



# **Local Development Scheme 2009 – 2012**

**October 2009**

If you would like free help to understand this document in your own language, please phone us on 01952 382121. You can also get this information in large print, Braille and on audio tape.

ਜੇ ਤੁਸੀਂ ਇਸ ਵੈੱਬਸਾਈਟ ਨੂੰ ਸਮਝਣ ਵਾਸਤੇ ਆਪਣੀ ਬੋਲੀ ਵਿਚ ਮੁਫਤ ਸਹਾਇਤਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ  
ਸਾਨੂੰ **01952 382121** ਉੱਤੇ ਫੋਨ ਕਰੋ, ਜਾਂ ਇਹਨਾਂ ਨਾਲ ਸੰਪਰਕ ਕਰੋ :

如果你想得到以中文來了解這個網站的免費協助服務，請打電話 **01952 382121** 和我們聯絡，或接洽

اگر آپ کو انٹرنیٹ کی اس ویب سائٹ کو اپنی زبان میں سمجھنے کیلئے مفت مدد کی ضرورت ہے  
تو برائے مہربانی یا تو **01952 382121** پر فون کریں اور یا پھر اس پتے پر رابطہ کریں:

Jeżeli potrzebują Państwo bezpłatnej pomocy w zrozumieniu tych informacji w swoim języku ojczystym lub nagranych na taśmie, napisanych dużym drukiem lub w alfabecie Braille'a, prosimy o skontaktowanie się z Telford & Wrekin Council pod numerem 01952 382121.

If you need any further information relating to this document please phone the Development Plans Team on 01952 384241.

## **Contents**

1. Introduction
2. Planning in Telford and Wrekin
3. LDF progress to date
4. Minerals and Waste policies
5. LDF Programme 2009 - 2012
6. LDF Preparation Requirements
7. Risk Assessment

Appendix 1 - Profiles of LDF Documents

Appendix 2 - Supplementary Planning Documents

Appendix 3 - Saved Policies

Appendix 4 - Glossary of Terms

Appendix 5 – Schedule of Key Evidence Base

Appendix 6 - DPD Preparation Programme 2009 - 2012

## **1. Introduction**

The Local Development Framework is a folder of planning documents covering a range of topics and prepared at different times. The Local Development Scheme (LDS) contains the programme for this. It sets out a three year plus programme for the preparation of LDF documents, including timetables that will tell people when the various stages in preparation of a particular document will be carried out. It also provides a starting point for the public to find out what the planning policies are for an area. The Council is required by Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 to publish the LDS.

This LDS supersedes the previous document of August 2007 and covers the period June 2009. – June 2012. It reflects the adoption of the Core Strategy and progress made on other documents since; the revisions to the work programme required as a result of the changing regulations relating to the preparation of DPDs introduced in 2008; and the priorities of the Council. It sets out a revised programme that responds to local priorities in a more streamlined and resource efficient way. In particular, it is proposed to accelerate work on a planning framework for South Telford (incorporated with site allocations work elsewhere) and to commence an early Core Strategy review during 2010.

This LDS took effect, following Secretary of State approval, on 13 October 2009. It is also published on the Council's website: [www.telford.gov.uk](http://www.telford.gov.uk)

The remainder of this document comprises a number of sections. These include: an overview of the structure of national, regional and local planning policy; LDF preparation in Telford and Wrekin including performance against the timetables set out in 2007 LDS and most critically the proposed programme for 2009 – 2012. A risk assessment is provided and appendices include the Council approach to Supplementary Planning Documents and to “saved” policies.

While there is no formal public consultation process, views on the LDS are welcome and should be directed to the Development Plans Team at the address on the inside front cover.

## **2. Planning in Telford and Wrekin**

### **Regional Planning Policies**

The strategic guidance for TWC is provided by the Regional Spatial Strategy (RSS) for the West Midlands. Part of the statutory development plan for Telford and Wrekin, it contains policies to apply to development and to be taken into account in preparing the Council's LDF. LDF documents are required to be in general conformity with RSS.

The responsibility for the production of the RSS presently lies with the West Midlands Regional Assembly, but is intended it move to the Regional Development Agency in April 2010. RSS review is being undertaken in 3 parts:

- Phase 1 relating to the Black Country has been completed;
- Phase 2 includes housing, employment, waste, retail and centres and is currently at examination in public (spring / summer 2009);
- Phase 3 is at an early stage of preparation and will deal with rural development; gypsies and travellers; culture, sport and tourism; environment and minerals.

### **Shropshire and Telford & Wrekin Joint Structure Plan 1996-2011**

Policies within the Joint Structure Plan have formed part of the local Development Plan since November 2002. By Direction of the Secretary of State in September 2007, a number of Structure Plan policies ceased to form part of the Plan, whilst others were 'saved', until expressly replaced by new Local Development Framework policies. The list of 'saved' Structure Plan policies that form part of the Development Plan is contained in Appendix 3.

### **Shropshire and Telford & Wrekin Minerals Local Plan 1996-2006**

Adopted in April 2000, a number of policies within the Minerals Local Plan remain part of the local Development Plan following Secretary of State Direction in September 2007. The list of 'saved' Minerals Local Plan policies that form part of the Development Plan is contained within Appendix 3.

### **Telford and Wrekin Council planning policies**

The Council's planning policies are contained in the following documents:

- **Core Strategy** -The Core Strategy Development Plan Document (DPD) was adopted in December 2007 and is part of current statutory development plan for Telford and Wrekin. This is the key strategic LDF document that sets out the vision and spatial development strategy for the area and for subsequent DPDs to follow. Further DPDs are under preparation including a Land Allocations DPD.

