mitigated.

The Planning Officer emphasised aspects of his comprehensive report including surface water flows and drainage, ecology and biodiversity including the impact upon Great Crested Newts and bats, built heritage and conservation, relevant planning policy (including the National Planning Policy Framework), landscape and visual amenity including mitigation through screening and the impact upon the visitor experience at Hoo Farm Animal Kingdom. On balance, the report concluded that the negative impacts of the application were outweighed by the socio-economic benefits.

Members noted the dramatic impact that the proposals would have on the landscape and local communities. Particular concerns were expressed regarding the re-routing of Public Rights of Way, the disproportionate height of the buildings in the context of the landscape, consultation process, drainage, animal welfare, fears that once the principle of development was established alternative development could take place if the defence bid was unsuccessful, highways impact of vehicles travelling through Priorslee, Muxton, Trench and Newport, traffic flows, a perceived limited amount of top soil and retention of water bodies.

The Planning Officer explained Public Rights of Way were subject to a separate administrative process but he was confident that an alternative commodious route was available. He stated that consultation had been undertaken in accordance with requirements and additional consultation in the form of three public exhibitions had also taken place despite the very tight timescale imposed by MoD. He confirmed that three small ponds would be lost to the development but that a compensatory pond was proposed, a strategic landscaping solution would form part of any future reserved matters application, urban design elements were satisfactory, and the Highways Officer had undertaken a further traffic assessment, which had resulted in a request to condition any permission to link it to the MoD as the traffic impacts were significantly different than if the site came forward as a bespoke distribution facility. The travel plan would require further detail at any future reserved matters stage.

In response to questions regarding compensation, the Legal Advisor commented that there were limited avenues of recompense under land compensation law. She also confirmed that it was not the authority's practice to seek S106 financial obligations for the administrative process of re-routing Public Rights of Way. The Development Management Service Delivery Manager also commented that there was potential for organisations to make a case for Business Rate Relief which would be dealt with through the normal procedures. The Assistant Director: Planning Specialist noted that the consultation had been subject to timescales and deadlines imposed by the MoD and that the economic development opportunity represented by the proposals were of vital importance to the borough.

Despite the concerns summarised, Members also noted the socio-economic benefits of the proposals in terms of job security and job creation. It was noted that access to the site would be from the MoD's existing site and the Highway's Officers

recommendation to limit permission to the MoD in light of this was welcomed. It was noted that there was not an alternative site in the borough of sufficient size to accommodate the scale of the requirements and it was appreciated that a site with a larger footprint but lower building height would be preferred.

The Chairman commented upon the site visit which had taken place that afternoon, encompassing Hoo Farm Animal Kingdom. He commented that if Members were minded to approve the application, he fully advocated consultation with local residents and Hoo Farm to mitigate as far as reasonably possible against the negative impacts of the proposals.

On balance, whilst the Members were sympathetic to the concerns of local residents and businesses, it was unanimously considered that the socio-economic benefits to the whole borough were significant.

RESOLVED – that subject to receiving a satisfactory memo from the Director of Development, Business & Customer Services setting aside a sum of money of £50,000 to be administered as a grant for the planting of trees and hedges at selected off-site locations within 2 km of the site together with £5,000 to cover costs of monitoring of Travel Plan and £10,000 for planning monitoring to authorise the Development Management Manager to grant planning permission subject to the conditions covering the areas as set out in the report and an additional condition that the warehouse and distribution facility be used for storage and distribution relating to the activities of, the adjoining MOD Donnington only (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

The meeting ended at 8.35pm

Chairman:

Date:

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 19 March 2014 at 6.00pm in the Auditorium, Abraham Darby Academy, Hill Top, Ironbridge Road, Madeley, Telford

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, E J Greenaway, A S Jhavar, J Loveridge, G C W Reynolds, S A W Reynolds and C R Turley

ALSO PRESENT: Councillors S Bentley (for planning application TWC/2013/1038) and K R Guy (for planning application TWC/2013/0920)

PC-094 MINUTES

RESOLVED – that the minutes of the meeting of the Planning Committee held on 26 February 2014 be confirmed and signed by the Chairman.

PC-095 APOLOGIES FOR ABSENCE

None.

