LOCAL DEVELOPMENT FRAMEWORK

Central Telford Area Action Plan

Public Participation Statement

June 2009

(Statement pertaining to Regulation 24(2) of the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008)

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1. Introduction

1.1 This document accompanies the Central Telford Area Action Plan (CTAAP). The CTAAP sets out a spatial development strategy and set of planning policies to manage spatial development in the central area of Telford, which includes Telford town centre and the localities of Hollinswood, Malinslee, Central Park and Old Park. It covers the period to 2016.

1.2 A published version of CTAAP has now been prepared for a 6 week engagement exercise, after which, if appropriate, it will be submitted to the Secretary of State for independent examination.

1.3 Regulation 25 of The Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008 ("the Regulations") establishes the legal requirements for public participation in the preparation of Local Development Framework Development Plan Documents. The CTAAP represents a Development Plan Document intended to be included within the Telford & Wrekin Local Development Framework. It is therefore subject to the legal requirements of Regulation 25.

1.4 In accordance with Regulation 24(2) of the Regulations, this statement represents the "proposed submission document" that explains the participation of the public in the preparation of CTAAP.

1.5 The Action Plan has been prepared in accordance with the Telford & Wrekin Local Development Framework Statement of Community Involvement (SCI),(May 2006). The SCI can be viewed at: http://www.telford.gov.uk/Environment+and+planning/Planning/Local+Development+Framework+-+Statement+of+Community+Involvement+%28SCI%29.htm

2. Initial public participation

2.1 The long term spatial development of the Central Telford area was first discussed with members of our local communities at a series of public meetings and workshops on the Local Development Framework held in 2004. These events were based on "Issues and Options" papers produced by the Council, which structured the Borough's spatial development issues around four spatial development themes - 'Neighbourhoods'; 'Jobs & Prosperity'; 'Accessibility'; and 'Environment'. These themes were identified at earlier "visioning" events, held in 2003. A fifth paper entitled 'Consultation' was included in the workshops to ensure that community engagement in the Local Development Framework was also discussed.

2.2 In excess of 400 individuals, organisations and interest groups received personal invitations to attend the events. Information was placed on the Council's website, and a press release was issued prior to the events to advertise their importance. A list of all organisations and interests groups notified at this initial stage in the preparation of the Local Development Framework is included in Appendix 1. A further 130 local residents / individuals also received invitations. In total, more than 250 people attended the events. Details of the initial participation events are set out in Table 1 below.

Table 1 – Initial participation events

Where	What	When	Who	Approx Nos.
Oakengates Theatre	Local Development Forum	June 26th 2004 (4-7pm)	Key stakeholders, Members and LSP representatives	50
Ellerdine Village Hall	Public Workshops	July 5th 2004 (7-9pm)	Members of the Public, Interest groups & others	42
Civic Offices, Telford	Developers Workshops	July 7th 2004 (10am – 12.30pm)	Developers, Housebuilders and landowners	43
Civic Offices, Telford	Public workshops	July 7th 2004 (7-9pm)	Members of the Public, Interest groups & others	38
Cosy Hall, Newport	Public workshops	July 20th 2004 (7-9pm)	Members of the Public, Interest groups & others	82

2.3 All the initial events were carried out with the assistance of Planning Aid (West Midlands), whose volunteers acted as workshop facilitators. A report documenting the discussions was produced subsequently entitled "Report of informal consultation on LDF Issues & Options, August 2004". This report can be viewed at: http://www.telford.gov.uk/Environment+and+planning/Planning/Local+Development+Framework+-+Statement+of+Community+Involvement+%28SCI%29.htm

2.4 Notwithstanding the initial participation events having taken place prior to the enactment of the Regulations, the Council considers that in contributing to the preparation of the CTAAP, the public participation events fulfil the requirements of the current Regulation 25. Such practice has been recognised as acceptable under the transitional arrangements to the Local Development Framework Planning system. Appendix 2 and Appendix 3 contain a summary of the main issues identified at this initial stage of public participation, and an outline of how they have been addressed in the April 2009 CTAAP.

3.0 Central Telford Preferred Options

3.1 Subsequent to the enactment of the current Regulations, an initial Central Telford Area Preferred Options Report was published 14th September 2005 – 25th October 2005. Subsequent to consultation on the Report, the decision was taken to discontinue progress on the document, and reissue a further Options Report at a later date. This decision was communicated to all participants who had commented / made representation, and those who were initially invited to

comment. Comments / representations were used to inform additional Options development.

3.2 A further Central Telford Area Preferred Options Report was published for a six week period of public consultation, 25th September 2007 – 6th November 2007. The document was made available on the Council's website and distributed to the following locations within the Borough:

- Telford & Wrekin Council offices (Darby House & Civic Offices);
- Libraries;
- Post Offices;
- Community Centres;
- Wrekin Housing Trust (Housing Association) shops.

3.3 Copies of the document were available to view at these locations, together with details of how, where and when to submit comments. Copies of a summary note were made available to take away, and Freepost response forms provided on which respondents were encouraged to make their comments.

3.4 Copies of the Preferred Options report were sent together with details of how to make comments, a response form, the sustainability appraisal and a statutory notice to:

- Telford & Wrekin Council Members;
- Parish Councils within the Borough of Telford & Wrekin;
- Local Authorities adjoining the Borough of Telford & Wrekin; and
- Specific consultation bodies (as defined Regulation 2 of 2004 Regulations).

3.5 In addition, all individuals, organisations and interest groups whose details were recorded on the Council's Local Development Framework database were personally and directly notified in writing of the availability of the report, to comment. Details of how, where and when to submit comments, were included in the correspondence. More than 205 local residents / individuals were personally notified.

3.6 Details of specific consultation bodies / relevant authorities / general consultation bodies sent copies of Central Telford Preferred Options Report are included in Appendix 4**.** The statutory consultation period was advertised in the local newspaper (The Shropshire Star) on 20th September 2007. Exhibitions, manned by Planning Officers, were held in Telford Shopping Centre on 5th and 6th October 2007. Specific workshops were held with The Dawley & Malinslee Regeneration Partnership on 27th September 2007, and to Oakengates Town Council on 15th October 2007. A session was offered to The Hollinswood Centre Regeneration Scheme but as no mutually convenient date could be arranged, presentation material was provided.

3.7 460 comments / representations were received during the Preferred Options Report consultation period. 113 of comments were supportive, 347 were objecting. A list of all those who commented is set out in Appendix 5. A summary of the main issues raised is contained in Appendix 6.

3.8 Council officers reported comments received during consultation on the Preferred Options Report, together with responses and the emerging content of

the revised document, to the Council's Development Plan Steering Group (a cross-party advisory Members group) at a series of meetings throughout 2008. This culminated in the consideration of the CTAAP in full in Feb and March 2009.

3.9 Following the agreement of the Development Plan Steering Group, CTAAP will be reported to Council Cabinet on 23rd March 2009, and to Council on 23 April 2009.

Appendix 1

List of organisations and interest groups notified of initial public participation events:

3 R's Group	Interest Group
A W Wells Architecture	Developer/agent
A. Phillips & Son	Business - Local
ABS Design Associates Limited	Developer/agent
Access Group	Interest Group
Adams Holmes Associates	Developer/agent
Admaston Action Group	Interest Group
Advance Land & Planning Limited	Planning Consultant
Advantage West Midlands	Government Agency
Aedas AHR Architects Ltd	Architects
Age Concern	Interest Group
AJP Designs	Planning Consultant
Allan Moss Associates Ltd	Planning Consultant
Andrew Dixon	Developer/agent
Andrew Hale	Planning Consultant
Arcad Architectural & Design Consultants	Architects
Arriva Midlands North	Business - National
Axis	Business - National
B&M Properties (Shropshire) Ltd	Developer/agent
Baker Goodchild Architects Ltd	Architects
Barbers	Developer/agent
Barbers Commercial	Developer/agent
Barton Willmore Partnership	Business - National
Bellway Homes West Midlands	Developer/agent
Berrys	Developer/agent
Beth Johnson HA	Developer/agent
Black Country Properties Ltd	Developer/agent
Blockleys Brick Ltd	Business - Local

Borough of Telford & Wrekin	Local Authority
Bournville Village Trust	Developer/agent
Boyer Planning	Planning Consultant
Bridgnorth District Council	Local Authority
British Horse Society	Interest Group
British Sugar PLC	Business - Local
Brockhall Village Ltd	Developer/agent
Bromford Corinthian	Developer/agent
Burton Borough School	Education
Burton Knowles	Developer/agent
Butterfly Conservation	Interest Group
CABE	Government Agency
Carter Jonas LLP	Planning Consultant
CDs Development Services Ltd	Developer/agent
Centex Strategic Land	Business - National
Central Trains Ltd	Business - National
CG Property	Developer/agent
CgMs Consulting	Planning Consultant
Charles F Jones & Son	Planning Consultant
Charlesworth Group Ltd	Developer/agent
Chesterton	Developer/agent
Chetwynd Aston Parish Council	Parish Council Clerk
Chetwynd Parish Council	Parish Council Clerk
Church Aston Parish Council	Parish Council Clerk
Coalport Action Group	Interest Group
Coley & Tilley Solicitors	Business - National
Co-operative Group	Developer/agent
Council for the Protection of Rural England (CPRE)	Interest Group

Countryside Landowners Association	Interest Group
Crest Strategic Projects Ltd	Business - National
Dairycrest Ltd	Business - Local
David Wilson Estates	Developer/agent
Dawley Hamlets Parish Council	Parish Council Clerk
Days Construction (Telford) Ltd	Developer/agent
Defence Estates	Utilities & Services
Department for Education and Skills	Government Department
Department for Environment, Food and Rural Affairs	Government Department
Department of Trade and Industry	Government Department
Department of Transport	Government Department
Development Planning Partnership	Planning Consultant
DF & MA Craddock	Business - Local
DPDS Consulting Group	Planning Consultant
Drivers Jonas	Developer/agent
DTZ Pieda Consulting	Planning Consultant
Dudley Metropolitan Borough Council	Local Authority
Early Years and Child Care Partnership	Education
Edgmond Parish Council	Parish Council Clerk
English Heritage	Government Agency
English Nature	Government Agency
English Partnerships	Government Agency
Entec UK	Planning Consultant
Ercall Magna Parish Council	Parish Council Clerk
Ercall Wood Technology College	Education
ERM Planning	Planning Consultant
EW Ward & Sons	Business - National
Fairclough Homes	Developer/agent
First City Ltd	Developer/agent
Fletcher Homes	Developer/agent
FPD Savills Ltd	Developer/agent
FPD Savills Oxford	Planning Consultant
Fradley Estates	Developer/agent

Frank Nason and Co.	Business - National
Fuller Peiser	Planning Consultant
Galliers Homes Ltd	Developer/agent
General Aviation Awareness Council	Interest Group
George Wimpey North Midlands	Developer/agent
Gerald Eve	Business - National
GKN PLC	Business - National
GL Hearn	Business - National
Gordon Wood and Co	Developer/agent
Gough Planning Services	Planning Consultant
Gouldens	Developer/agent
GOWM	Government Department
GPN Acquisition	Business - National
Great Dawley Parish Council	Parish Council Clerk
Greenhous Ltd	Business - Local
GVA Grimley	Planning Consultant
Hadley & Leegomery Parish Council	Parish Council Clerk
Hadley Park House Hotel	Developer/agent
Halls	Developer/agent
Harper Adams University College	Education
Harris Lamb Planning Consultancy	Planning Consultant
Haston Reynolds Partnership	Developer/agent
Hayward Design & Build Ltd	Planning Consultant
Highways Agency	Government Agency
Hollinswood & Randlay Parish Council	Parish Council Clerk
Horsehay Ltd	Business - Local
House Builders Federation	Developer/agent
Hunter Page Planning	Planning Consultant
Ibstock Brick Ltd	Developer/agent
Infocus Photography	Business - Local
Insignia Richard Ellis	Business - National
Inventures	Business - National
Ironbridge Gorge Museum Trust	Interest Group
J Heath & Sons Ltd	Business - Local