- **Saved policies** - The Wrekin Local Plan was prepared in the mid / late 1990s, adopted in February 2000, and had an end date of 2006. In September 2007 certain policies were formally "saved", recognising that they were consistent with national policy and up-to-date. Whilst not part of the LDF these policies remain in force and form part of the development plan (all other Local Plan policies were discontinued at this date). A list of current saved policies is provided in Appendix 3.
- **Central Telford Area Action Plan (Central Telford AAP)** - This is at an advanced stage of preparation. At successful adoption this document would also form part of the development plan. Please note it is expected that further Wrekin Local Plan policies will be superseded on adoption of the Central Telford AAP.
- **Supplementary Planning documents (SPD)** - These are supporting guidance documents that cover a wide range of planning considerations in more detail. They are not part of the statutory development plan, although they are part of the LDF. Two completed SPD are in place as part of the Telford and Wrekin LDF:
  - Design for Community Safety (July 2008)
  - Telecommunications Development (May 2009)
 See Appendix 2 for further details in respect of SPD.
- **Statement of Community Involvement (SCI)** This sets out the Council's approach to community involvement in the plan-making process and development control. The Council's current SCI was adopted in May 2006. Whilst it is not a planning policy document it is part of the LDF and designed to be read alongside DPDs and SPDs.

### **3. LDF Progress to date**

Early development of the LDF was prompted by the need to provide an updated planning policy framework to supersede the WLP. This was delayed to allow for progress to be made under the new development plans system that came into force in September 2004.

In its LDS the Council sought to make up time and thus set out an ambitious programme. The Council's LDS, as first put in place in 2005 and as subsequently amended in 2006 and 2007, proposed preparation of the following DPDs: Core Strategy, Development Control Policies, Land Allocations, Waste Policies and Proposals, Mineral policies and proposals Central Telford AAP and South Telford AAP. The timetables set out in the LDS envisaged simultaneous DPD progress on many of these documents.

Seeking to minimise delays, the Council continued to make progress on early community engagement in 2003 (visioning events) and 2004 (Issues & Options). Under the transitional arrangements this consultation was relevant to the Town and Country Planning (Local Development) (England) Regulations 2004.

Preferred Options consultation was carried out on the following DPDs in 2005: Core Strategy, Development Control Policies, Land Allocations, Waste Policies and Proposals and Central Telford AAP (the exercise was subsequently repeated on this latter document in late 2007).

In 2006 the Council submitted the Core Strategy DPD and Waste Policies and Proposals DPD to the Secretary of State and the examination of these documents was held in 2007. The Core Strategy was found sound and adopted by the Council in December 2007. The Waste DPD was however withdrawn (see Minerals and Waste policies section below for further details).

Whilst the Council is aiming for a strongly driven LDF programme, the Council has experienced slippage in progressing the remaining DPDs, as is common up and down the country. Whilst the Telford and Wrekin Core Strategy is now in place, many other local planning authorities have been found to have 'unsound' DPDs following independent examination. This has also led other authorities to seek to withdraw documents submitted for examination or to review their programme for LDF preparation. In addition, with Telford and Wrekin being one of the front-running authorities, good practice in plan preparation is only now beginning to emerge.

Furthermore revisions to the development plan system in 2008 and ongoing significant modifications to national planning policy have necessitated a review of programmes and processes. This has required the Council to allow further time for the collation of credible and robust evidence. As a result the timetable and

key milestones for the preparation of Development Plan Documents set out in the 2007 LDS have generally not been met.

An update against 2007 LDS is provided in the Table 1 below:

**Table 1 – Progress against 2007 LDS**

<b>Development Plan Document</b>	<b>2007 LDS timetable</b>	<b>Current status</b>
<b>Core Strategy</b>	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept Oct 2005 Submission: Nov 2006 Adoption: Dec 2007	Adopted Dec 2007
<b>Central Telford Area Action Plan (CTAAP)</b>	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Oct-Nov 2007 Submission: July 2008 Adoption July 2009	Consultation June – July 2009, prior to proposed submission for examination in August 2009. Possible adoption April 2010
<b>Land Allocations DPD</b>	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept-Oct 2005 Submission April 2008 Adoption: May 2009	Preparation subsequent to Preferred Option Report of September 2005 ongoing, but affected by focus of resources on Core Strategy DPD, CTAAP, and LDF evidence base material.
<b>Development Control Policies / General Policies DPD</b>	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept-Oct 2005 Submission April 08 Adoption: May 2009	On hold. Preparation subsequent to Preferred Option Report of Sept 05 affected by changes to national guidance on LDF preparation and focus of resources on Core Strategy and then Central Telford AAP. Informal consultation undertaken on renamed issues and options of General Policies DPD April 08
<b>South Telford Area Action Plan</b>	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept-Oct 2008 May 2009 Adoption May 2010	Preparation not formally underway, affected by focus of resources on Core Strategy and then Central Telford AAP.
<b>Waste DPD</b>	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept – Oct 2005 Submission Nov 2006	Document submitted for examination 2007 but terminated after discussions with Planning Inspectorate prior to examination. Timetable now required to follow

	Adoption Dec 2007	Core Strategy review
<b>Minerals DPD</b>	Early Community involvement Spring 2003/Summer 2004 Preferred Options Consultation Sept – Oct 2005 Submission Nov 2006 Adoption Dec 2007	Timetable now required to follow Core Strategy review.
<b>Proposals Map</b>	Prepared in parallel with all site specific DPDs	Partial revision undertaken to accord with Central Telford AAP to be out in place on Central Telford AAP adoption, further work ongoing in respect of Land Allocations DPD.