PC-096 DECLARATIONS OF INTEREST

Regarding planning application reference TWC/2013/0040 Councillor J Loveridge stated that she was one of the Borough Ward Members but, in the circumstances she would not be withdrawing from the meeting for that item.

Regarding planning application reference TWC/2013/0040 Councillor C R Turley stated that he was a Member of the Parish Council but, in the circumstances he would not be withdrawing from the meeting for that item.

Regarding planning application reference TWC/2013/0995 Councillors A S Jhavar and G C W Reynolds stated that they were both Borough Ward Members but, in the circumstances neither would be withdrawing from the meeting for that item.

PC-097 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-098 SITE VISITS

None.

PC-099 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding planning application TWC/2013/1038.

- (a) TWC/2013/0920 - Land adjacent Police Houses, 2 Park Lane, Woodside, Telford, Shropshire

This was a full planning application seeking consent for the erection of a detached dwelling to the rear of No.41 Park Lane, Woodside, adjacent to the Old Police Houses following the demolition of an existing detached garage. Councillor K R Guy had requested that the application be determined by Planning Committee.

Councillor K R Guy, the Borough Ward Member, spoke on behalf of local residents who opposed the application, noting the comparative size of gardens in the area, commenting upon the Landlord's motives and garden grabbing.

Mr C Huntley, the applicant's agent, spoke in support of the application commenting upon the setting and opportunity afforded by the site, the mixed character of dwellings in the area and noted that the design had been amended to accommodate concerns, included parking and that there would be no issues with overlooking or loss of light.

The Planning Officer noted that the application was policy compliant, the site was in a sustainable location, there were no highways objections, and it would not result in a significant adverse impact on the character of the area. He clarified the position with regard to removal of permitted development rights which was appropriate in the circumstances and would guard against future extension and alteration of the dwelling.

Recalling the site visit which had taken place that afternoon, the Committee considered that the proposals would enhance the street scene and were of an acceptable size and placement in an infill plot. Members welcomed the removal of permitted development rights and noted that the applicant's motives and scruples were not material planning considerations.

In response to questioning regarding adequacy of parking, the Planning Officer advised that parking provision met requirements and there was no impact on highways safety since there was ample visibility in both directions.

RESOLVED – that with respect to planning application TWC/2013/0920 planning permission be granted subject to the conditions as set out in the report.

- (b) TWC/2013/0995 - Maddocks Sports & Social Club, Church Street, Oakengates, Telford, Shropshire, TF2 6BP

This was a full application for a new affordable housing scheme of 38 dwellings with associated roads, retaining walls, screen fencing and improvements to existing landscaped embankment areas.

Mr P Mellor, applicant, made representations in support of the application regarding local need, affordable housing, deliverability, included attenuation scheme, slope stability, highways improvements and substantial community benefit in relation to the provision of funds to refurbish the Club.

The Planning Officer drew Members' attention to aspects of the report regarding planning policy, objections received and the conclusion reached. In response to questioning, the Planning Officer elaborated upon the consultation process with Sport England. He also advised that parking provision was as allocated on the plans, the Highways Officer had raised no objection and confirmed that no indication had been given that works required by the Coal Authority would affect viability. He also commented on the phased nature of the scheme, including noise mitigation measures and improvements at the Club. The Legal Advisor clarified the position with regard to the proposed Section 106 Agreement and the Council's administrative function in ensuring the discharge of obligations.

The Committee considered the application having regard to affordable housing, sustainability, highways improvements, Club improvements, local and national planning policy, management of open space, and established principle of development. Upon being put to the vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2013/0995 the Development Management Manager be authorised to grant planning permission subject to the applicants/landowners entering into a Section 106 Agreement (terms to be agreed by the Development Management Service Delivery Manager) relating to:-

- (a) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:
 - (i) To provide financial contributions of £14,250 towards recreational facilities in the local area, £10,000 towards highway improvements and a Financial Monitoring Contribution sum of £1,212; and
 - (ii) Transfer of a sum of money to the Council based on the estimated cost of the works to implement the refurbishment and extension of the Clubhouse being sought under application TWC/2013/0967 which the Club can then submit invoices for payment provided the invoices are in connection with those works to the Clubhouse. This part of the Section 106 agreement would also allow for certain works relating to acoustic insulation and noise protection to be carried out prior to the occupation of any dwellings on site.
- (b) The conditions set out in report (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager).