Jack Moody Ltd	Business - National
Jackfield Residents Association	Resident
Jehovah's Witnesses Telford	Interest Group
Jennings Homes	Developer/agent
Jobcentre Plus	Government Agency
John Alison Chartered Surveyors	Developer/agent
Kemberton Consulting	Planning Consultant
Kendrick Construction Ltd	Developer/agent
Kent Jones & Done Solicitors	Business - National
Ketley Parish Council	Parish Council Clerk
King Sturge	Business - National
Knightfrank LLP	Developer/agent
Kynnersley Parish Council	Parish Council Clerk
Lafarge Aggrelases Ltd	Business - National
Landmark Information Group	Interest Group
LARA	Interest Group
Lawley & Overdale Parish Council	Parish Council Clerk
Learning and Skills Council	Education
Les Stephan Partnership	Planning Consultant
Lifeboat Financial Services	Business - Local
Lilleshall and Donnington Parish Council	Parish Council Clerk
Linden Homes Developments Ltd	Developer/agent
Little Wenlock Parish Council	Parish Council Clerk
London & Midland Developments	Developer/agent
Lovell	Business - National
Madeley Parish Council	Parish Council Clerk
Malcolm Judd & Partners	Business - National
Manby & Steward	Developer/agent
Mason Richards Planning	Planning Consultant
McCarthy and Stone (Development) Ltd	Developer/agent
Mobile Operators Association	Interest Group
Moss & Co. Architects	Architects

MTR	Business - Local
Mysons Associates	Planning Consultant
National Farmers Union	Interest Group
National Farmers Union Shropshire	Interest Group
National Grid Transco	Utilities & Services
National Playing Fields Association	Government Agency
National Wind Power Ltd	Utilities & Services
NEAT 21	Interest Group
Network Rail	Government Agency
New College	Education
Newport Advertiser	Business - Local
Newport History Society	Interest Group
Newport Parish Council	Parish Council Clerk
Newport Partnership	Interest Group
North Shropshire District Council	Local Authority
Oakengates Parish Council	Parish Council Clerk
Oakengates Partnership	Interest Group
O'Connell Construction Ltd	Developer/agent
Ogihara Europe Ltd	Business - Local
Orange Personal Communications Services Ltd	Utilities & Services
Orleton Estates	Business - Local
Oswestry Borough Council	Local Authority
Parkhill Estates Ltd	Developer/agent
Peacock & Smith	Developer/agent
Peobus Club of Newport	Interest Group
Perpetual Affordable Homes Ltd	Developer/agent
Pinsent Curtis Biddle	Business - National
Planning Issues Ltd	Planning Consultant
Powergen UK	Business - National
Premier Planning Consultancy	Planning Consultant
Preston on the Wealdmoors Parish Council	Parish Council Clerk
Princess Royal NHS Trust	Utilities & Services

Property Intelligence Ltd	Developer/agent
Raby Estates	Developer/agent
Race Equality Council for Telford & Shropshire	Interest Group
Rapleys	Business - National
Redrow Homes (Midlands) Ltd	Developer/agent
RICS	Regional Group
Roden Nurseries	Business - Local
Rodington Parish Council	Parish Council Clerk
Roger Parry	Developer/agent
Roger Tym & Partners	Developer/agent
Royal Mail Property Holdings Ltd	Utilities & Services
RPS Planning Transport & Environment	Planning Consultant
Russell Poole	Developer/agent
Savell Bird & Axon	Business - National
Scott Wilson Kirkpatrick & Co. Ltd	Planning Consultant
Secondsite Property	Developer/agent
Severn Gorge Countryside Trust	Interest Group
Severn Trent Water Ltd	Utilities & Services
Shrewsbury & Newport Canals Trust	Interest Group
Shrewsbury and Atcham Borough Council	Local Authority
Shropshire & Staffordshire Health Authority	Utilities & Services
Shropshire & Telford TUC	Resident
Shropshire Association of Local Councils	Interest Group
Shropshire Chamber of Commerce	Government Agency
Shropshire Chamber of Commerce & Enterprise	Government Agency
Shropshire County Council	Local Authority
Shropshire Fire and Rescue Service	Utilities & Services
Shropshire Homes Ltd	Developer/agent

Shropshire Ornithological Society	Interest Group
Shropshire Telford & Wrekin Connexions	Government Agency
Shropshire Wildlife Trust	Interest Group
SLR Consulting	Planning Consultant
Smith Stuart Reynolds	Developer/agent
Smith-Woolley	Developer/agent
South Shropshire District Council	Local Authority
South Staffordshire Council	Local Authority
South Telford Rights of Way Partnership	Interest Group
Spacelab UK	Business - National
Sport England	Government Agency
St Georges and Priorslee Parish Council	Parish Council Clerk
St Modwen Developments Ltd	Developer/agent
St Peter's CE Primary School	Education
Stafford Borough Council	Local Authority
Staffordshire County Council	Local Authority
Stansgate Planning	Developer/agent
Steer Davies Gleave	Business - National
Stirchley & Brookside Parish Council	Parish Council Clerk
Stonehouse Chartered Surveyors	Developer/agent
Stoneleigh Planning Partnership	Planning Consultant
Stride Treglown	Planning Consultant
Strutt & Parker	Developer/agent
Taylor Woodrow	Developer/agent
Telford & District Trade Union Council	Interest Group
Telford & East Shropshire of CAMRA	Interest Group
Telford & Shropshire Marketing Partnership	Government Agency
Telford & Wrekin CVS	Interest Group
Telford & Wrekin Local Management Committee	Local Authority

Telford & Wrekin Primary Care Trust	Utilities & Services
Telford & Wrekin Sustainability Trust	Interest Group
Telford Bridleway Association	Interest Group
Telford Christian Council	Interest Group
Telford College of Arts and Technology	Education
Telford Development Agency	Government Agency
Telford Friends of the Earth	Interest Group
Telford Police	Utilities & Services
Terence O'Rourke Ltd	Business - National
Tetlow King Planning	Planning Consultant
The Community Council Of Shropshire	Government Agency
The Countryside Agency	Government Agency
The Ellerdine Partnership	Developer/agent
The Environment Agency	Government Agency
The Gorge Parish Council	Parish Council Clerk
The Housing Corporation	Government Agency
The Les Stephan Partnership	Planning Consultant
The Planning Bureau Limited	Planning Consultant
The Shropshire Golf & Leisure	Business - Local
The Solution Works	Developer/agent
The Stadium Group	Business - National
The Tyler-Parkes Partnership Ltd	Business - National
Tibberton & Cherrington Parish Council	Parish Council Clerk
TJ Vickers & Sons Ltd	Business - Local
Turley Associates	Business - National
Turnberry Consulting	Developer/agent
Tweedale	Planning Consultant
UCE Birmingham	Education

UK Coal Mining Ltd	Business - National
University of Wolverhampton	Education
Visit Heart of England -Regional Tourist Board	Government Agency
W.A. Fairhurst & Partners	Business - National
Wardell Armstrong	Planning Consultant
Waters Upton Parish Council	Parish Council Clerk
Wellington LA21	Interest Group
Wellington Parish Council	Parish Council Clerk
Wellington Partnership	Interest Group
West Coast Energy Limited	Utilities & Services
West Mercia Constabulary	Utilities & Services
West Mercia Police	Utilities & Services
West Mercia Probation Service	Utilities & Services
West Midlands Probation Service	Utilities & Services
West Midlands Regional Assembly	Government Agency
Westbury Homes (Holdings) Ltd	Developer/agent
WM Planning and Transportation Sub Committee	Regional Group
Wolverhampton City Council	Local Authority
Wood Frampton Ltd	Business - National
Wrekin College	Education
Wrekin College (The Governors)	Education
Wrekin Housing Trust	Developer/agent
Wrekin Juniors Football Club	Interest Group
Wrockwardine Parish Council	Parish Council Clerk
Wrockwardine Wood and Trench Parish Council	Parish Council Clerk

Appendix 2

Summary of the main issues raised in initial public participation

The Central Telford Area formed a key part in discussions at initial public participation events on the Local Development Framework. The events contributed to the Council's decision to prepare an Action Plan for Central Telford. The following issues were the most relevant to the Central Telford Area Action Plan.

Borough's Spatial Development Strategy Option:
Of the three Spatial Development Options discussed at the initial participation events, the following Option was the most applicable to, and influential in the preparation of The Central Telford Area Action Plan. It was also considered by participants to represent the most sustainable option:
Town and Neighbourhood Centre Focus: focus development on the Town and Neighbourhood Centres to bolster these centres and support their on-going viability and to attract new services.
Issues:

- Telford town centre is divorced from the surrounding retail parks and residential areas, introducing residential could provide for integration;
- Opportunities exist to focus education and leisure facilities in Telford town centre;
- Development of the town centre need should recognise potential impacts on neighbourhood centres;
- Links between different tiers of centres i.e. town centre, neighbourhood centre, local centre need to be reinforced;
- The vitality and viability of the Borough would be increased by a greater diversity of uses in town and neighbourhood centres;
- Reduce the need to travel by focusing development in areas appropriate for a mix of uses;
- Connectivity is key;
- The success of any Strategy will depend on English Partnerships releasing sufficient quantities of land in its ownership to enable development.

Neighbourhoods spatial development theme:

- Brownfield sites should be developed before Greenfield sites,
- Support mixed use development, including re-allocation of some allocated employment sites for housing, provided no loss of amenity;
- Higher density housing is appropriate within centres
- Should not impose a Borough-wide target / threshold for the provision of affordable housing but reflect different needs across the Borough;
- Telford needs a supply of larger housing to meet the needs of executives / higher income households it wishes to attract;
- There is a lack of housing for the elderly and increasing older population;
- Ensure complementary open space is provided within new developments, particularly in high density areas where private space may be limited
- Need to build on local distinctiveness and vitality.

Accessibility spatial development theme:

- Development should linked to existing public transport services or new services provided to the development area;
- Park and ride facilities should be considered as part of efficient integrated transport system;
- Parking standards should allow for lower levels of on-street provision in locations accessible by other means;
- Retain services and a mix of uses in existing neighbourhood centres to help create and maintain sustainable communities;
- Link communities and reduce the dominance of the road;
- Recognise that the car travel is likely to continue to dominate for some time, concentrate on providing alternatives to reduce dependence.

Jobs & Prosperity spatial development theme:

- Town centre must include a greater mix of uses, including offices and leisure;
- The lack of an evening economy discourages higher earners and students, and is key to improving the identity of Telford;
- Development in the town centre needs to consider the impacts on surrounding neighbourhood centres.
- Telford needs a positive image to promote economic confidence;
- English Partnerships need to release more land attractive to employers. If there is no available land employers look elsewhere e.g. Shrewsbury;
- Emphasise training and education to attract and retain high calibre employers and staff;
- Promote diversification in the economy / reduce emphasis on low skilled manufacturing industries

Environment spatial development theme:

- Telford's Green Network should be acknowledged as part of the town's identity,
- The Green Network is important as natural habitat, as well as a major recreational and landscape feature;
- The Green Network should provide linkages to parts of the town rather than be a barrier to movement because of lack of access and safety fears;
- Where an assessment has shown that land has no particular value, there is scope to develop some areas of Green Network - a clear definition is needed of important green space;
- Different types of open space should be available to meet the needs of different sectors of the community
- To limit contributions to climate change, thresholds should be set for development to include energy efficiency measures
- To increase recycling, incorporate recycling facilities in new development at both household and community level

Appendix 3

How the main issues raised in initial public participation have been addressed in the Central Telford Area Action Plan.

The Central Telford Area Action Plan draws together knowledge and evidence from the initial participation events undertaken on the Local Development Framework. In respect of the main issues raised during this initial participation (Appendix 2 above), the Action Plan addresses these as follows.

Development Vision
The Central Telford Area Action Plan contains a detailed Spatial Vision, a number of Objectives, and Key Principles. These recognise the neighbourhoods within the Area and identify a role for each play in contributing to the Spatial Vision. The Vision, Objectives, and Principles recognise the diverse mix of economic, environmental, and social activities that will contribute to the Area's successful spatial development. Green space is identified as a specific component part.

Development Strategy
Comments received to The *Town and Neighbourhood Centre focus* option were the most applicable / influential to the preparation of The Central Telford Area Action Plan. The document has responded to issues raised about the option in the following ways.

The Action Plan's Spatial Development Strategy addresses the neighbourhood centres of Hollinswood, Malinslee and Old Park. It specifically addresses improving links between Hollinswood and the Town Centre, and Malinslee and the Town Centre.

Within the Town Centre, the Strategy seeks to reduce reliance on car transport, and improve access to and links between difference types of transport. It encourages a greater diversity of uses in the Town Centre, and specifically its Southwater area. The physical structure of the Town Centre is to be linked and integrated with areas adjoining the shopping centre.

In relation to the issue of land release by English Partnerships (now incorporated within the Homes and Communities Agency), the Delivery chapter of the Action Plan recognises the role of Homes and Communities Agency as landowner in its references to Partnership Working.

Comments raised in the initial public participation in respect of the rest of the CTAAP document are set out in bold below, with the policies that relate to these points identified and how the CTAAP responds noted.

Neighbourhoods spatial development theme:

- Support mixed use development, including re-allocation of some allocated employment sites for housing, provided no loss of amenity.

CT1: Within the Town Centre development will be mixed use and within the rest of Central Telford area development will not be mixed use only when it has been demonstrated as not a viable option.
CT6: There will be support for necessary leisure, culture and tourism development integrated into a mixed use development.

- Higher density housing is appropriate within centres.

CT4: High density development will be in the Town Centre area.
CT13: Higher density development will be where there are public transport services and facilities to provide support.

- Should not impose a Borough-wide target / threshold for the provision of affordable housing but reflect different needs across the Borough.

CT5(A):Affordable housing will be provided in developments with a mix of housing tenures.
CT5(B):Provision of affordable housing will be based upon the needs of the existing population and new residents.
CT5(B): The need for affordable housing in the Town Centre will be based upon a flexible calculation.

- Telford needs a supply of larger housing to meet the needs of executives / higher income households it wishes to attract.

CT4: A greater range of housing types and tenures will be provided within Central Telford.

- There is a lack of housing for the elderly and increasing older population.

CT4: Specialist and supported housing will be provided in Central Telford.

- Ensure complementary open space is provided within new developments, particularly in high density areas where private space may be limited.

CT19: Development will not occur on types of green space which are currently under resourced.
CT20: Where development would lead to an acceptable loss of green space the development would then have to replace it with an appropriate level on site or close by.
CT13: The appropriate density of a development will judged according to proximity and accessibility to open space.

- Need to build on local distinctiveness and vitality.

CT12: The design of any development will contribute to an overall cohesive plan.
CT14: There will be a change in the public realm of the Town Centre from vehicle priority streets towards a shared and pedestrian priority.
CT15: Tall buildings will be promoted in the Town Centre in order to create a distinctive townscape.

Accessibility spatial development theme:

- Development should linked to existing public transport services or new services provided to the development area.

CT3: The development of employment sites will be encouraged to locate in the Town Centre due to its supporting public transport links, any employment development within the rest of Central Telford will be in areas accessible to the Town Centre or sustainable public transport link.
CT11: There will be a new and improved bus station in the Town Centre.

- Park and ride facilities should be considered as part of efficient integrated transport system.

CT9: The development of a park and rail/walk facility will be promoted, the facility will be a multi-storey car park situated at the railway station.

- Parking standards should allow for lower levels of on-street provision in locations accessible by other means.

CT8: New parking provision will reflect the characteristics of the surrounding area; the proximity to a local centre and access to public transport.

- Retain services and a mix of uses in existing neighbourhood centres to help create and maintain sustainable communities;

OPCA: Development in Old Park will consist of Residential and commercial development alongside supporting community facilities.
MCA: Within Malinslee residential development will be alongside supporting community facilities.

- Link communities and reduce the dominance of the road.

CT4: Neighbouring residential areas to the Town Centre will enhance their connections.
CT7: The Box Road will be downgraded creating people friendly streets.
CT11: The bus station will become more easily accessible by pedestrians and cyclists and there will be a new link to the railway station.

- Recognise that the car travel is likely to continue to dominate for some time, concentrate on providing alternatives to reduce dependence.

CT7: The downgrading of the Box Road promotes bus use into the Town Centre.
CT9: The park and rail scheme promotes rail use for longer journeys. Pedestrian and cycling routes will be enhanced throughout Central Telford.

Jobs & Prosperity spatial development theme:

- Town centre must include a greater mix of uses, including offices and leisure.

TC1: Development in the Town Centre will bring forward a range of uses including residential, offices and leisure.
TC1: The mix of development uses in the Town Centre will combine to make the area more vibrant.

- The lack of an evening economy discourages higher earners and students, and is key to improving the identity of Telford.

TC1: Development in the Southwater area will be a vibrant mix of leisure and culture.
CT6: The development of entertainment venues, restaurants and cafes will be promoted in Southwater.

- Development in the town centre needs to consider the impacts on surrounding neighbourhood centres.

CT2: New retail development in town centre will meet identified need for town centre only.
TC4: The Malinslee Link Site will integrate the Town Centre with the Malinslee residential neighbourhood with a sympathetic regard to the contrasting areas.

- Telford needs a positive image to promote economic confidence

CT3: Extensive new office floor space will be provided in highly accessible locations.
TC1: Telford Centre will become more like a traditional town centre with a wider range of uses.
CT9 & CT11: There will be improvements to public transport hubs.
CT12: The Town Centre will be a sustainable, attractive and distinctive place with a recognisable skyline of tall buildings.

- Promote diversification in the economy / reduce emphasis on low skilled manufacturing industries

CT6: There will be an emphasis on a new evening economy with an increase in leisure and culture development which there is currently a lack of.
CT3: Office based development, moving away from low skilled manufacturing industry provision.
TC1: The Southwater development will be a mixed use site with retail and food & drink outlets with offices above being promoted.

Environment spatial development theme:

- Telford's Green Network should be acknowledged as part of the town's identity.

TC5: The important Telford 'Urban Park' will be retained and improved as a regional leisure facility.
CT17: Any development will contribute new open spaces and greenery.
CT19: Any green space with value will be protected from development.

- The Green Network is important as natural habitat, as well as a major recreational and landscape feature;

CT19: Where there is any type of green space which there is a lack of, it shall be protected from development.
CT16: Development must demonstrate how it contributes to Shropshire Biodiversity Action Plan targets.
CT20: Where there are deficiencies in a type of green space, development must contribute towards an increased or enhanced provision.

- The Green Network should provide linkages to parts of the town rather than be a barrier to movement because of lack of access and safety fears;

CT20: Green space links provision is to be increased and improved.
CT20: Green corridors should provide access for pedestrians and cyclists.

- Where an assessment has shown that land has no particular value, there is scope to develop some areas of Green Network - a clear definition is needed of important green space;

CT19: Green spaces of identified value will be protected. Green space values are assessed in accordance with PPG17. Green spaces of lower value will not necessarily be protected unless of a type that6 is deficient in Central Telford.

- Different types of open space should be available to meet the needs of different sectors of the community

CT20: Within the Central Park and Old Park areas there will be extra open space provision of the several types in which the areas are currently deficient.
CT19: Development proposals must not result in a loss of the types of green space which are lacking in Central Telford.

- To limit contributions to climate change, thresholds should be set for development to include energy efficiency measures

CT12 Development in Central Telford should represent exemplary sustainable design and will have to incorporate measures to mitigate impact upon climate change.

Appendix 4

'Specific consultation bodies' / 'relevant authorities'/ 'other specific consultation bodies' sent copies of Central Telford Area Preferred Options Report (October 2007)

- West Midlands Regional Assembly

- Adjoining Parish Councils:

  Leighton & Eaton Constantine Parish Council
  Childs Ercall Parish Council
  Cheswardine Parish Council
  Broseley Town Council
  Shifnal Town Council
  Uffington Parish Council
  Stoke on Tern Parish Council
  Wroxeter & Uppington Parish Council
  Astley Parish Council
  Buildwas Parish Council
  Blymhill & Weston-under-Lizard Parish Council
  Norbury Parish Council
  Gnosall Parish Council
  Forton Parish Council
  Adbaston Parish Council
  Withington Parish Council
  Stanton Upon Hine Heath Parish Council
  Shawbury Parish Council
  Barrow Parish Council
  Sutton Maddock Parish Council
  Kemberton Parish Council
  Sheriffhales Parish Council
  Upton Magna Parish Council
  Hodnet Parish Council
  Sheriffhales Parish Council

- Local Planning Authorities:

  Staffordshire County Council
  North Shropshire District Council
  Shropshire County Council
  Bridgnorth District Council
  South Shropshire District Council
  Shrewsbury and Atcham Borough Council
  Oswestry Borough Council
  Wolverhampton City Council
  Dudley Metropolitan Borough Council
  Stafford Borough Council
  South Staffordshire Council

- Local Parish Councils:

  Wrockwardine Parish Council
  Stirchley & Brookside Parish Council
  Wrockwardine Wood and Trench Parish Council
  Eyton Parish Council
  Newport Town Council
  Hadley & Leegomery Parish Council
  St Georges & Priorslee Parish Council
  Wellington Town Council
  Edgmond Parish Council
  Ercall Magna Parish Council
  Waters Upton Parish Council
  Madeley Parish Council
  Preston on the Wealmoors Parish Council
  Lawley & Overdale Parish Council
  Little Wenlock Parish Council
  Chetwynd Aston & Woodcote Parish Council
  Hollinswood & Randlay Parish Council
  The Gorge Parish Council
  Rodington Parish Council
  Oakengates Town Council
  Great Dawley Parish Cuncil
  Lilleshall and Donnington Parish Council
  Dawley Hamlets Parish Council
  Church Aston Parish Council
  Kynnersley Parish Council
  Chetwynd Parish Council
  Tibberton & Cherrington Parish Council
  Ketley Parish Council

- Other specific consultation bodies:

  Advantage West Midlands
  British Gas
  British Geological Survey
  British Telecom
  CABE
  Coal Authority
  Connexions
  Connexions Shropshire, Telford & Wrekin
  CPRE
  Defence Estates
  DE Operations North
  English Heritage
  English Nature
  English Partnerships
  Environment Agency
  Highways Agency
  Housing Corporation
  Hutchison 3G Ltd

Mercury Personal Communications
MLL Telecom Ltd
National Grid Transco
National Playing Fields Association
National Wind Power Ltd
Natural England
Network Rail
Orange Personal Communications Services Ltd
Powergen UK
Princess Royal NHS Trust
Rail track
Severn Trent Water Ltd
Shropshire Chamber of Commerce and Enterprise
Shropshire Fire and Rescue Service
Sport England
Strategic Rail Authority
Telford & Shropshire Marketing Partnership
Telford & Wrekin Primary Care Trust
Telford Development Agency
Telford Police
The Community Council of Shropshire
Visit Heart of England – Regional Tourist Board
Vodafone Ltd
West Coast Energy Ltd
West Mercia Constabulary
West Mercia Probation Service
West Midlands Probation Service

- Government Departments:

Department for Culture, Media and Sport
Department for Education and Skills (through GOWM)
Department for Environment, Food and Rural Affairs
Department for Transport (through GOWM)
Department of Constitutional Affairs
Department of Culture, Media and Sport
Department of Health (Primary Care Trust)
Department of Trade and Industry (GOWM)
Government Office West Midlands
Home Office
Job Centre Plus
Ministry of Defence
Office of Government Commerce

Appendix 5

Organisations notified of consultation on Central Telford Area Preferred Options Report (October 2007)

Access Group	Interest Groups
Age Concern	Interest Groups
Allscott, Rushmoor Lane & Long Lane Res Assoc	Interest Groups
British Aggregates Assoc	Interest Groups
British Cement Confederation	Interest Groups
British Ceramic Confederation	Interest Groups
British Geological Survey	Interest Groups
British Horse Society	Interest Groups
Burton Borough School	Interest Groups
Butterfly Conservation	Interest Groups
Campaign for Real Ale (CAMRA)	Interest Groups
Campaign to Protect Rural England	Interest Groups
CBRE	Interest Groups
Central Dawley Residents Association	Interest Groups
CEPOG Support Team	Interest Groups
Coalport Action Group	Interest Groups
Construction Industry Research & Information Assoc	Interest Groups
Countryside Landowners Assoc	Interest Groups
CPRE	Interest Groups
E4 Environment	Interest Groups
Early Years & Child Care Partnership	Interest Groups
Forestry Commission	Interest Groups
Freight transport Assoc	Interest Groups
High Ercall Primary School	Interest Groups
Historical & Archaeological Society	Interest Groups
Housing Charter group	Interest Groups

Ironbridge George Museum Trust	Interest Groups
Jackfield Residents Asoc	Interest Groups
Jehovah's Witnesses Telford	Interest Groups
Landmark Information Group	Interest Groups
Langley Defence Services	Interest Groups
Learning & Skills Council	Interest Groups
Lightmoor New Community	Interest Groups
Lilleshall Residents Assoc	Interest Groups
Madleley Baptist Church	Interest Groups
Mineral Industry Research Organisation	Interest Groups
Muxton, Donnington & Lilleshall Action Gp	Interest Groups
National Farmers Union Shropshire	Interest Groups
National society For Clean Air	Interest Groups
National Trust	Interest Groups
Newport Civic Society	Interest Groups
Newport History society	Interest Groups
Newport Regeneration Partnership	Interest Groups
Nova Football Club	Interest Groups
Oakengates Partnership	Interest Groups
Parochial Church Council of St Peter, Wrockwardine	Interest Groups
Peobus Club of Newport	Interest Groups
Priorslee Community Assoc	Interest Groups
QPA England	Interest Groups
R C Church	Interest Groups
Road Haulage Assoc	Interest Groups
Rodington Village Hall Committee	Interest Groups
Severn George Countryside Trust	Interest Groups

Shrewsbury & Newport Canals Trust	Interest Groups
Shropshire & Telford TUC	Interest Groups
Shropshire Chamber of Commerce	Interest Groups
Shropshire Geological Society	Interest Groups
Shropshire Hills Area of Outstanding Natural Beauty	Interest Groups
Shropshire Ornithological Society	Interest Groups
Shropshire Wildlife Trust	Interest Groups
St Peter's C E Primary School	Interest Groups
ST Peters Church, Priorslee	Interest Groups
Telford & District Trade Union Council	Interest Groups
Telford & East Shropshire CAMRA	Interest Groups
Telford & Wrekin CVS	Interest Groups
Telford & Wrekin Peoples Assoc	Interest Groups
Telford Bridleway Assoc	Interest Groups
Telford Christian Council	Interest Groups
Telford College of Arts & Technology	Interest Groups
Telford Friends of the Earth	Interest Groups
Telford Recycling Group	Interest Groups
Telford Senior Citizens Forum	Interest Groups
Telford Steam Railway	Interest Groups
The Bank community Group	Interest Groups
The British Wind Energy Assoc	Interest Groups
The Gypsy Council	Interest Groups
The Theatres Trust	Interest Groups
University of Wolverhampton	Interest Groups
Waste Not Want Not	Interest Groups
Wellington Civic Society	Interest Groups
Wellington LA21	Interest Groups
Wellington Partnership	Interest Groups
Wrekin Conservation Assoc	Interest Groups
Wrekin Housing Trust	Interest Groups
Wrekin Juniors Football Club	Interest Groups
Wrockwardine Village Hall Committee	Interest Groups
Wrockwardine Village Millennium Committee	Interest Groups
A W Wells Architectural Consultant	Plan/Dev/Business
AAP Consulting Ltd	Plan/Dev/Business
ABS Design Assoc Ltd	Plan/Dev/Business
Acorus Rural Property Services Ltd	Plan/Dev/Business
Adams Holmes Assoc	Plan/Dev/Business
Advance Land & Planning Ltd	Plan/Dev/Business
Aedas AHR Architects Ltd	Plan/Dev/Business
Aggregate Industries	Plan/Dev/Business
AJM Planning Assoc	Plan/Dev/Business
AJP Designs	Plan/Dev/Business
Allan Moss Assoc Ltd	Plan/Dev/Business
Alliance Environment & Planning	Plan/Dev/Business
Andrew Dixon	Plan/Dev/Business
Andrew Hale	Plan/Dev/Business
Arriva Midlands North	Plan/Dev/Business
Axis	Plan/Dev/Business
B & M Properties (Shropshire) Ltd	Plan/Dev/Business
B & M Sheet Metal Ltd	Plan/Dev/Business
Baker Goodchild Architects Ltd	Plan/Dev/Business
Balfours	Plan/Dev/Business
Balfours with Lane Fox	Plan/Dev/Business
Barbers Chartered Surveyors	Plan/Dev/Business
Barbers Commercial	Plan/Dev/Business
Barton Willmore Partnership	Plan/Dev/Business
Base Architecture	Plan/Dev/Business
Bellway Homes West Midlands	Plan/Dev/Business
Beth Johnson HA	Plan/Dev/Business
Biffa Waste Services	Plan/Dev/Business
Black Country Properties Ltd	Plan/Dev/Business
Blockleys Brick Ltd	Plan/Dev/Business
Boyer Planning	Plan/Dev/Business
Brockhall Village Ltd	Plan/Dev/Business

Bromford Corinthian	Plan/Dev/Business
Burton Knowles Property Assets Consult	Plan/Dev/Business
Carter Jonas	Plan/Dev/Business
Cemex	Plan/Dev/Business
Central Trains Ltd	Plan/Dev/Business
C G Property	Plan/Dev/Business
Charles F Jones & Son	Plan/Dev/Business
Charlesworth Group Ltd	Plan/Dev/Business
CLA West Midlands	Plan/Dev/Business
Coley & Tilley Solicitors	Plan/Dev/Business
Confederation of UK Coal Producers	Plan/Dev/Business
Co-operative Group	Plan/Dev/Business
Co-operative Group Property	Plan/Dev/Business
Countrywide Homes Ltd	Plan/Dev/Business
Crest Strategic Projects Ltd	Plan/Dev/Business
D K Symes Associates	Plan/Dev/Business
Dairycrest Ltd	Plan/Dev/Business
Danriss Property Corp Plc	Plan/Dev/Business
Davis Payne Homes	Plan/Dev/Business
Davies & Jeggo MotorsDays	Plan/Dev/Business
Days Construction (Telford) Ltd	Plan/Dev/Business
Design Bureau	Plan/Dev/Business
Development Planning Partnership	Plan/Dev/Business
Devplan UK	Plan/Dev/Business
D F & M A Craddock	Plan/Dev/Business
Dialogue	Plan/Dev/Business
Drivers Jonas	Plan/Dev/Business
DTZ Pieda Consulting	Plan/Dev/Business
Ennestone Breedon Ltd	Plan/Dev/Business
Entec UK	Plan/Dev/Business
Enviros Consulting Ltd	Plan/Dev/Business
ERM Planning	Plan/Dev/Business
E W Ward & Sons	Plan/Dev/Business
Fisher German	Plan/Dev/Business

FPD Savills Ltd	Plan/Dev/Business
Frank Nason & Co	Plan/Dev/Business
Fuller Peiser	Plan/Dev/Business
Gerald Eve	Plan/Dev/Business
GKN Plc	Plan/Dev/Business
G L Hearn	Plan/Dev/Business
Gordon Wood & Co	Plan/Dev/Business
Gough Planning Services	Plan/Dev/Business
Greenhous Ltd	Plan/Dev/Business
Grinshill Stone Quarries Ltd	Plan/Dev/Business
GVA Grimley	Plan/Dev/Business
Hadley Park House Hotel	Plan/Dev/Business
Halls	Plan/Dev/Business
Hanson Aggregates	Plan/Dev/Business
Hark Group Ltd	Plan/Dev/Business
Harrow Estates	Plan/Dev/Business
Haston Reynolds Partnership	Plan/Dev/Business
Hayward Design & Build Ltd	Plan/Dev/Business
Higham & Co	Plan/Dev/Business
Horsehay Ltd	Plan/Dev/Business
Hulme Upright Manning Planning	Plan/Dev/Business
Hunter Page Planning	Plan/Dev/Business
Ibstock Brick Ltd	Plan/Dev/Business
Indigo Planning Ltd	Plan/Dev/Business
J Heath & Sons Ltd	Plan/Dev/Business
J A Harris Ltd & Madeley Precision Eng	Plan/Dev/Business
Jack Moody Ltd	Plan/Dev/Business
JCL Planning	Plan/Dev/Business
Jennings Homes	Plan/Dev/Business
John Alison Chartered Surveyors	Plan/Dev/Business
John Waring Acoustic Consultants	Plan/Dev/Business
Kemberton Consulting	Plan/Dev/Business
Kendrick Construction Ltd	Plan/Dev/Business
Kent Jones & Done Solicitors	Plan/Dev/Business

King Sturge	Plan/Dev/Business
KJD Solicitors	Plan/Dev/Business
Knight & Sons	Plan/Dev/Business
Knight Frank	Plan/Dev/Business
Lafarge Aggregates Ltd	Plan/Dev/Business
Land Improvements Ltd	Plan/Dev/Business
Lands Improvement Holdings Plc	Plan/Dev/Business
Lifeboat Financial Services	Plan/Dev/Business
Linden Homes Developments Ltd	Plan/Dev/Business
LJD Design	Plan/Dev/Business
London & Midland Developments	Plan/Dev/Business
Lovell	Plan/Dev/Business
Manby & Steward	Plan/Dev/Business
Marchmont Chartered Surveyors	Plan/Dev/Business
Mason Richards Planning	Plan/Dev/Business
Matthew & Son	Plan/Dev/Business
Matthews & Goodman	Plan/Dev/Business
Meadowdale Nurseries	Plan/Dev/Business
Meeting Point House	Plan/Dev/Business
Miller Strategic Land	Plan/Dev/Business
Milwood Homes	Plan/Dev/Business
Mineral Surveying Services	Plan/Dev/Business
Mobile Operators Assoc	Plan/Dev/Business
Moss & Co Architects	Plan/Dev/Business
Mysons Assoc	Plan/Dev/Business
Network Rail	Plan/Dev/Business
Newport Advertiser	Plan/Dev/Business
O'Connell Construction Ltd	Plan/Dev/Business
Ogihara Europe Ltd	Plan/Dev/Business
Onyx UK Ltd	Plan/Dev/Business
Paul Sharpe Assoc	Plan/Dev/Business
Pegasus Planning Group	Plan/Dev/Business
Pink Skips	Plan/Dev/Business
Pinsent Curtis Biddle	Plan/Dev/Business