There were also 12 Supplementary Planning Documents (SPD) proposed in the 2007 LDS with preparation work undertaken on many of these. As noted in Section 2 above, two of these documents are now in place. See Appendix y for further details of the Council's SPD programme.

Preparing a whole suite of documents to supersede the Wrekin Local Plan has proved a challenging process. As signalled in the Council's 2008 Annual Monitoring Report, a review of document preparation programmes has been undertaken and revised programme is now set out in detail in section 6 of this document.

#### **4. Minerals and Waste policies**

The Council's 2007 LDS sought to bring forward Minerals and Waste DPDs by the end of 2008 and 2007 respectively. This course of action was however prevented by the outcome of the 2007 examination of the Council's LDF Core Strategy. Here the inspector deleted the minerals and waste policies from the Core Strategy. The Waste DPD that had also been submitted to be examined alongside the Core Strategy had to be withdrawn. This also required work to be discontinued on the proposed Minerals DPD Preferred Option Report.

The Council has had to reconsider how to proceed on minerals and waste policy development. In the meantime, planning applications for minerals and related development will be determined based on the Shropshire and Telford & Wrekin Joint Minerals Local Plan, alongside relevant national and regional planning guidance, saved policies of the Shropshire and Telford & Wrekin Joint Structure Plan, the LDF Core Strategy, Wrekin Local Plan and supplementary planning documents.

Similarly, in the absence of Waste Core Strategy Policies and a Waste Policies and Proposals DPD, planning applications for waste and related development will be determined based on the relevant national and regional planning guidance, the LDF Core Strategy, Wrekin Local Plan and relevant supplementary planning guidance.

The Council has subsequently reviewed its position on how to proceed with minerals and waste policy as part of the LDF and as set out in the LDF Programme section immediately below, this LDS now proposes a future Minerals DPD and Waste DPD, prepared subsequent to a revised Core Strategy.

## 5. LDF Programme 2009 - 2012

The Council has a programme for preparation of a range of Development Plan Documents (DPDs). Each requires numerous stages of consultation, with preparation culminating in an independent examination.

Table 2 below sets out the schedule of Local Development Documents the Council proposes to prepare over the next 3 years, in order of preparation. The timetable for each document is set out, including the pre-submission and post-submission timelines. As a unitary Local Planning Authority, this schedule includes the preparation of Minerals and Waste policies.

**Table 2 - Schedule of Proposed Local Development Documents**

Document	Details	Timetable milestones
<b>Central Telford Area Action Plan</b>	To provide policies and proposals with regard to Telford Town Centre, Old Park, Central Park, Hollinswood and Malinslee.	Publication (Consultation on Proposed Submission Documents): June – July 2009 Submission for examination: Sept 2009 Hearing Sessions: Dec 2009 Adoption: April 2010
<b>Land Allocations DPD</b>	To provide allocations of land for housing, employment and other uses throughout the Borough (excluding Central Telford), including the accommodation of gypsy and traveller communities.	Publication (Consultation on Proposed Submission Documents): July - Aug 2010 Submission for examination: Sept 2010 Hearing Sessions: Dec 2010 Adoption: June 2011
<b>Core Strategy DPD Review</b>	Revised Spatial Development Strategy and general policies to apply to development Borough-wide to 2026.	Commencement (Consultation of statutory bodies on scope of sustainability appraisal): Aug – Sept 2010 Pre-submission informal public engagement: Oct – Dec 2010 Pre-submission formal engagement: Jan-Feb 2011 Publication (Consultation on Proposed Submission Documents): Sept - Oct 2011 Submission for examination: Dec 2011 Hearing Sessions: April 2012 Adoption - Sept 2012
<b>Waste and Minerals DPDs*</b>	Set out: i) waste-related policies and proposals	Commencement (Consultation of statutory bodies on scope of sustainability appraisal): Aug -Sept 2011 Pre-submission informal public engagement:

*where possible these two documents are to be merged	ii) supply requirements and policies and proposals for minerals- related development.	Oct - Dec 2011 Pre-submission formal engagement: Jan-Feb 2012 Publication (Consultation on Proposed Submission Documents): Sept – Oct 2012 Submission for examination: Dec 2012 Hearing Sessions: April 2013 Adoption - Sept 2013
<b>Proposals map</b>	Illustrates policies and proposals of Development Plan Documents and is updated alongside the other DPDs.	Timetable as Central Telford AAP, Land Allocation DPD, Core Strategy Review, Waste and Minerals DPD.

This schedule shows a reduction of 3 DPDs relative to the previous LDS:

- **General Policies DPD** – An early review of the Core Strategy in order to respond to RSS revision and provide a strategic framework to 2026 is proposed and will incorporate a broader range of topics, removing necessity for a separate Development Control Policies DPD;
- **South Telford Area Action Plan** – This work is now being incorporated in Land Allocations DPD preparation. A framework for housing delivery and regeneration priorities for South Telford is urgently needed. Rather than a separate Area Action Plan for South Telford to follow Land Allocations DPD work, recent changes to the development plans system allow for more flexibility with regard to early engagement in development plan document preparation and South Telford work is to be combined with existing Land Allocations DPD around the end of 2009;
- **Waste and Minerals Policies and Proposals DPDs** – Neither DPD can be progressed in advance of a Core Strategy. Waste and Minerals priorities will be kept under review but where possible these two documents are to be merged. Waste and Minerals work is timetabled to follow on from the review of the Core Strategy.

The need for future DPDs and proposed timetables will be kept under review and reported through the Annual Monitoring Report.

Further details will be provided on the Council's website: [telford.gov.uk](http://telford.gov.uk)  
Subsequent to embarking on Core Strategy Review, a need for further Land Allocations (particularly with regard to housing) is anticipated in advance of 2016. Such work would however fall outside of the current 3 year period and is therefore not indicated in this 2009 – 2012 Local Development Scheme.

Detailed summary profiles for each DPD are set out in Appendix 1.

## **6. LDF Preparation Requirements**

### **Resources**

In general, the principal resources for LDF preparation and the monitoring of progress on the LDF will come from the Development Plans Team in the Environment and Regeneration Directorate.

Other officers and resources from within the Directorate, other Directorates of the Council, the Local Strategic Partnership, other agencies and organisations will also be involved in the preparation process to a significant extent in all documents (supplementary planning documents in particular will generally require extensive collaborative work in order to progress).

The Council also has an LDF Board comprising key officers (including at Head of Service level) from across the Council. LDF Board receives all reports on LDF preparation for advice and comment, before they are submitted to Members.

Consultants will also be used to assist with specific aspects of preparation.

### **Political Management**

DPDs will be approved by full Council and their preparation will be overseen by the Cabinet Member with responsibility for Environment and by Development Plan Steering Group (DPSG) at each stage. DPSG is a politically balanced Members Group advising Cabinet on LDF preparation and involving a number of senior Members. The Statement of Community Involvement and Supplementary Planning Documents can be approved by the Cabinet. Again preparation of these documents would be overseen by DPSG at each stage.

### **Evidence Base**

Development plans need to be underpinned by sound evidence to support planning policies. The evidence base studies the Council has prepared for the LDF are listed in Appendix 4 and are made publicly available on the Council's website.

Other significant sources of information that may underpin planning policies planning policies are work done to support other major strategic plans such as the Local Transport Plan. The Council's Annual Monitoring Report (published December each year) monitoring planning applications and results of consultations (available from the Council's LDF consultation portal <http://consult.telford.gov.uk/portal>) all provide additional evidence base material

## **Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)**

The SA/SEA of LDF documents is a legislative requirement required by the Planning and Compulsory Purchase Act, and an SEA, under the EU Directive 2001/42/EC (July 2004). To meet these requirements the Council has prepared a Scoping Report (Feb 2008) to establish a methodology, process and the baseline information required to undertake an appraisal of each LDF document.

### **Monitoring**

An Annual Monitoring Report is required to be made publicly available and submitted to the Secretary of State by the end of December every year . The Council regards monitoring as an integral part of the planning process and sees an objectives-led monitoring system as essential so that policy and implementation measures can be evaluated and reviewed as an ongoing process. This is a requirement to assess the effectiveness of the policies within the LDF. The findings of the AMR have informed and will continue to inform the need to review the LDS and consider the need for further DPDs.

The Annual Monitoring Report will:

- assess progress against targets and milestones within LDDs;
- provide information in relation to national, regional or local targets;
- assess the need for review in circumstances where policies are not working effectively or objectives are not being met.

## 7. Risk Assessment

A risk management exercise has been carried out with regard to the LDF programme and has been taken into account in preparing this LDS. The following table provides a summary a key risks and proposed mitigation with those that are considered more likely listed first.

Risk	Likelihood / Impact	Details	Mitigation
Greater than anticipated time taken to secure necessary political approvals	High likelihood / high impact	LDF reports require Cabinet and in some cases Council approval and many of the issues being dealt with through the LDF have significant implications for the Borough. Change in the political balance of the Council could also impact on the LDF programme.	Progress with Lead Member engagement and jointly with other services A politically balanced Members Steering Group (DPSG) involving a number of senior Members has been established and risks posed can be reduced by early engagement with DPSG. Inclusion of reports in Forward Plan at early stage helps identify key concerns, as does taking all documents to members at key stages prior to adoption. This and the politically balanced nature of DPSG should minimise the effect of a change in political approach.
Greater than anticipated resources required to complete CTAAP	High likelihood / medium impact	Delays to LA DPD preparation and possible Core Strategy review start date	Careful project planning to avoid unplanned work. Consider how additional resources can be accessed where necessary. Procure temporary agency admin support where required and/or make internal arrangements to provide temporary support.
Further changes to LDF system and regulations	Medium likelihood / high impact	Required to repeat / restart work	Avoid abortive work by progressing as quickly as reasonably possible. Regular discussions with GOWM Seek staff training opportunities
Insufficient budgetary resources available beyond 09/10	Medium likelihood / high impact	LA DPD preparation largely in 09/10 so should not be greatly affected but where budgets (including staffing) were reduced thereafter, delays to possible CSR start date would result	Seek to maintain required level of funding to deliver LDS

Risk	Likelihood / Impact	Details	Mitigation
Significant absence of staff (eg maternity leave or long term sick)	Medium likelihood /high impact	Absence of key staff could significantly delay to LA DPD preparation and possible CSR start date	Seek to manage work place stress and to fill any maternity cover with temporary appointments
Significant staff turnover	Medium likelihood /high impact	Loss of key staff / large nos. of staff could significantly delay LA DPD preparation and possible CSR start date	Progress recruitment in order- vacant posts be filled To assist in reducing the risk, team work is a significant part of day to day working so all staff have some level of knowledge about all projects currently being undertaken.
Higher than expected number of representations	Medium likelihood /medium impact	Uses more staff time than anticipated, possible slippage to programme.	Make best use of the internet and on line system for representation receipt and reporting Procure temporary agency admin support where required and/or make internal arrangements to provide temporary support.
Constrained capacity of other agencies	Medium likelihood /medium impact	LDF work also puts strain on finite resources at a number of government agencies: in particular Planning Inspectorate (resources for examinations) Environment Agency & Natural England (comment on policies and proposals and input into the sustainability appraisal process.	Careful project planning to keep progress to timetable in this LDS. Early dialogue with key agencies. Discuss progress with GOWM. Consider how additional resources can be accessed where necessary.
Policy team staff diverted onto other tasks	Medium likelihood /medium impact	Slower progress on LDF and planning applications being determined without a sound policy base.	Through LDS build corporate recognition of the priority of LDF work. Minimise other work
Delays for elections, Christmas and summer break.	Medium likelihood /medium impact	Work paused or less effective consultation	Programme document preparation to avoid consultation during elections, Christmas and the summer break.
CTAAP found unsound at examination.	Unlikely / high impact	Delays to LA DPD preparation and possible CSR start date	Complete preparation for CTAAP examination with full regard to Regulations and national planning policy on DPD preparation and seek Legal advice where required

Risk	Likelihood / Impact	Details	Mitigation
Adoption of CTAAP subject to a legal challenge	Unlikely / high impact	Delays to LA DPD preparation and possible CSR start date	Follow all due processes as set out in the regulations and national planning policy and LDF guidance and ensure supported by robust and credible evidence. Seek legal advice where required.
Proposed revision of LDS not accepted by GOWM	Unlikely / medium impact	Delays future consultations. Possible impact on HPDG	Regular discussions with GOWM. A case will be put based on advice in revised PPS12, amended Regulations, and lessons learned from focussing resources on CTAAP.

## APPENDIX 1 – Development Plan Document Profiles

<b>Core Strategy</b>	<b>Details</b>
<b>Role &amp; Subject</b>	The key strategic Development Plan Document that sets out the vision, the objectives, and the spatial development strategy for the Borough and for subsequent DPDs to follow.
<b>Coverage</b>	Borough-wide
<b>Conformity</b>	To national planning policies, the Regional Spatial Strategy for the West Midlands and have regard to the Telford & Wrekin Community Strategy.
<b>Current status</b>	<u>Adopted</u> December 2007
<b>Review timetable</b>	<ul style="list-style-type: none"> <li>• Commencement (Consultation of statutory bodies on scope of sustainability appraisal): Aug – Sept 2010</li> <li>• Pre-submission informal public engagement: Oct – Dec 2010</li> <li>• Pre-submission formal engagement: Jan- Feb 2011</li> <li>• Publication (Consultation on Proposed Submission Documents): Sept-Oct 2011</li> <li>• Submission for examination: Dec 2011</li> <li>• Hearing Sessions: April 2012</li> <li>• Adoption - Sept 2012</li> </ul>

<b>Central Telford Area Action Plan</b>	<b>Details</b>
<b>Role &amp; Subject</b>	To provide detailed policies and proposals for the town centre and surrounding areas Policies areas include retail provision, offices, residential, open space and transport
<b>Coverage</b>	Telford Town Centre, Central Park, Old Park, Hollinswood, Mallinslee
<b>Conformity</b>	Regional Spatial Strategy (RSS) for the West Midlands and Core Strategy DPD.
<b>Current status</b>	Publication (Consultation on Proposed Submission Documents): June - July 2009.
<b>Timetable</b>	<ul style="list-style-type: none"> <li>• Submission for examination: Sept 2009</li> <li>• Hearing Sessions: Dec 2009</li> <li>• Adoption: April 2010.</li> </ul>

<b>Land Allocations</b>	<b>Details</b>
<b>Role &amp; Subject</b>	To provide allocations of land for housing, employment and other uses throughout the Borough (excluding Central Telford) including the accommodation of gypsy and traveller communities.
<b>Coverage</b>	Borough-wide (excluding Central Telford)
<b>Conformity</b>	Regional Spatial Strategy (RSS) for the West Midlands and Core Strategy DPD.
<b>Current status</b>	Preferred Options September 2005. Please note additional Pre-submission formal engagement is proposed - end 2009.
<b>Timetable</b>	<ul style="list-style-type: none"> <li>• Publication (Consultation on Proposed Submission Documents): July – Aug 2010</li> <li>• Submission for examination: Sept 2010</li> <li>• Hearing Sessions: Dec 2010</li> <li>• Adoption: June 2011</li> </ul>

<b>Waste and Minerals</b>	<b>Details</b>
<b>Role &amp; Subject</b>	Development Plan documents providing detailed policies and proposals for minerals and waste and supply requirements for minerals- related development in accordance with the Core Strategy spatial development strategy
<b>Coverage</b>	Borough-wide
<b>Conformity</b>	Regional Spatial Strategy (RSS) for the West Midlands and Core Strategy DPD.
<b>Current status</b>	Preferred options September 2005
<b>Timetable</b>	<ul style="list-style-type: none"> <li>• Commencement (Consultation of statutory bodies on scope of sustainability appraisal): Aug -Sept 2011</li> <li>• Pre-submission informal public engagement: Oct - Dec 2011</li> <li>• Pre-submission formal engagement: Jan- Feb 2012</li> <li>• Publication (Consultation on Proposed Submission Documents): Sept - Oct 2012</li> <li>• Submission for examination: Dec 2012</li> <li>• Hearing Sessions: April 2013</li> <li>• Adoption - Sept 2013</li> </ul>

<b>Proposals Map</b>	<b>Details</b>
<b>Role &amp; Subject</b>	Illustrates policies and proposals of Development Plan Documents. It is updated alongside the other DPDs.
<b>Coverage</b>	Borough-wide

<b>Conformity</b>	Regional Spatial Strategy (RSS) for the West Midlands and Core Strategy DPD.
<b>Current status</b>	Adopted February 2000.
<b>Timetable</b>	Preparation in conjunction with timetables of Central Telford AAP, Land Allocation DPD, Core Strategy Review, Waste and Minerals DPD.

## **APPENDIX 2 - Supplementary Planning Documents (SPD)**

SPD are guidance documents that support and elaborate upon development plan policies and cover a wide range of planning considerations in more detail. They are part of the LDF and are a material planning consideration, but do not have development plan status. No independent examination is required although SA/SEA and community involvement in line with the SCI or as a minimum the Regulations is required.

The Council has in place 2 SPD:

- Design and Community Safety SPD (July 2008)
- Telecommunications Development SPD (May 2009)

These SPD supplement policies CS15 “Urban Design” in the Core Strategy and saved Policy T21 “Telecommunications” respectively.

The following SPD are also under preparation as at June 2009:

- Managing Surface Water Drainage SPD (preliminary scoping consultation, summer 2009)
- Shopfront and Signage Design in Conservation Areas SPD (consultation on full draft document, summer 2009)

Further SPD are also proposed to cover such key matters as Developer Contributions, Affordable Housing and Design and in some cases preparation has already begun as a result of significant evidence gathering having taken place.

A review is ongoing to prioritise and programme the Council’s proposed SPDs against the resources available. Further details of the Council’s SPD programme will be provided on the Council’s website: [telford.gov.uk](http://telford.gov.uk)

### APPENDIX 3 - Saved policies

The Council's schedule of saved policies subsequent to paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 follows.

**Table 1 – Wrekin Local Plan saved policies**

The Wrekin Local Plan was adopted February 2000 and Table 1 shows the policies from this plan agreed by the Secretary of State as remaining in force after September 2007 and until subsequently expressly superseded by DPDs.

Wrekin Local Plan Policy No.	Policy Name
NR1	Location of Renewable Energy Development
NR2	Proposals for Wind Turbines
NR3	Energy Use
NR6	Waste Disposal and Recycling Facilities
EH7	Contaminated Land
EH8	Remedial Action on Contaminated Land
EH14	Land Stability
UD2	Design Criteria
UD3	Urban Design Assessments
UD4	Landscape Design
UD5	Public Art
UD6	Major Transport Corridors and Gateways into Telford
E2	Employment Land Allocations
E4	Development on Unallocated Employment Sites in the Urban Area
E6	Rural Employment General
E9	Non Employment Uses Within Employment Areas
H6	Windfall Sites in Telford and Newport
H7	Large Scale Regeneration Exceptions in Telford & Wrekin
H9	Location of New Housing
H10	Scale of Development
H18	Conversion of Non-residential Buildings to Residential Use in the Rural Areas
H22	Community Facilities
H23	Affordable Housing
H24	Affordable Housing Rural Exceptions Policy
S1	Service Centre Hierarchy

<b>Policy Number</b>	<b>Policy Name</b>
S5	Garden Centres in the Rural Area
S8	Car and Caravan Sales
S9	Retailing from Employment Areas
S10	Wellington Primary Retail Zone
S11	Wellington Secondary Zone
S12	Newport Retail Frontages
S13	Newport Secondary Zone
S14	Madeley Primary Retail Zone
S15	Madeley Secondary Zone
S16	Oakengates Primary Retail Zone
S17	Oakengates Secondary Zone
S18	Dawley Primary Retail Zone
S19	Dawley Secondary Zone
S20	Hadley Primary Retail Zone
S21	Hadley Secondary Zone
S22	Donnington Change of Use
S24	Changes Within Local Centres and Local Shops
S25	New Local Centres and Local Shops
S31	Shop Fronts, Advertisements and Hoardings
TC1	Town Centre
TC2	New Shopping Development in Telford Town Centre
TC3	Leisure Uses and A3 Uses
TC4	Mixed Use Development
TC6	Office Development
TC14	Town Centre Design
T4	Development Principles
T8	Rail Corridors
T21	Telecommunications
T22	Planning Obligations
OL2	Designated Areas
OL3	Green Network
OL4	Development in the Green Network
OL5	Extensions and Redevelopment in the Green Network

<b>Policy Number</b>	<b>Policy Name</b>
OL6	Open Land
OL11	Woodland and Trees
OL12	Open Land and Landscape - Contributions From New Development
OL13	Maintenance of Open Space
LR1	Provision of Community Facilities
LR4	Outdoor Recreational Open Space
LR5	Golf Courses
LR6	Developer Contributions to Outdoor Recreational Open Space Within New Residential Developments
LR7	Recreational Open Space on Employment Developments
HE2	Demolition in Conservation Area
HE3	New Development in Conservation Areas
HE4	Detailed Applications
HE7	Facadism and Amalgamation of Plots
HE8	Change of Use and Upper Floor Conversions
HE10	Advertisements
HE11	Shop Fronts
HE15	Demolition of Listed Buildings
HE16	Alterations and Additions to Listed Buildings
HE24	Historic Parks and Gardens
HE25	Buildings of Local Interest
HE26	Duke of Sutherland Cottages
SG1	World Heritage Site
SG2	Area of Special Archaeological Interest
SG4	Landscape and Nature Conservation
SG5	Riverside Development and Works
SG7	Tourism
SG8	Museum Sites
SG12	Retailing and the Role of Ironbridge Centre
SG13	Environmental Improvements

**Table 2 - Wrekin Local Plan policies expected to be superseded by central Telford Area Action Plan**

Please note it is expected that of the Wrekin Local Plan policies listed above, it is proposed that the following policies will be superseded on adoption of the Central Telford Area Action Plan:

<b>Saved policy expected to be replaced</b>	<b>Proposed replacement LDF Policies</b>
S1	CS4, CS5, CS6 (Core Strategy Policies), TC1a, TC1b, TC1c, TC2, TC3, TC4, TC5, TC6, TC7, OP5, CT2, CT3 and CT6 (Central Telford AAP Policies)
TC1	TC1, TC1a, TC1b, TC1c, TC2, TC3, TC4, TC5, TC6, TC7
TC2	TC1, TC1a, TC1b, TC1c, CT2
TC3	CT6
TC4	CT1
TC6	CT3
TC14	CT12, CT13, CT14, CT15.

**Table 3 - Joint Shropshire and Telford and Wrekin Structure Plan saved policies**

A schedule showing the saved policies from the Joint Shropshire and Telford and Wrekin Structure Plan subsequent to paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 follows. The Structure Plan was adopted on November 2002 and the following policies were agreed by the Secretary of State as remaining in force beyond September 2007 until subsequently superseded by DPDs.

<b>Policy Number</b>	<b>Policy Name</b>
P5	Development Outside Settlements
P9	Employment Land in Shropshire
P16	Air Quality
P18	Conversion of Buildings
P31	Sustainable Transport Strategy
P32	Public Transport
P33	Safeguarding Rail Infrastructure
P35	Road Freight
P36	The Trans-European Network (TEN)
P37	The Highway Network
P39	Public Rights of Way
P41	Air Transport
P51	Geological Sites
P58	A Sustainable Approach to Minerals Development
P59	Environmental Considerations
P60	Landbanks for Non-Energy Minerals
P61	Regional Apportionments for Aggregates
P62	Secondary Aggregates
P64	Waste Minimisation
P65	Provision of Waste Facilities
P66	Protection of Waste Management Sites
P67	Environmental Considerations
P68	Transport of Minerals and Waste
P69	Reclamation and After Use

**Table 4 - Shropshire and Telford & Wrekin Minerals Local Plan saved policies**

The saved policies from the Joint Shropshire and Telford & Wrekin Minerals Local Plan subsequent to paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 follows. This plan was adopted in April 2000 and the following policies were subsequently agreed by the Secretary of State to remain in force beyond September 2007 until superseded by DPDs.

<b>Policy Number</b>	<b>Policy Name</b>
M1	A More Sustainable Approach to Mineral Development
M2	The Need for Minerals
M3	Development Control Considerations
M4	Operational Considerations
M6	Protecting Archaeological Remains
M7	Benefits to the Countryside and the Local Economy
M8	M8: Planning Obligations
M10	M10: Ancillary Development
M11	M11: Transport of Minerals
M14	The Future Working of Sand and Gravel
M15	Sand and Gravel Working Outside the Allocated Sites and Preferred Areas
M16	The Future Working of Crushed Rock
M17	Secondary Aggregates
M18	Limestone Quarrying on Wenlock Edge
M20	M20: Building Stone
M21	M21: Coal and Fire Clay Working
M22	Brick Clay Working
M27	Reclamation and After-use
M29	Safeguarding Mineral
M30	Comprehensive Working of Mineral Resources

## **APPENDIX 4 - Glossary of Terms**

**Annual Monitoring Report (AMR)** - assesses the implementation of the LDS and the extent to which the policies are being achieved.

**Area Action Plans** – Development Plan Documents that focus on areas which are subject to significant change or conservation pressures and will benefit from having development plan status.

**Core Strategy** – Development Plan Document that sets out the vision for the Local Planning Authority area and the strategic policies and proposals to deliver that vision together with housing and employment provisions in accordance with the Regional Spatial Strategy (RSS).

**Development Plan** - The Development Plan sets out land use planning policies and development proposals against which planning applications will be considered. The Telford and Wrekin Development Plan as of June 2009 comprises the Core Strategy adopted Dec 2007 plus the saved policies of the Wrekin Local Plan date. It is noted that the Cernt4al Telford Area Action Plan is at an advance stage of preparation at successful adoption this would also form part of the development plan

**Local Development Framework - (LDF)** - This is a portfolio of Documents which will provide the Council's policies for meeting the community's economic, environmental and social aims for the future of the area, where this effects the development and use of land. This will replace the current Wrekin Local Plan.

### **Local Development Scheme (LDS)**

The LDS will sets out the Council's programme for LDF It will provide details on what DPDs and SPDs the Council propose to prepare over the three year period and the timetable for their production. It will also set out the policies that the Council wish to save from the current development Plan and the timetable for the preparation of the Statement of Community Involvement.

**Local Strategic Partnerships (LSPs)** - an overarching partnership of key stakeholders, responsible for producing the Sustainable Community Strategy

**Material Consideration** Any consideration relevant to the use and development of land and which is taken into account in determining a planning application is capable of being a material consideration

**Planning Policy Statement (PPS)** – a series of statements that set out national planning policy.

**Proposals Map** The Proposals Map will illustrate on an Ordnance Survey map policy designations, allocations and Area Action Plans in the Development Plan Documents.