(c) TWC/2013/1038 - The Quarry, Waters Upton, Telford, Shropshire, TF6 6NP

This was an application for full planning permission for one detached, two storey 3no. bedroom dwelling, front garden and new landscaping to the front, a rear patio and garden incorporating a bin and recycle store, parking for two vehicles, and turning area. The occupancy of the proposed dwelling was linked to the operation of the neighbouring industrial units (Units 1, 2 and 3 with B2 permission; light engineering works undertaken). Waters Upton Parish Council had requested that the application be determined by Planning Committee.

An update report was tabled which detailed further comments received from Waters Upton Parish Council who had been unable to send a representative to speak. These comments referred to the existing approval for the site and objected on the grounds that the proposed ultra-modern design was not in keeping with the character of the area.

Cllr S Bentley, Borough Ward Member, spoke to oppose the application on the grounds of the design being inappropriate for the character of the village and non-compliance with local and national policies including the emerging Shaping Places Plan and National Planning Policy Framework.

Mr C Huntley, the applicant's agent, addressed the Committee in support of the application. He noted concerns regarding the design which he stated he would share if the site was within the centre of the village but he thought it was necessary to consider the proposals in terms of the immediate vicinity rather than the wider village. The site was unique and already accommodated a modern large scale building and he, therefore, considered the bespoke design was sympathetic to the secluded quarry site with the proposed building materials linking to the heritage of the site.

The Planning Officer suggested that Members consider the proposals in the context of the site as a former quarry and employment site. He noted the site was not a conservation area or heritage asset, there is no local character assessment stipulating design codes and the proposals were compliant with the National Planning Policy Framework. In response to questioning, using plans, he demonstrated how the existing approval and proposed dwelling would relate to the street scene in terms of relationships with properties along the stretch of road and how the use of sandstone affords a link with the sites previous use and the traditional building material used in the settlement.

A robust debate took place with Members expressing polarised views regarding the appropriateness of the design to the area and the interpretation of the National Planning Policy Framework's stance on encouraging innovative design contrasted with sensitivity to local characteristics. The Assistant Director: Planning Specialist acknowledged the difficult challenge presented by design issues and that interpretation of the National Planning Policy Framework was subjective on the point of innovative design which meant that Members would need to draw upon their experience of the planning process and knowledge of previous applications in order to determine the acceptability of the proposals.

Some Members opined that the design was exciting and not visually intrusive in context, drawing similarities with the quarry site in St Georges, and reflecting upon development at Telford Millennium Community and Lawley. It was also noted that the location was an employment site and not a conservation area. However, whilst other Members acknowledged the merits of the design, they did not feel that this site, central to the village, was an appropriate location. Members also considered that the National Planning Policy Framework advocated working with the community and, recalling that other developers in the village had actively engaged with the Parish Council, it was lamented that similar levels of consultation had not taken place in this case.

Upon being put to the vote, it was, by a majority:-

RESOLVED – that with respect to planning application TWC/2013/1038 planning permission be granted subject to the conditions as set out in the update report tabled at the meeting.

(d) W2007/0040 - Brindleyford Primary School, Brindleyford, Brookside, Telford, Shropshire

Members were presented with a report which sought approval to amend the Memorandum that was signed for the outline residential application (W2007/0040) at the former Brindleyford School. The proposed amendment would allow re-allocation of some of the money allocated for various sports and leisure improvements to enhance leisure/recreation facilities beyond that specifically identified in the Memorandum associated with the original outline planning permission.

Following clarification regarding provision of facilities and funding streams, Members were able to unanimously welcome this application.

RESOLVED – that with respect to planning application W2007/0040 the Leisure Contribution section of the Memorandum for the Brindleyford School Site that refers to money amounts be amended to read:-

**£155,000 towards improvements as part of the Brookside regeneration;
£85,000 towards a new ball court/improvements at the existing Brookside centre;**

The new on-site equipped play area (LEAP) adjacent to the Brindleyford housing development shall be provided (using other funding streams).

The all-weather pitch at Stirchley recreation ground shall be provided in lieu of grassed pitch improvements (using other funding streams).

The meeting ended at 7.20pm

Chairman:

Date: