

An aerial photograph of a city, likely a university campus, is shown with a semi-transparent red overlay. Overlaid on the image are several white, thin lines that intersect to form a complex geometric network, resembling a delivery or communication framework. The lines are arranged in a way that suggests a central hub-and-spoke or a multi-directional network structure.

Part Five: The Delivery framework

5.0 Part Five: The Delivery Framework

5.1 Introduction

The following is a brief description of the Delivery Framework. It contains four parts:

- **The Delivery Plan**
- **Section 106**
- **Design Statements**
- **Development Briefs**

5.2 The Delivery Plan

Development and changes will happen incrementally over time with the sequence being determined by a variety of physical, economic and commercial factors. The mechanism for managing this change involves the complex interaction of these factors and is the subject of a separate report.

There is however a number of early strategic changes which the Development Framework would seek to establish i.e. priority changes :

- Establishing key pedestrian connections north south from the railway station through to Southwater
- Developing Southwater Square as a focus of evening and cultural activities
- Improvements to Town Park
- Downgrading of the Box Road

5.3 Comprehensive Development / Planning

To enable the delivery of cohesive development for the entire area over the life of the plan developers/land owners must consider their development along with those of adjoining sites.

Proposals must take into account the wider pattern of adjoining land uses, densities, design and layout, the position, function and quality of highways, transport, access, public realm and facilities - and their relationship to and affect upon the development

5.4 Section 106

Contributions will be sought from development to finance components of the Development Framework. The following provides a description of components based upon the four Development Infrastructure themes and affordable / social housing provision. It also includes the names of the Character Areas in which they appear.

This is not an exhaustive list and scope remains for additional components to come forward.

(See figure 10)



Components

Location	Components	Character Area
A	B	C
Highway Infrastructure		
*	Traffic management System	Southwater Old Park Hall Park Station Gateway Central Park Town Core
*	Multi Storey Car Park	
H1	Truncation of Coach Central	Town Core Southwater
H2	Highway improvements to the Holyhead road (link from Forge Link road to the A5)	Central Park
H3	Greyhound Link Road	Central Park
H4	Multi Storey Car Park (adjacent to the railway Station)	Central Park
H5	Dualling of Hall Park Way	Hall Park Old Park
H6	Pedestrian Priority /downgrading of Woodhouse Central	Hall Park Town Core
H7	Bus Lane to Forgegate	Hall Park Station Gateway
H8	Pedestrian Crossing - Forgegate	Hall Park Station Gateway
H9	Pedestrian crossing - Malinsgate	Hall Park Southwater
H10	Bus Stop and taxi rank	Southwater
H11	Southwater Service road infrastructure	Southwater
H12	Highway improvements to Colliers Way inc. bus provision	Old Park

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Location	Components	Character Area
H14	Dualling upgrade to Rampart Way	Station Gateway
H15	Downgrading of Lawn Central	Station Gateway Town Core
H16	At grade crossing over Lawn Central	Station Gateway Town Core
H17	Improving the pedestrian quality of Ironmasters Way	Station Gateway
H18	Crossing point on Ironmasters Way – route from Railway Station	Station Gateway
H19	Relocating the bus station	Town Core
H20	Downgrading of Grange Central	Town Core
H21	New pedestrian Street from Hall Park Way to Woodhouse Central	Hall Park
H22	Pedestrian Improvements to Telford Way	Station Gateway
H23	Pedestrian Crossing into 'International Square'	Southwater
H24	Junction works on Hall Park Way	Hall Park Old Park
H25	At Grade Crossing – Grange Central	Town Core
H26	Development of Randlay lorry park to Park and Walk facility	Southwater
H27	'Southwater' Street	Southwater
Public Realm		
P1	Railway Square'	Central Park
P2	Re establish Silkin Way Link	Central Park
P3	Improvements to Silkin Way between Rampart Way and Central Park	Station Gateway Central Park
P4	Improvements to pedestrian /cycle route from the railway station to Telford Way	Station Gateway Central Park
P5	Changes to Telford Square to integrate with changed Woodhouse Central	Hall Park Town Core
P6	Key pedestrian link alongside Colliers Way and linking to the footbridge over Hall Park Way	Old Park



Location	Components	Character Area
P7	Southwater Crescent	Southwater
P8	Enhancement and reconfigure of Southwater Square	Southwater
P9	Southwater Street	Southwater
P10	'Education' Square	Southwater
P11	'International' Square	Southwater
P12	'Malinslee Park'	Southwater
P13	'Bridge Square'	Station Gateway
P14	Pedestrian link to Woodhouse Central from Ironmasters Way	Station Gateway
P15	improvements to the existing pedestrian link to the Shopping Centre	Station Gateway
P16	Key pedestrian Link from Lawn Central to Southwater Square via Central Square and new bridge link over Coach Central	Town Core
P17	Key Pedestrian Link alongside Woodhouse Central	Town Core
P18	Pedestrian Bridge Link to the Shopping Centre	Station Gateway
P19	Pedestrian / cycle bridge link over the M54 from the railway station to Central Park	Central Park
Open Space & Leisure		
*	Woodland management	Central Park Old Park Southwater
*	Open space / recreation provision relating to new housing	Southwater Old Park Hall Park Station Gateway Central Park Town Core

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Location	Components	Character Area
*	Street Tree Planting	Southwater Old Park Hall Park Station Gateway Central Park Town Core
*	Modification and management of vegetation	Southwater Old Park Hall Park Station Gateway Central Park Town Core
01	Enhancement of the central mound	Old Park
*	Enhancement of Biodiversity network links	Southwater Old Park Hall Park Station Gateway Central Park Town Core
03	Visitor Centre	Southwater
04	Enhancement of the Town Park	Southwater
05	Enhancement of Spout Mound	Southwater
06	Enhancement of Silkin Way	Southwater
07	Reconfigure and enhancement of Southwater Lake	Southwater
08	Protection of the Local Nature Reserve	Southwater



Location	Components	Character Area
Housing		
*	Affordable housing Social Housing	Southwater Old Park Hall Park Station Gateway Central Park Town Core
Social Infrastructure, Culture and Arts Facilities		
*	Education Contribution	Southwater Old Park Hall Park Station Gateway Central Park Town Core
C1	F E Campus	Southwater
C2	Civic Offices	Southwater
C3	Public Facilities inc. Public Lavatories	Southwater
C4	'Community Centre'	Southwater Old Park
C5	Replace Meeting Point House	Southwater
C6	Replace Library	Southwater
C7	Medical Centre	Southwater
C8	Telford Ice Rink refurbishment or replacement facility	Southwater

Notes:

1. Components marked with an asterisk (*) have town wide application
2. The list identifies where components have an association with a particular Character Area

5.5 Design Statements

Designers, developers and landowners who submit planning applications or have pre-application discussions with the local planning authority will be required to address and demonstrate that they have taken account of the issues described in the guidance.

Development which occurs within the Town Centre will be required to prepare a **Design Statement** as the primary tool with which to fulfil this obligation.

A Design Statement is a comprehensive description of a proposal. It should include :

- The central idea and purpose behind the scheme
- An understanding of the context
- The response to the context – in terms of the architectural ‘language’ of the development, the site planning, its form and the reasons behind the choice of materials and detailing etc
- How the proposal has addressed and responded to the requirements of the Town Centre Development Control Guidance

5.6 Development Briefs

Detail Development Briefs will be prepared for specific areas of the Town Centre based upon the requirements and components contained in this guide.