**Regional Spatial Strategy (RSS)** - a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub-regional strategies and programmes that have a bearing on land-use activities.

**Site Allocations** - Site allocations are the sites which are proposed for development to meet the Council's Core Strategy. Policies in the site allocations DPDs will identify any specific requirements for individual proposals.

**Spatial planning** – a system that brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies that impact on the use of land but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

**Statement of Community Involvement (SCI)** sets out how stakeholders and communities will be involved in the process of producing the LDF and in development control decisions.

**Supplementary Planning Documents (SPDs)** – These documents provide policy guidance to supplement policies and proposals contained within DPDs. SPDs are not subject to independent examination as they do not form part of the development plan but the matters covered must be directly related to policy in the DPDs.

**Strategic Environmental Assessment (SEA)** – a requirement of European legislation this is an assessment of the effects of the policies and proposals within the LDF on the environment.

**Sustainability Appraisal (SA)** – an appraisal of the potential impact of policies and proposals from an environmental, economic, social and natural perspective. This will inform the Council of the potential implications of different alternatives. SEA and SA will be undertaken together.

**Sustainable Development** - environmentally responsible development, commonly defined as "development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs".

**Stakeholders** - People who have an interest in the activities and achievements of the Council, including residents, local communities of interest, partners, employees, customers, shareholders, suppliers, opinion leaders, regulators and "hard to reach" groups.

## APPENDIX 5 – Schedule of Key Evidence Base

The following table lists the key elements, either completed or currently underway, of evidence base work upon which the Council has based its existing LDF documents or proposes to carry out in order to support future documents. The work has been grouped thematically.

Study	Purpose	Completion date / Proposed Timetable
<b>Housing</b>		
Strategic Housing Land Availability Assessment (SHLAA)	To identify the capacity of Telford and Wrekin to accommodate new housing development	Completed December 2008 and to be updated annually.
Strategic Housing Market Assessment (SHMA)	To provide a comprehensive picture of the local housing market and housing needs	Completed August 2008 and to be updated periodically
Affordable Housing Viability Study	Advise on the levels of affordable housing that the private residential market can deliver taking account of wide range of variables	Study underway – scheduled completion date July 2009
<b>Retail, employment and economy</b>		
Retail and Leisure Study	Assessment of the future need for retail and leisure development	Original study completed 2006 with retail element updated May 2009. Timetable for full update to input in to Core Strategy review
Telford Town Centre retail capacity study	Assessment of capacity for retail development in the primary shopping area and adjacent sites development	Completed Jan 2008 and updated May 2009
Leisure/Cultural/Community Facilities Assessment	Assessment of need for leisure facilities not within scope of retail and leisure study (e.g. hotels) and possibly also cultural and community facilities (in partnership with key delivery agencies e.g. PCT)	Not started - Timetable to input in to Core Strategy review
Centres Study	Identifies District and Local Centres in the Borough including any planned centres	To be completed to input in to Core Strategy review
Employment Land Review	An assessment of the demand	Completed August 2005.

	for and supply of land for employment Assessment of employment land supply	Review anticipated 2009/10
Economic Development Strategy	Economic vision, strategic framework and action plan to 2021	Completed February 2005
Economic projections and the impact of housing	Results of economic modelling to 2031, based on varying quantitative housing scenarios to 2026.	Completed April 2006
Employment land review for Telford First	Land element of economic baseline analysis	Completed August 2006
Economic Baseline Study	An economic profile of Telford & Wrekin	Completed December 2007
<b>Open space and landscape</b>		
Open space, sport and recreation facilities study (PPG17 assessment)	Assesses the quantity and quality of facilities and proposed local standards for open space provision	March 2008
Green space review	Comprehensive assessment of the functionality of designated green space in Telford and Newport to inform new designations	Ongoing in association with emerging DPDs
Landscape sensitivity and capacity study	Assesses the capacity of the landscape around Telford, Newport, and selected rural settlements to accommodate housing development and to identify landscapes that should be protected from development.	Completed May 2009
<b>Transport</b>		
Accessibility of Telford's District Centres	Identifies those geographical areas of Telford, highly accessible to District Centres.	Anticipated winter 2009
Newport Study	Overview of evidence base supporting the Spatial Development Strategy for Newport 2006-16	Completed September 2006
Local Transport Plan Studies	Various studies done to inform LTP2	
<b>Other</b>		

Strategic Flood Risk Assessment (SFRA)	Assessment of flood risk to inform spatial planning decision making, setting constraints, planning measures and development requirements	Level 1 – Completed September 2007 Level 2 – Completed December 2008
Water Cycle Strategy (WCS)	Assessment of the environment and infrastructure capacity for water supply; sewage disposal; flood risk management and surface water drainage	Preliminary study underway – due to be completed July 2009 Stage 2 study to follow
Gypsy & Traveller Accommodation Assessment (GTAA)	Identify the need for additional accommodation to meet needs of Gypsies, Travellers and Travelling Showpeople	Completed February 2008
Developer Contributions	Evaluate the basis for implementing an approach to developer contributions, considering related infrastructure specifically required to support a development and also more strategic requirements	Timetable to input in to proposed Developer Contributions SPD
Low Carbon standards economic feasibility study	Evaluate the viability of implementing different low carbon standards on developments	Timetable to input in to proposed Carbon Burden SPD