Planning Issues Ltd	Plan/Dev/Business
Prism Design	Plan/Dev/Business
Property Intelligence Ltd	Plan/Dev/Business
Quarry Products Assoc	Plan/Dev/Business
Raby Estates	Plan/Dev/Business
Rail Freight Group	Plan/Dev/Business
Rapleys	Plan/Dev/Business
R D Planning & Land Consultants	Plan/Dev/Business
Redrow Homes (Midlands) Ltd	Plan/Dev/Business
Roden Nurseries	Plan/Dev/Business
Roger Parry	Plan/Dev/Business
Roger Tym & Ptnrs	Plan/Dev/Business
PRS	Plan/Dev/Business
RPS Planning Transport & Environment	Plan/Dev/Business
Russell Poole	Plan/Dev/Business
SALC	Plan/Dev/Business
Savell Bird & Axon	Plan/Dev/Business
Secondsite Property	Plan/Dev/Business
Shropshire Homes Ltd	Plan/Dev/Business
Sinclair Works	Plan/Dev/Business
SITA UK	Plan/Dev/Business
SLR Consulting Ltd	Plan/Dev/Business
Small Plastic Parts Ltd	Plan/Dev/Business
Smith Stuart Reynolds	Plan/Dev/Business
Solution Works (UK) Ltd	Plan/Dev/Business
Spacelab UK	Plan/Dev/Business
Stansgate Planning Consultants	Plan/Dev/Business
Stewart Ross Associates	Plan/Dev/Business
Stone Federation Great Britain	Plan/Dev/Business
Stonehouse Chartered Surveyors	Plan/Dev/Business
Stride Treglown	Plan/Dev/Business
Strutt Parker	Plan/Dev/Business
Telford International Centre	Plan/Dev/Business
Telford Naturists Club	Plan/Dev/Business

Terence O'Rourke Ltd	Plan/Dev/Business
Tetlow King Planning	Plan/Dev/Business
The Asles Retirement Benefits Scheme	Plan/Dev/Business
The Chartered Inst Of waste Management	Plan/Dev/Business
The Development Planning Partnership	Plan/Dev/Business
The Les Stephan Partnership	Plan/Dev/Business
The Planning Bureau Ltd	Plan/Dev/Business
The Shropshire Golf & Leisure	Plan/Dev/Business
The Stadium Group	Plan/Dev/Business
The Tyler-Parkes Partnership Ltd	Plan/Dev/Business
T J Vickers & Sons Ltd	Plan/Dev/Business
Troy Kidsley	Plan/Dev/Business
Turley Associates	Plan/Dev/Business
Tweedale Ltd	Plan/Dev/Business
United Co-operatives Ltd	Plan/Dev/Business
W A Fairhurst & Ptnrs	Plan/Dev/Business
Wardell Armstrong	Plan/Dev/Business
Wood Frampton ltd	Plan/Dev/Business
Wrekin Construction	Plan/Dev/Business

Appendix 6

Individuals, organisations and interest groups commenting on the Central Telford Area Preferred Options Report (October 2007)

Mr Chris Pettman - FOTTP	Mr Stuart booth – Network Rail
Mrs Hilary Berry – The Environment Agency	Barclays Bank
Miss Victoria Bennett – Highways Agency	Mrs John Harris – J A Harris Ltd & Madelely Precision Eng Ltd
Mr John Berry – Sport England	Mr Tim Williams – West Midland Regional Assembly
Mr P Keywood – Burnett Planning Development	Mr John Box
Ms Anna Charalambos – Telford & Wrekin PCT	Mrs Carol Lowe
Mr Grady McLean – The Environment Agency	Mr Alan Lowe
Mr John Ellis – Oakengates Regeneration Partnership	Mrs Kathy Blood
Mr James Langler – Wolverhampton City Council	Mr David Blood
Telford Trustee No 1 Ltd & Telford Trustee No 2 Ltd	Mr Matthew Blood
Mr Eric Steer – Natural England	Mr John Watkins
Mrs Jan Pritchard – The British Horse Society	Jacqueline Watkins
Mr Derrick Moore – Oakengates Town council	Ms Joan Rumbold
Mr Michael Price – Government Office for the West Midlands	Mr Darren Rumbold
Miss Rose Freeman – The Theatres Trust	Mr Dennis Rumbold
Davis Charmbury – Homes & Communities Agency	Mr D Massey
Mr Alan Bishop – Transforming Telford	L McKeand
Oakengates Medical Centre & Matrix Realty Investments	V Massey
Ms Jan McKelvey – Shropshire Wildlife Trust	Mrs Shirley Bruneau
Mrs Jane Smith – Stirchley & Brookside Parish Council	M Bruneau
Mr Mark Pearce – Advantage West Midlands	Mr Stephen Ball
Mr Ralph Morgan – Lilleshall & Donnington Parish Council	T Luckman
Mrs Lisa Maric – Highways Agency	M Pound
Mr John Hajdasz - Kiyokuni	Vivian Bruneau
Mr Niall Blackie – Manby Stewart	Mrs G B Whitehouse
The Junction Partnership	Mrs June Hughes

Southwater Events Group	Mr & Mrs A Coombes
Revd Peter Lawley – St Peters Church, Priorslee	Mr Bhahan Singh Johal
T/Chief Supt Peter Robinson – West Mercia Constabulary	Ms Gwen Allport
Amrik Singh Aujalay	P S Kiggell
A Aujalay	L Nesbitt
S Aujalay	J M Briggs
Mr Anthony Oliver	S E Thomas
Mr B Oliver	V W Pugh
K Murphy	N I Taylor
S Owen	S J Findley
M Owen	Mrs Deborah Sayce
Anna Eastlow	Paul Wallis
Mr David Tyler	Mrs Vivian Wallis
M G Morgan	Natalie Ryder
C R Tinsley	Shane Ryder
R K Johal	Violet Jopling
S Tameishi	Keith griffin
H Sacrratt	I Singh
Alan Murphy	Araman Singh
L Austin	Sukmbinder Singh
J Richards	Jatinder Kullar
Mr & Mrs D Hughes	Ramajd Kuller
B M Haynes	Ravinder Jeef Kullar
Rachel Horton	Sharon Enefer
Mr C Thomas	Neil Enefer
S E Thomas	Jason Tsai
K Hill	Ruth Tsai
P A Edwards	John Tsai
J S Edwards	Andew Tsai
M R & Mrs Roscoe	Yi Lin Tsai
B Sahota	J S Edwards
C Fowler	Darren Hughes
Olive Primrose Lees	Mr Martin Summers

Vivian Lees	S Dokov
Carmen Lopez Banegas	T Luckman
Mr Pete Weston	Mrs Anne Needs
Julia Weston	Mr Arthur Homer
Derek Biddulph	Mrs M Pugh
Pamela Biddulph	K P Summers
R Austin	Victoria Evans
G S Gladwin	Mr Gurmit Singh Bansi
Mrs Alison Gladwin	Mr David Paterson
Susan Tyler	Mrs Kathleen Paterson
	Mr H Hollinshead

Appendix 7

Summary of main issues raised on Central Telford Area Preferred Options Report (October 2007) and how the main issues raised have been addressed in the Published Central Telford Area Action Plan (April 2009)

Main issues raised within GENERAL COMMENTS RECEIVED:	**How the issues have been addressed in Submission DPD**
The Action Plan's evidence base is incomplete.	All relevant evidence documents will in place at time of Submission.
Action Plan requires a Spatial Strategy and context for specific policies and allocations. Strategy should be flexible to account for changing circumstances. Community safety and social cohesion needs considered.	A restructure now provides a contextual Introduction and Spatial Development Strategy that lead into Character Area allocations and policies. Community safety and cohesion are recognised within the Strategy, and integrated into policies on housing, transport, mixed-use, leisure, and design. Whilst the Strategy is locally distinctive, it is not prescriptive to the extent that it will prevent changing circumstances be accommodated (dependent on scale).
The Plan lacks mention of need to design out crime.	Achieving a safe environment is a key element of the Spatial Development Strategy, and addressed in the Design policy and Design Principles.
Need to control scale of development and growth against RSS revision of policy PA11 *Network of towns and city centres*.	The Action Plan takes account of RSS revision Phase II. The scale of development proposed is contained in policies CT2, CT3 and CT6.
The Action Plan is unclear in respect of Sport. It needs to have regard to PPG17 assessment.	Account has been taken of the local PPG17 assessment, particularly in respect of policies CT17 - CT20, and allocation sites. Open space is specifically recognised in the Spatial Vision and Objectives (paragraphs 2.14 and 2.32-2.36); the Town Centre Character area (policy TC1c, TC2 and TC5); the Old Park West Character Area (policy OP1); the Malinslee Character Area (policy MA3); the Hollinswood Character Area (paragraph 3.122); and the Design Principles (No.12).

Part of Ketley Bank should be included in the CTAAP.	Ketley Bank is not undergoing, or likely to undergo, significant change to meet the vision for Central Telford. It is not included.
Main issues raised regarding INTRODUCTION:	**How the issues have been addressed in Submission DPD**
Consideration should be given to referring specifically to relevant national policies, particularly to PPS3 and PPS9.	It is not necessary to quote directly from national guidance as this leads to policy duplication within the document. It is important to take national policy into account and this is the approach that has been adopted in the submission document. References to specific areas of national policy are covered more adequately in their relevant chapters of the Area Action Plan.
No need to repeat national planning policy or policies in other Development Plan Documents	The Council accepts and agrees with this comment and has reviewed the introduction, and the document as a whole, to avoid repeating national policy guidance or other local planning policies.
Ketley Bank has been missed out of the Central Telford Area. It is closer to the Town Centre than many parts of Malinslee and Hollinswood and suffers a greater degree of deprivation. Include Ketley Bank in the Central Telford Area Action Plan.	The Council acknowledges that there are other areas throughout Telford that may be deprived and are in need of regeneration. It is recognised that the remainder of the Borough may also have a strong functional relationship to the town centre. The boundary of the Central Telford Area Action Plan has been drawn to clearly define Telford town centre and its immediate vicinity. The extent of this area has to be limited so that regeneration and development can be focused more effectively to the locations at need rather than over a wider, more dispersed area. Ketley Bank has better direct access to Oakengates and has a stronger relationship with it as a result. Ketley Bank would therefore be more appropriately treated in other LDF documents.
There could be a greater explanation of the critical links between the success of the town centre and the wider success of the town in terms of delivering new jobs and housing sustainably.	The Council acknowledges that there are strong links between creating a successful, thriving central area and the wider benefits to the whole town, Borough and sub-region. A more explicit description of these links has been made in the Vision and Objectives chapter.
Retail need at regional level should be set out in Para 1.37	The Council recognises this and has included reference to RSS

	retail floorspace levels in the Spatial Development Strategy and Retail chapters of the Area Action Plan.
The description of the Central Telford area needs to be more succinct and avoid a topic based approach. It should comprise of a spatial portrait highlighting key issues, their inter-relationships, and consequential effects.	The description of Central Telford has been made more succinct in the submission document, with a stronger focus on the character areas and the key issues faced in these areas.
Main issues raised regarding SPATIAL DEVELOPMENT STRATEGY - INTRODUCTION:	**How the issues have been addressed in Submission DPD**
Ketley Bank should be included in the Central Telford as it is in close proximity to Telford town centre and its problems are as great (if not greater) than those of Hollinswood & Malinslee.	The Council accepts that Ketley Bank, like many other areas of Telford, has regeneration issues that should feed into the spatial planning framework for Telford. The boundary of the Central Telford Area Action Plan has been drawn to clearly define Telford town centre and its immediate vicinity. The extent of this area has to be limited so that regeneration and development can be focused more effectively to locations at need rather than over a wider, more dispersed area. Ketley Bank has better direct access to Oakengates and has a stronger relationship with it as a result. Ketley Bank would therefore be more appropriately treated in other LDF documents.
'Green corridors' for non-motorised traffic should extend from the Town Centre to surrounding towns.	These are more appropriately dealt with by the green space policies rather than the Spatial Development Strategy. Green space policies CT19 and CT20 have been amended to include stronger references to green space linkages in Central Telford. The Council feels that referring to 'sustainable modes of transport' in the Area Action Plan is more appropriate than 'non-motorised traffic' as the latter precludes improvements to public transport provision.
Only one Spatial Development option is put forward. It is important to demonstrate that there are no other options to be considered.	The Preferred Option Spatial Development Strategy arose from earlier engagement with stakeholders which did not identify clear and deliverable alternative approaches to Central Telford's future development that would also meet the approach set by the Community Strategy. The submission document continues the same strategy although it has been redrafted to improve its clarity.

Main issues raised regarding SPATIAL DEVELOPMENT STRATEGY – SPATIAL VISION & OBJECTIVES:	**How the issues have been addressed in Submission DPD**
Under the 'Natural Environment' heading, the protection and enhancement of Telford Town Park Local Nature Reserve, Spout Mound and the Wildlife Site at Randlay Colliery Pitmound in Hollinswood should be referenced.	The Spatial Vision and Objectives chapter has been updated to apply to more higher level strategic matters affecting Central Telford. The 'Green Community' section (previously Natural Environment) now refers to protection and enhancement of green space. More detailed references to specific sites and designations are more appropriately included in the updated Natural Environment Policies and supporting text.
The effect of development in Central Telford on the other Borough Towns is not addressed. Care must be taken not to pursue policies which would undermine the fragile economies of the other Borough Towns, where regeneration is already taking place or will commence soon.	The impact of the Central Telford Area Action Plan on other Borough towns is a valid concern, however the policies are founded on an evidence base that identifies the need for development in Central Telford and does not divert from Borough Towns. The Area Action Plan also reflects national and regional policies which seek to ensure that large scale development is focused on centres of settlements and do not negatively impact upon the wider settlement and area.
The vision should be more positive and focus on what Central Telford should be like at end of Plan period. Each Character Area shouldn't necessarily have its own vision and the objectives could be more succinct, more topic based and more spatially focused.	The Council accepts this view and has updated the Spatial Vision and Objectives section to include a clearer vision of Central Telford in 2016 and the objectives have been reviewed to improve the clarity of this section. Given the very different nature of the separate components of the Central Telford area, the sections setting out the issues and vision for each character area has been retained as these add considerable value in providing a spatially focussed approach.
The vision lacks clarity of focus on land use and development issues which are set out in RSS Policies RR3B (i), (ii), (iv) & (x). This concern is partly addressed through the Objectives and Key Principles	Policy RR3 of RSS relates to Market Towns, of which Telford is not. The Spatial Vision and Objectives has however been redrafted to provide a clearer spatial vision of Central Telford in 2016 with the objectives reviewed to increase their clarity and with the RSS approach to Settlements of Significant Development (which include Telford) in mind.
Main issues raised regarding	**How the issues have been addressed in Submission DPD**

CHARACTER AREAS - INTRODUCTION:	
Not applicable – this is a new section.	Not applicable
Main issues raised regarding CHARACTER AREAS - TOWN CENTRE:	**How the issues have been addressed in Submission DPD**
TC1 – The Primary Shopping Area Objection to limited range of land uses identified for PSA, in particular not identifying potential for residential. Shopping Centre owners advocate site allocation for PSA and further clarification as to its relationship to Southwater. Consider capacity of PSA may have been underestimated and that policy should clarify that development in PSA should be come forward before development in other locations. Concerned that proposals do not make adequate provision for further A2 uses	**The PSA:** The Council recognise the potential for a wider range of uses and the need to highlight the mixed use development potential of the PSA. A Town Centre Core designation (TC1) has now been identified comprising the sub areas of PSA (TC1a), West Southwater (TC1b) and Central Southwater (TC1c). This clarifies that these areas are the key locations for mixed use development within the Town Centre and sets out the range of uses which are considered appropriate and the key development principles for these sites. Retail development is a key part of the use mix – Southwater has the potential to become integrated with the PSA and the CTAAP clarifies this and identifies the parts of Southwater within the Town Core as a proposed extension to the PSA. Identifying the PSA extension within Southwater within the context of the Town Centre Core also reaffirms that Southwater is the only identified location for further retail outside of the existing PSA and the rationale for this is principally linked to the mixed use regeneration of the area and its links to the existing PSA. Whilst the PSA is recognised as being the location for the majority of retail floorspace in order to deliver the mixed use regeneration of the Town Centre, it is necessary to begin to deliver both the development of the PSA and PSA extension at the earliest opportunity and it is not considered useful to phase development in these areas relative to each other. The policy principles at TC1 and CT2 reflect this by indicating the priority for mixed use development and the importance of both the PSA and its extension for new retail, whilst recognising that the PSA should be the location for the majority of the retail. A2 uses are seen as being appropriate within this area and the policy does not suggest otherwise – no change needed.

Southwater– General support for the mixed use regeneration of Southwater and as the identified location for further retail development outside of the PSA. However objections on following issues: • Retail should be limited to eastern part of West Southwater and mainly within the Cultural Hub to link to PSA. • Make stronger reference to need to enhance links between the PSA and Town Park. • No demonstration as to how mix of uses for Cultural Hub will be accommodated as appears to be limited space for amount of development proposed. • Concerned that by aiming to consolidate existing uses in East Southwater are exacerbating isolation of area whilst the objector seeks a stronger link between the PSA and the TIC area. • TIC area has potential to accommodate wider range of uses than identified – i.e. hotels, offices, residential retail, cultural/entertainment uses. Policy is unclear as to if a hotel is accepatable use within TC3 (with reference to TC3 as defined in POR) • Potential for a theatre in Southwater.	**Southwater:** The boundaries of the sub areas within Southwater have been redefined to reflect the objectives of the revised polices. A key change is that a Town Centre Core (TC1) has been defined which collectively covers the PSA (TC1a), West Southwater (TC1b) and Central Southwater (TC1c – formerly known as The Cultural Hub). This reflects the status of this area as the PSA and its identified extension and the fact that it will be the area with the greatest concentration of mixed use activity within the Town Centre. The boundary between West Southwater (TC1b) and Central Southwater (TC1c) has been moved westwards to reflect the important route from the Town Centre towards Malinslee. The Arena and car parking area between the eastern end of Central Southwater and East Southwater, as defined in the POR, have been identified as an additional sub character area (TC2). Much of this area currently isolates the conference area from the rest of Southwater and needs to be an important connecting interface and transition between the two areas. It similarly has an important responsibility in positively relating to the Town Park to the south. Its identification as a separate sub character area reflects this as opposed to grouping it within just one of these sub character areas. • By identifying a PSA and PSA extension clarity is now provided as to the locations for further retail. Further details on the reasoning for this is given within the response to Policy TC1 and Policy CT2 comments. • The policies on Southwater make stronger reference to the key development principles for the site including seeking stronger links between the PSA and Southwater. This is also reflected in the identification of TC1b and TC1c as a PSA extension as this clarifies the potential to fully integrate their development with the PSA. • The role of the CTAAP is to set key principles for the development of areas such as Southwater. Whist floorpsace

	figures are still given for key uses such as retail, offices and residential it is not considered useful to continue to give floorspace figures for all uses. The POR floorspace figures were intended to be indicative. It will be for individual development proposals to demonstrate how their proposals fulfil the requirements of the relevant policies. • The area around the TIC has been redefined as the Conference Quarter (Policy TC3) reflecting its primary role as a conference venue. It has a relationship to Southwater and will benefit from the improved pedestrian linkages between it and the western end of Southwater (see Figure 2). It is considered that it is inappropriate for the full range of uses identified for the Town Centre Core to be accommodated in the Conference Quarter as this could weaken the consolidation of these uses within the Town Centre Core area. In particular retail, offices, residential and cultural/entertainment uses are not appropriate other than at a very small scale which is ancillary to the area's primary function as a conference venue. A hotel could potentially be an appropriate use within the Conference Quarter sub character area (TC3) • The potential for a theatre in Southwater is not excluded by the Southwater policies.
Policy TC5 – Telford Gateway and Site Allocation 3, Rampart Way and Site Allocation 4 – Park and Rail/Walk Support for the objectives of Policy TC5. However, objection to Site Allocation 3 – Rampart Way on basis that the site has potential to be used for a hotel which objector considers come forward pre 2016. Concern that retail may be part of the development proposals at Site 5 and could damage Oakengates economy.	**Telford Gateway**: Site Allocation 3, Rampart Way was allocated for B1(a) in the POR. It was phased for post 2016 due to delivery constraints. Given that the timeframe of the CTAAP is now to 2016 the allocation has been removed from the DPD. A hotel is not considered to be appropriate for this site, principally as it is relatively isolated from the Town Centre, particularly for pedestrians. Southwater is the key area for mixed use development/tourism related uses and it is considered that opportunities for hotel provision

	in this area should be realised first before considering this site for such a use. Site Allocation 4 was identified as a Park and Rail/Walk facility with an element of office use. Whilst the Council wishes to see the Park/Rail Walk facility element of the proposal brought forward (Policy CT9 provides basis for this), the site is likely to be brought forward by the rail operator who is unlikely to bring forward office proposals as part of the proposals. In the absence of other funding, the office element of the allocation is not likely to be deliverable. Therefore the site allocation has been removed. Agree that retail is unsuitable at this location with the exception of very small scale convenience retail strictly ancillary to the site's function as a rail related facility.
Policy TC6 – Civic Quarter & Site Allocation 5 – Hall Car Park One respondent supported the allocation of Site 5, Hall Car Park whilst another had concerns as to how parking issues could be addressed. Police authority concerned that necessary access routes be retained for them.	**Civic Quarter:** Policy TC6 now sets policy context for the Civic Quarter. One difference from the POR is that the Blue Willow Car park now falls within the Civic Quarter as it is considered that it relates more strongly to this area than Southwater (previously it was part of TC2 West Southwater). The boundary of the Civic Quarter area (TC6) has also been moved southwards as it is felt that the uses in the northern end relate more strongly to Station Gateway (TC7). Site Allocation 5 has been removed as it was phased for post 2016 in the POR due to delivery constraints –given the shortened timeframe of the CTAAP the allocation has been remove. It would be more appropriate to address detailed considerations such as access to key civic facilities when detailed development proposals for relevant sites come forward.

Policy TC7 – Malinslee Link & Site Allocation 2 – Malinslee Link One consultee supported the proposal. However, others were concerned about impact of the site on the Green Network and that densities were high relative considering that Malinslee has high densities at present.	The northern corner of the site, occupied by the NFU is now included within the West Southwater Character Area as it is at a key gateway to Southwater and if it were to come forward for development it is considered it would have a stronger relationship to West Southwater than Malinslee Link. The site has now been renumbered as Policy TC4 – Malinslee Link. The policy identifies the potential for an element of mixed use and the need to reflect the varied character of areas surrounding the site. A Development Statement has been prepared to identify and assess factors affecting the site's development potential. The key conclusions of this are reflected in Policy TC4.
Main issues raised regarding CHARACTER AREAS - OLD PARK:	**How the issues have been addressed in Submission DPD**
OP1 – Old Park West (POR site allocation 6) Objection to choice of preferred option – should be option (ii)	The Council considers that the site is not required for employment use based on evidence in its Employment Land Review. Furthermore, the Council can meet its employment needs on other sites within Central Telford. Part of the site is now identified for sports and recreation facilities.

Concerns regarding scale of development and potential impact on existing landscape features	Site capacity has been reduced from 332 dwellings to 110. Policy OP1 of the submission document identifies the need to respect existing character and qualities of the site and surrounding area.
OP2 – Park Lane (POR site allocation 7) Concerns regarding potential impact of development on existing landscape and wildlife features, and site capacity.	Policy OP2a in the submission document recognises the concerns raised and identifies a range of issues that will need to be addressed as part of any future planning application. The site capacity has been reduced from 150 dwellings to 110.
Concerns regarding potential re-opening of Park Lane to through-traffic.	Policy OP2a in the submission document does not propose to reopen Park Lane.
OP3 – Central Old Park (POR site allocation 8) Need to recognise adjacent open space areas.	The Council has included reference to Belvedere Mound in the text to Policy OP3.
OP5 – Old Park East	
Not all floorspace to meet new retail should be provided in the PSA. Objector argues that there is scope to improve connections between PSA and retail parks and that this will improve their accessibility. Query if detailed aspects of wording are consistent with PPS6	The Council has considered the objections and proposes no change to its approach.
Main issues raised regarding CHARACTER AREAS - CENTRAL PARK:	**How the issues have been addressed in Submission DPD**
CP1-Central Park (site allocation 9) Concerns regarding compatibility of employment and housing uses.	The Council has amended the proposed use of the site to remove residential, in light of the development statements. It is now proposed solely for employment use.
Traffic/parking issues on site and in surrounding area.	The development statements have taken into account access and movement for the sites and their surrounding areas. Furthermore they have identified where opportunities exist to improve pedestrian linkages from the Central Park sites to the town centre, thus reducing the need to travel by car. A parking strategy has also been underway

	to provide more robust data on parking requirements for developments in Central Telford. More detailed decisions on traffic access and movement are better dealt with at the planning application stage.
Concerns regarding potential loss of open space.	Policy CP1 has been redrafted to reflect the need for sensitive treatment and enhancement of natural features on site.
CP2 – Telford Way (site allocation 10) Concerns regarding potential scale of development, and impact of existing open space and landscape features	The site capacity has been reduced following more detailed site assessment, and the drafting of the development statements, to 15,800 metres squared office space. Policy CP2 also encourages the retention of existing natural features.
CP5 – Land at Priorslee Roundabout (previously named St Georges – site allocation 11) Concerns regarding potential impact of development on surrounding residential area.	The Council acknowledges the need for new development to be integrated satisfactorily into existing areas, in particular Priorslee Road. Policy CP5 has been amended to reflect this in light of the drafting of the development statement for this site.
Concerns regarding density and need for children's play areas	Following more detailed site assessment and the drafting of the development statement, the capacity of this site has been reduced from 110 dwellings to 100. Policy CT20 addresses the need for additional green spaces to be brought about by development.
CP6 – Holyhead Road (site allocation 12) Concerns regarding density, integration with adjacent buildings and provision of children's play area.	The Council has amended Policy CP6 in light of the development statement prepared for the site, to reflect the need for development to respect adjacent buildings, particularly St Peter's Church. The site capacity has also been reduced from 110 dwellings to 40. Policy CT20 addresses the need for additional green space provision to be brought about by development.
Site should be allocated for a medical facility	This is a representation that was originally submitted prior to the preferred options stage. The Council maintains its stance relating to this proposal that the site should be developed for residential use and that community facilities such as these would be better located

	within or adjacent to district or local centres in accordance with Core Strategy Policy CS5.
Main issues raised regarding CHARACTER AREAS - MALINSLEE:	**How the issues have been addressed in Submission DPD**
MA1 Park Road (site allocation 14) Concerns regarding density and relationship with adjacent employment uses. MA3 – Land at Langley & St Leonard's Schools, Spout Lane Not applicable MA4 – Land at Church Road Not applicable	The policy in the submission document has been amended to reflect the need for sensitive integration of new development in this area and will need to respond positively to adjacent commercial uses. This is a new site proposal not identified at Preferred Options Stage. This is a new site proposal not identified at Preferred Options Stage.
Main issues raised regarding CHARACTER AREAS - HOLLINSWOOD:	**How the issues have been addressed in Submission DPD**
HO1 – Hollinswood Gateway This site conflicts with Green network designation.	This site has been removed from the Central Telford Area Action Plan.
Main issues raised regarding POLICY AREAS - MIXED USE:	**How the issues have been addressed in Submission DPD**
It may not be appropriate to seek a mix of uses in each and every development opportunity in the Central Telford area and this should be made clear in Policy CT1 Policy CT1 fails to set out key principles for development such as opportunities to improve access to jobs by improving connections between areas of Central Telford.	The submission policy has been rewritten to state that rather than mixed use being required for every development in Central Telford there must now be a demonstration that in the wider Central Telford area opportunities for mixed use have been explored as part of development proposals. The submission mixed use policy now contains a requirement for developments within and adjacent to the Town Centre Core to improve pedestrian connections between areas.
Main issues raised regarding POLICY AREAS - RETAIL:	**How the issues have been addressed in Submission DPD**
Overall quantum of additional retail floorspace & phasing: The amount of additional comparison retail floorspace identified in the	**Overall quantum of additional retail floorspace & phasing:** All retail figures are now gross and based on a scenario of 26,500

CTAAP as being required in Telford Town Centre is significantly higher than that identified in emerging RSS, Policy PA12A. Concerns have therefore been raised regarding conformity of the CTAAP with emerging regional policy. It has also been noted that the retail figures quoted relate to a scenario of 30,000 additional households by 2026 as opposed to the 26,500 additional households proposed for Telford in RSS. Clarification on if retail quantums are net or gross was requested. Clarification on the phasing of additional floorspace was also requested.	additional households by 2026, for consistency with RSS. The approach to identifying need for additional retail floorspace is based on Telford Town Centre maintaining its current market share and it is therefore not seeking to drawn trade from other centres within the region. The WYG 2006 Retail and Leisure study has been updated to reflect revised expenditure data and identifies a need for circa 70,000m2 additional comparison retail floorspace in the period to 2021. The RSS identifies a need for 50,000m2 additional comparison floorspace by 2021 and a further 20,000m2 in the period 2021-2026. The supporting wording to RSS Policy PA12A suggests that local authorities should have regard to the requirement generated in the period 2021 to 2026. It is considered that there is a need to frontload some of the additional retail provision generated in the period to 2021 to 2016 in order to catalyse the regeneration of the Town Centre. Policy CT2 reflects the frontloading approach and allocates 70,000m2 comparison retail in the period to 2016.
Locations for retail: A key issue raised was where new retail should be located. The majority of the respondents supported the general principle of Soutwater being the preferred location for further retail outside of the PSA. However the following specific issues were raised: • The capacity of the PSA relative to Southwater has not necessarily been accurately assessed and has possibly been underestimated. • Clarity needed on relationship of PSA to Southwater. • New retail in Southwater should be focused on The Cultural Hub (now referred to as Central Southwater – area TC1c) and east part of West Southwater • WMRA were concerned by the amount of retail at Southwater given that it is an edge of centre location at present • Policy should clarify that PSA is the first choice location for retail and this should be reflected in phasing.	**Locations for retail:** Both the PSA and Southwater provide major opportunities for the mixed use regeneration of the Town Centre. The key role of these areas in this context has been clarified by the designation of a Town Centre Core within which the PSA and its proposed extension at Southwater are defined. The key rationale for locating an element of new retail development in Southwater relates to the area's role as a mixed use regeneration area and retail is an important element of the mixed use in delivering this. Southwater is preferable to other edge of centre locations because as well as the regeneration potential it has the greatest potential to make connections to the PSA. Its potential for new retail over other locations and important relationship to the PSA is reflected through its designation as a PSA extension. Whilst the PSA is recognised as being the location for the majority of retail floorspace in order to deliver the mixed use regeneration of the Town Centre, it is necessary to begin to deliver both the development of the PSA and PSA extension at the earliest opportunity and it is therefore not

The capacity of sites in the Town Centre has been overestimated and the retail parks should be given the opportunity to expand their offer. Retail parks argue this would complement the Town Centre and help regenerate areas of Central Telford.	considered appropriate to phase development in these areas relative to each other. These points are reflected in revised Policy CT2 and the Town Centre policies in particular Policy TC1 and related sub policies. In relation to the role of out of centre retail parks, it is considered that further development of these sites, over and above existing commitments would draw further trade away from the Town Centre. Crucially this could compromise the future vitality and viability of the Town Centre regeneration. Any retail applications at these locations will be assessed in accordance with Policies CT2 and OP5 and have regard to PPS6. The supporting text to Policy CT2 and Policy OP5 clarifies this.
Main issues raised regarding POLICY AREAS - EMPLOYMENT:	**How the issues have been addressed in Submission DPD**
Greater clarity needed on preferred location for offices within Central Telford	The submission document details the sequential approach to be applied to locating office developments: primarily within the town centre, but also in other areas of Central Telford where they cannot be accommodated within the town centre and where there are direct accessibility connections.
Office growth in the town centre must be balanced with promotion of other office opportunities in key employment areas outside Central Telford	The submission document sets an office floorspace figure for the Central Telford area of 109,700sqm out of an overall identified need for the Borough of 148,888sqm, up to 2016. This is in line with RSS 11 which requires a focus for office development on the central area of Telford. The remaining floorspace outside Central Telford will be allocated in a balanced way by the forthcoming Land Allocations DPD and South Telford Area Action Plan.
Need to ensure that the scale of office development proposed in Central Telford is consistent with both adopted and emerging RSS.	The revised Policy CT3 of the submission document and its supporting text set an office floorspace figure of 109,700 square metres to be delivered in Central Telford up to 2016. Emerging RSS requires a minimum figure of 110,000 square metres to be delivered

	within or on the edge of Telford Town Centre in the plan period to 2026. The submission Area Action Plan figure represents a front loading of office floorspace development in order to facilitate the early regeneration of the Central Telford area. It is anticipated that further office floorspace will be delivered in Central Telford in the period 2016-2026 that will meet the minimum floorspace requirements of RSS.
Main issues raised regarding POLICY AREAS - HOUSING:	**How the issues have been addressed in Submission DPD**
Be more specific about density, specialist and supported housing.	The text now provides examples of higher density, specialist and supported housing. PolicyCT13 and supporting text gives guidelines of average densities for each character area.
Introducing housing to the town centre will encourage anti-social behaviour and make the town centre like any other.	Housing in the town centre remains as part of the key objective of enabling a wider range of uses, thus creating a more diverse, interesting and vibrant town centre. Policies CT12 Design and CT14 Public Realm provide the basis for creating safe and attractive streets and spaces.
Affordable Housing Be more specific on tenures to be provided.	It is not possible to be specific on tenures since that will depend on the individual site and the housing need at the time and the findings of the Affordable Housing Viability Study.
No single tenure sites.	It is made clear that a mix of tenures will be the norm and single tenure sites will only be acceptable in exceptional circumstances.
Balance affordable housing provision with competing Sec 106 claims; tariff system will help establish investment priorities.	Competing claims on Sec 106 agreements are recognised. Reference is made to the future Developer Contributions SPD and development of a Community Infrastructure Levy.
Main issues raised regarding POLICY AREAS – LEISURE, CULTURE, AND TOURISM:	**How the issues have been addressed in Submission DPD**
Leisure, culture and tourism facilities should also be considered appropriate uses for the Primary Shopping Area	Policy CT6 (and Town Centre Core policy TC1) now considers the Primary Shopping Area as a location for accommodating leisure uses.

