

Local Development Scheme 2025-28

January 2025

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1 Introduction

1.1 Telford 1.1 & Wrekin Council (as the Local Planning Authority or LPA) is required to have in place a Development Plan which sets out a vision and framework for the future development of the area. It is important that communities and stakeholders are informed of work to develop or review the Local Plan and to engage in the plan preparation process.

1.2 This Local Development Scheme (LDS) is a project plan and sets out the LPA's timetable for preparing documents which form part of its Development Plan. It provides a summary for each document, details of the areas they relate to and a timetable for their preparation.

1.3 The LDS informs communities and interested parties of the process and progress in preparing planning policy documents. Further details on community engagement in plan making and planning applications is set out in the accompanying Statement of Community Involvement which is available on the Council's website www.telford.gov.uk.

1.4 This LDS covers the period 2025-28. It will be kept under review and monitored to reflect any changes in the Development Plan timetable, planning legislation or other policy-related matters.

2 The Development Plan for Telford & Wrekin

2.1 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) set out government planning policy and advice. They provide a framework within which Local Plans and Neighbourhood Development Plans are prepared. The NPPF and PPG can also be material considerations in planning decisions.

2.2 The LPA's Development Plan comprises the Telford & Wrekin Local Plan and a number of Neighbourhood Development Plans.

Telford & Wrekin Local Plan

2.3 The Telford & Wrekin Local Plan was adopted in January 2018 and covers the period 2011-31. It addresses the area's needs and opportunities on a range of topics including the economy, housing, community facilities, the built and natural environments and infrastructure. The Local Plan applies to the whole of the local authority area.

2.4 The accompanying Policies Map shows the location of Local Plan policy designations and site allocations.

Neighbouring Development Plans

2.5 Neighbourhood Development Plans give communities direct power to develop a shared vision for their local area and to shape its development and growth. It is not a legal requirement but a right which communities can choose to use. The LPA provides advice to communities that are preparing Neighbourhood Development Plans and also takes decisions at key stages.

2.6 Neighbourhood Development Plans have been made in respect of the following areas in the Borough of Telford & Wrekin Council:

- Madeley (made on 19 March 2015)
- Waters Upton (made on 16 June 2016)

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- Edgmond (made on 31 May 2018)
- Newport (made on 13 September 2018)
- Lilleshall (made on 13 December 2018)
- Tibberton & Cherrington (made 2 December 2021)
- Donnington & Muxton (made 17 February 2022)
- Ercall Magna (made 18 October 2023)

2.7 A made Neighbourhood Development Plan sits alongside the Telford & Wrekin Local Plan. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Development Plan, and any other material considerations.

2.8 Further information on neighbourhood planning, including those areas that have been formally designated as Neighbourhood Areas and are in the process of developing their Plans, is available on the Councils website⁽¹⁾.

3 Supporting Planning Policy Documents

3.1 Several other planning policy documents are prepared to inform and supplement the development plan but do not form part of it. Details are provided below.

Supplementary Planning Documents

3.2 Supplementary planning documents (SPDs) add further detail to Local Plan policies and provide guidance on particular sites or issues. They do not form part of the development plan and are not subject to examination. The LPA will consult on draft SPDs, as they are prepared, for a minimum of four weeks⁽²⁾. The LPA will consider representations received and finalise the SPD before it is adopted by elected members.

3.3 Once adopted an SPD can be a material consideration in decision-making matters that should be taken into account in deciding planning applications or appeals. The Council has adopted six SPDs that are available on its website, these include:

- Design for community safety (June 2008)
- Telecommunications development (May 2009)
- Shop fronts and signage design guidance in conservation areas (December 2011)
- Homes for All (March 2020)
- Climate Change Guidance for Development (July 2023)
- Ironbridge Gorge World Heritage Site (July 2023)

3.4 The need for any further SPDs will be considered as and when the need arises.

Brownfield Register

3.5 The LPA is required to prepare, maintain and publish a register of previously developed (brownfield) land which is suitable for residential development.

1 https://www.telford.gov.uk/info/20453/neighbourhood_development_plans

2 The Town and Country Planning (Local Planning (England) Regulations 2012

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3.6 The register comprises two parts. Part 1 lists all brownfield sites that have been assessed as appropriate for residential development. Part 2 comprises only those sites in Part 1 that the Local Planning Authority has decided would be suitable for a grant of permission in principle for residential development.

3.7 The brownfield land register is published on the Council's website and reviewed annually to include new sites and amendments to previously identified sites. There is no requirement to consult on sites proposed for Part 1 of the register only. Where the LPA intends to trigger a grant of permission in principle for a site in Part 1 then consultation is required in line with regulations.

Self-Build and Custom-Build Register

3.8 The Self-Build and Custom Housebuilding Act 2015 places a duty on LPA's across England to keep and have regard to a register of people who are interested in self-build or custom-build projects in their area. Self-build and custom-build housing is built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.

3.9 An online registration form is available on the Council's website. Information from the register will help inform the LPA of the level of demand for self-build and custom-build plots in Telford & Wrekin. The LPA will use this information to explore ways in which it might be possible for people and plots to be brought together. Registration does not however guarantee that a suitable plot will be identified, or become available.

Authority Monitoring Report

3.10 The LPA is required to publish an Authority Monitoring Report (AMR) on an annual basis. The AMR will include the following:

- Progress towards the preparation of documents outlined in this LDS, and if preparation is behind schedule, the reasons for this;
- Progress towards the delivery of employment land on a range of sites across the area;
- Progress towards the delivery of net additional market and affordable dwellings in the area;
- Details of any planning policy documents that have been adopted or approved within the period covered by the report;
- Details of any Local Plan policies that are not being implemented, including reasons why and steps taken to secure implementation;
- Details of any Neighbourhood Development Plans that have been made in the period covered by the report.

3.11 The AMR can help inform whether there is a need to undertake a partial or full update of the Local Plan. The latest AMR is available on the Council's website.

Statement of Community Involvement

3.12 The LPA is required to set out how it will engage with local communities and other interested parties in preparing the development plan and determining planning applications. This information is contained in the Statement of Community Involvement (SCI) and sets out:

- Who will be consulted on planning issues

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- When involvement should take place during plan making and decision taking
- Which methods will be used to engage with stakeholders

3.13 The SCI aims to ensure active and continuous community participation in the planning process, to help ensure that sound decisions are made. This document is being prepared and updated from the previous version in advance of any Local Plan review consultation stage. The SCI will be revised and published on the Council's website.

4 Future Development Plan Work

4.1 The following section details work that the LPA will undertake during the next three years (2025-28).

Telford & Wrekin Local Plan Review

4.2 The LPA is legally required to complete a review of its Local Plan at least once every five years. The Local Plan was adopted in January 2018

4.3 The Local Plan review would need to consider whether any Local Plan policies need updating, taking into account factors such as changing circumstances in the area, conformity with the revised NPPF and PPG, plan-making activity by other authorities in the region, and significant economic changes.

4.4 The LPA has considered several factors in deciding when to commence a review. These include emerging economic strategies, the need to maintain a supply of employment land, revisions to the NPPF and PPG, the need to address climate change issues and the need for some additional housing allocations as specified by the Local Plan Inspector in his 2018 report.

4.5 A review of the Local Plan should follow procedural and legal requirements and satisfy the NPPF tests of soundness. The following table summarises the Local Plan process and sets out a broad indication of future stages.

Telford & Wrekin Local Plan Review	
1. Document Profile	
Role and Content	<p>The Local Plan sets out the LPA's vision, objectives and spatial planning strategy for future development in the area. Strategic policies direct the overall pattern, scale and quality of development. Non-strategic policies will set out details for specific areas and types of development.</p> <p>The review will consider which parts of the adopted Local Plan need updating, whether new policies are required and proposed site allocations to meet future needs. The scope of a Local Plan review will be set out in future</p>

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	documents and there will be opportunities for communities and stakeholders to engage in the process by making representations.
Status	Part of the Development Plan for Telford & Wrekin
Conformity	General conformity with the National Planning Policy Framework
Area	Borough of Telford & Wrekin

2. Timetable

Phase	Details	Start Date
Phase 1	<p>The LPA will commence a review of the Local Plan and initial work requirements, including:</p> <ul style="list-style-type: none"> • Publication of the Local Development Scheme • Publication of Statement of Community Involvement • 'Call for sites' exercise which invites site submissions from stakeholders. 	Complete
Phase 2	Issues & Options - The LPA will identify issues and strategy and consult on potential options, following Cabinet approval.	Complete
Phase 3	Draft Local Plan - The LPA will set out its preferred strategy for the Local Plan review. The consultation, following Cabinet approval, will also consider preferred policies and sites as part of the Local Plan review.	Complete
Phase 4	Publication Version – A Publication Version of the Local Plan and all documents	<p>Spring 2025</p> <p>Subject to Planning Inspectorate timescales</p>

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	<p>prescribed by the Regulations will be made available for representations to be made.</p> <p>Submission Version – the Publication Version and associated documents and all representations received will then be submitted to the Secretary of State for Examination where a Planning Inspector will consider the Local Plan’s ‘soundness’ and legal compliance. The Inspector will issue a report recommending any modifications and the Plan (as reviewed) will be presented to Full Council for formal adoption.</p> <p>The precise details and timescales for this phase will be dependent upon earlier phases and scope of the Local Plan review and the capacity of the Government Inspectorate. This will be monitored and updated accordingly.</p>	
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3. Monitoring and Review	
Monitoring requirement	An Authority Monitoring Report is prepared on an annual basis and shows progress with Local Plan preparation, information collected on Local Plan indicators and details on the implementation of policies.
Review timescale	A review of Local Plan policies will be completed within five years of adoption. Annual monitoring will identify any issues that may require an early review.

Neighbouring Development Plans

4.6 The LPA will continue to engage with communities that wish to prepare Neighbourhood Development Plans. The process for making a Neighbourhood Development Plans is set out within Annex 2.

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5 Monitoring and review of LDS

5.1 The LPA will keep the LDS under review as the Local Plan review progresses.

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6 Annex

6.1 Annex 1. Planning Policy Document Structure



6.2 Annex 2. Neighbourhood Development Plan (NDP) process

Stage	Requirements
1: Designating a neighbourhood area	<ul style="list-style-type: none"> The qualifying body (parish/town council, prospective neighbourhood forum or community organisation) applies to the LPA to designate a neighbourhood area. The LPA publicises and consults on the area application for a minimum 6 weeks (except for where an LPA is required to designate the whole of a parish.) The LPA determines whether to designate a neighbourhood area within the statutory timescales and publishes its decision
2: Preparing a draft NDP	<p>The qualifying body (preparing the plan) develops proposals and this includes:</p> <ul style="list-style-type: none"> Gathering baseline information and evidence Engaging and consulting with those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers)

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	<ul style="list-style-type: none"> • Talking to land owners and the development industry • Identifying and assessing options • Determining whether a plan is likely to have significant environmental effects • Starting to prepare proposals documents
3: Pre-submission publicity and consultation	The qualifying body publicises the draft plan and invites representations. The plan is amended if appropriate having considered the responses. The qualifying body then prepares a consultation statement and other proposal documents.
4: NDP submission to the Local Planning Authority	<p>The qualifying body submits the plan to the LPA who check that it complies with all relevant legislation. If it meets requirements the LPA:</p> <ul style="list-style-type: none"> • Publicise the plan for a minimum 6 weeks and invites representations • Notifies consultation bodies referred to in the consultation statement • Appoints an independent examiner (with the agreement of the qualifying body)
5: Independent Examination	The LPA sends the plan and representations to the independent examiner who undertakes the examination and issues a report to the LPA and qualifying body. The LPA publish the report and decides whether to send the plan to referendum.
6 and 7: Referendum and bringing the NDP into force	The LPA publishes an information statement and notice of referendum. Polling takes place and the results declared. If more than half of those voting are in favour of the neighbourhood plan, it is 'made' (comes into force) as part of the statutory Development Plan for Telford & Wrekin.