Cultural facilities should be included in Policy CT6	Policy CT6 has been reworded and now includes reference to cultural facilities from the outset.
No more late night pubs and clubs	The leisure uses proposed in Central Telford by the Area Action Plan include entertainment venues, restaurants, pubs and cafés and other leisure-orientated uses as set out in Policy CT6. The intention of these is to increase activity in the area, particularly in the Town Centre Core, by introducing a variety of land uses that will interact with each other. The submission policy encourages this mixture of uses.
Main issues raised regarding POLICY AREAS - TRANSPORT:	**How the issues have been addressed in Submission DPD**
The proposed route options for the Greyhound Link would affect the access to/from Oakengates, be positioned too close to houses in Ketley Bank, and create increased traffic on adjacent roads.	The revised Greyhound Link will link the A442 with junction 5 of the M54, thus having no impact upon Greyhound roundabout and access to/from Oakengates. The new option involves minimal land use change, with no affect on houses in Ketley Bank and will improve traffic flow around the town centre.
The bus station should remain in its current location to serve the newly developed Southwater.	The location of the bus station will be defined by providing the best access to Southwater, the existing shopping centre and the railway station, without compromising the ability to create an improved link between Southwater and the existing PSA.
Telford town centre and surrounding areas and towns should be more easily accessed via 'green routes', ensuring sustainable modes of travel are always offered as an alternative to the car.	The policy aims to make the town centre more pedestrian friendly and improve the sustainable travel routes across the town, discouraging people to use the car. Improvements will be made to the Silkin way and other pedestrian/cycle routes will be created. CTAAP aims to improve the linkages between Central Telford and the surrounding areas via sustainable modes of travel.
Parking issues and levels will affect the town centre and surrounding residential areas	Parking standards in Central Telford will be in accordance with PPG13 regulations until a subsequent parking strategy is adopted by the Council following detailed transport and parking studies. The

	improvement of the public transport system will also help to reduce parking numbers in the Central Telford area, along with multi-storey parking replacing surface car parking and a proposed park/rail/walk facility. Central Telford parking must reflect the characteristics of the area in terms of use, density and form.
Potential downgrading of the Box Road	Central Telford will become more pedestrian friendly and more accessible via walking/cycling, whilst improvements to the road network such as the Greyhound Link will ensure an efficient highway system remains.
Main issues raised regarding POLICY AREAS – THE BUILT ENVIRONMENT:	**How the issues have been addressed in Submission DPD**
Policy CT12 – Design Need to make reference to Active Design as part of the plan.	Policy CT20 recognises the need for new development to support more active lifestyles through the provision of new open space, sport and recreation facilities in line with the Council's PPG17 Assessment. Policy CT12 seeks, in more general terms, the development of streets and spaces that are safe and accessible thus supporting healthier ways of getting around, as opposed to vehicular travel.
Reference needed to sustainable drainage and biodiversity.	Policy CT16 Biodiversity requires development to integrate with existing ecological network and, where appropriate, seek to enhance biodiversity. Therefore, no need to repeat this under Policy CT12. Policy CT12 also requires development to deliver 'exemplary sustainable design', which includes measures such as sustainable urban drainage systems. To better reflect the Council's approach to dealing with surface water drainage, an amendment has been made to Design Principle No2 Environmental Responsibility to refer to the intention to prepare Surface Water Action Plans for each site allocation.
Policy CT13 Density Density identified for town centre relatively low.	Table 1 under Policy CT13 establishes an average density of at 75 dwellings per hectare for the town centre character area. Therefore, this is a guide and higher densities will be supported where they

	achieve good design principles.
Clarification needed regarding purpose of density values.	The density values relate to those expected on sites within each character area. However density values are not intended to be prescriptive rather they are intended to guide future development proposals in different parts of the Plan area. Any density that is proposed on specific sites will need to be fully justified based on an assessment of the site and its immediate locality as well as the character area as a whole. This approach is reflected in the policy wording.
Policy CT14 Public Realm Need to make reference to biodiversity in the policy.	Policy CT16 Biodiversity requires development to integrate with existing ecological network and, where appropriate, seek to enhance biodiversity. Therefore, no need to repeat this under Policy CT14.
Policy CT15 Storey Heights and Tall Buildings Reference to specific storey height restrictions is too prescriptive.	The Council accepts the comments made and has removed references to specific storey heights for new development.
Main issues raised regarding POLICY AREAS – NATURAL ENVIRONMENT:	**How the issues have been addressed in Submission DPD**
Conflicts between the natural environment policies and the site allocations	The natural environment policies and the site allocations have been revised in order to reduce the conflicts between them. Development statements have been prepared as technical papers to support the document. These statements consider how green space and natural environment features should be treated and incorporated into the site allocations. The green spaces shown on Map 30 have therefore been amended to ensure that they do not overlap with the site allocations.
The intent of the landscape policy (CT16) is unclear and it may be difficult to apply consistently. Policy should make clear that in some circumstances development benefits will outweigh desirability of retaining landscape features.	The Landscape policy has been revised to make it clearer and more specific to Central Telford. All developments in Central Telford should have regard to the local landscape as required by the landscape policy and should reflect and respect it positively.

Policy CT17 (B) Provision of new open space makes no mention of green spaces.	The Council recognises that, when using PPG 17 definitions, there is some overlap between 'open space' (which includes civic spaces) and 'public realm'. Both Policies CT19 and CT20 (formerly CT17A and CT17B) now apply specifically to 'green space' rather than 'open space'.
The Central Telford Area Action Plan has not been informed by an assessment of Open Space. A comprehensive assessment of Open Space, Sport and Recreation facilities needs to have been completed and used to inform policy development.	The Council has undertaken and published an Assessment of Open Space, Sport and Recreation Facilities and its findings have been incorporated into this revised policy and its supporting text.
'Green lanes' and green corridors for non-motorised traffic should extend out from Central Telford to all the surrounding towns, taking priority over vehicular highways.	The Council agrees with the respondents view but feels that referring exclusively to the promotion of non-motorised traffic precludes the future enhancement of public transport modes such as buses and trains. References throughout the document to 'sustainable modes of transport' which incorporate both non-motorised traffic and public transport are therefore more appropriate.
Replacement open space should be provided near to the original area that is lost to development.	Policy CT20 of the submission document incorporates a statement of how green spaces should be replaced in the closest possible location, to at least the same size, quality and accessibility.
Open spaces that need not be protected should be identified.	Identifying every area of green space in Central Telford, whether it is to be protected or not, is overly complicated and may unintentionally imply that every area of green space in Central Telford will be protected. Where there are spaces that have not been identified for protection they should be treated in the context of wider policies such as those in national and regional policy and those to be contained within the General Policies DPD.
Key sites such as Telford Town Park, green spaces to north, east and west need to be connected in some form of ecological network and areas of strategic biodiversity importance need to be enhanced rather than diminished by future development.	Map 6 (now Map 30) has been updated following a review of the green spaces in Central Telford and the policy and supporting text now refer to weaknesses and opportunities in the having an overall interlinked structure of green space across the area. Ecological

	networks (corridors) and sites/areas of strategic biodiversity importance are fully incorporated within Policy CT16: Biodiversity.
There may be circumstances where community benefits merit the release of open space for development and alternative off site provision or funding of spaces is provided elsewhere.	Policy CS 11 of the adopted Core Strategy refers to exceptional circumstances where releasing open spaces for development will deliver a community benefit. Reference to this in the Central Telford Area Action Plan will lead to duplication – all developments in the Borough that affect open space should be considered in the context of CS11.
Policy CT 18 Ecology & Biodiversity should be more in accord with PPS 9.	Conformity with PPS 9 has been considered throughout the preparation of both the Submission and the Preferred Options policies, indeed the principal approach in this policy is to conserve and enhance biodiversity within Central Telford, which is also one of the main objectives of PPS 9.
The proposed Strategic Biodiversity Network should be referred to.	The revised policy and Map 29 refer to ecological corridors which are important to 'knit together' the sites of biodiversity importance into an overall network, in accordance with paragraph 12 of PPS 9.
Telford Town Park LNR, Spout Mound and that part of the Randlay Colliery Pitmound in Hollinswood should be mentioned.	These are referred to in paragraph 4.13 of the submission document
Biodiversity enhancement should be made more explicit	Biodiversity enhancement is referred to quite explicitly in both the preferred options report and the submission document, from the outset of the policy and throughout the supporting text.
Amend POLICY CT18 to include "Natural resources" as well as ecology and biodiversity.	This policy is intended to deal with biodiversity matters that are specific to Central Telford, as there are sites of biodiversity importance in the area. Wider issues concerning natural resources will apply in all areas and so should be dealt with in Borough wide planning documents and national and regional planning policy.
Insert references to prevent the unnecessary culverting of	This issue affects all areas, not just those in Central Telford. This is

watercourses and the restoration of open channels	therefore better dealt with by Borough wide planning documents and national and regional planning policy.
Insert references relating to the remediation of contaminated land to promote the protection and enhancement of natural resources	This issue affects all areas, not just those in Central Telford. This is therefore better dealt with by Borough wide planning documents and national and regional planning policy.
Development of all sites should be accompanied by appropriate surveys and enhancement, mitigation, compensation etc.	The revised Biodiversity Policy (CT16) now refers to the need for development proposals to provide ecological surveys.
The Arena should be shown as being part of the northern part of the Town Park on Map 7, amend the Town Park boundary to include the Arena.	The map has been removed from the submission document in order to refer to Telford Town Park more broadly and not to define its exact extent.
There should be no building in the Town Park	Neither POR Policy CT19 nor submission Policy CT18 make reference to building within the Town Park. Indeed, both versions of the policy recognise that the Town Park functions as "a major open space resource".
The northern part of the Town Park (the Urban Park) is described as formal but this is only true in comparison to the Natural Park (southern section) and the Local Nature Reserve (central section).	The northern end of Telford Town Park is a more formal area as it is laid out with play areas, planted gardens, playing fields and well maintained footpaths and grassed areas. It is true that other areas of the Town Park are more natural in comparison and this supports the identification of three distinct areas of the Town Park.
Main issues raised regarding DELIVERY - INTRODUCTION:	**How the issues have been addressed in Submission DPD**
No issues raised	Not applicable
Main issues raised regarding DELIVERY – LAND REQUIREMENTS:	**How the issues have been addressed in Submission DPD**
RESIDENTIAL Capacity figures should be expressed as ‘approximate’	 Accept. The schedule of capacity figures in the Pre-Submission

	Document delivery section have been changed accordingly.
Increase housing land supply beyond 2016.	The timescale for this Plan is set by the Core Strategy up to 2016. The Plan will be reviewed prior to 2016, which will consider the roll forward of specific land requirements as appropriate.
Traffic concerns relating to site allocations	The Council considers that this is an issue best dealt with at the planning application stage.
OFFICE	
No office allocation identified in Primary Shopping Area	Policy TC1 Town Centre Core indicates that office development will form part of the mix of uses in the town centre, which includes the Primary Shopping Area. Table 3: Office Allocations in the Delivery chapter identifies 55,300 metres squared of office space within the town centre core area.
Capacity figures should not restrict delivery of floor space if demand exists.	Retail capacity figures are considered to be reasonable, being based on data in support of the Retail and Leisure Capacity Study for Telford & Wrekin and the need to be consistent with the Regional Spatial Strategy.
Retail capacity figures in Table 13.4 refuted. CTAAP should promote retail growth in Telford Bridge Retail Park.	The Council's response to retail need and capacity issues is dealt under Policy CT2.
LEISURE AND CULTURE	
Query specific allocation for leisure use.	The Council has removed the specific floor space allocation for leisure uses.
Main issues raised regarding DELIVERY – PHASING & INFRASTRUCTURE :	**How the issues have been addressed in Submission DPD**
Infrastructure for water not included	Added to list of essential infrastructure
Give clear indication of phasing	Time frame to 2016 – Implementation Framework indicates timespan

	for policies.
Southwater proposals must be properly phased to encourage investment.	Indication timespan for projects included in Implementation framework.
Phasing of on-site and strategic infrastructure needs to be coordinated.	No specific reference made since it is considered appropriates to consider this level of detail at the project planning/planning application stages.
Recognise the range of funding schemes available.	Reference is made to funding schemes – Sec 106, Community Infrastructure Fund, Regional Funding allocation, Local Transport Plan, Growth Point Funding, National Lottery.
Consider a tariff approach.	Not included as it will dealt with in detail in the forthcoming Developer Contributions SPD.
Main issues raised regarding the MONITORING FRAMEWORK:	**How the issues have been addressed in Submission DPD**
Needs to be a clear monitoring framework setting out milestones, targets and indicators related to achieving the Vision.	The Council has redrafted and amended the Monitoring chapter to better reflect the comments made.
Main issues raised regarding DESIGN PRINCIPLES:	**How the issues have been addressed in Submission DPD**
The Design Principles should contain a specific principle dealing the protection and enhancement of legally protected species and biodiversity which is distinct from the greenspace/natural vegetation principle.	The Council considers that this issue is adequately dealt with under the Biodiversity policy within the main document. Design Principles No 2 Environmental Responsibility identifies the need for a connected network of spaces that maximise biodiversity in and around Central Telford.
The densities proposed in Appendix 3 need to seek higher densities in town centre given the proximity to public transport and support services.	The Council accepts this and has amended the density range supported within town centre character area in Policy CT 13.
Main issues raised regarding GLOSSARY OF TERMS:	**How the issues have been addressed in Submission DPD**
No issues raised	Not applicable