

Telford & Wrekin Local Plan Review 2020-2040

Issues & Options – Frequently Asked Questions

Key Facts

- Telford & Wrekin Council is consulting on the first stage of its Local Plan Review.
- We are consulting on issues and options for the future development of Telford and Wrekin, including the amount of employment land and new homes as well as options to combat climate change and enhancing and protecting our green spaces.
- The public consultation runs from 12 October to 4 December 2020 – your views matter.

What is a Local Plan?

The Telford & Wrekin Local Plan (the Local Plan) is the adopted Development Plan for the borough, it is central to delivering plan led growth and is the starting point for determining planning applications. The Local Plan includes development management policies which planning applications are assessed against and it also identifies land for employment development and new homes.

The Telford & Wrekin Local Plan was only adopted in January 2018, why do we need to review the Plan?

All Councils have to review their Local Plans at least once every 5 years to take account of changing circumstances affecting the area and to take on board updated information including changes to national policy and legislation.

Telford & Wrekin Council has to plan for the borough's future development needs and this includes meeting the current economic challenges and opportunities as well as looking beyond to the next phase of growth for the area. The Review of the Local Plan is critical to ensuring that growth continues to be delivered in a sustainable and measured way that benefits the environment, communities and economy of the borough.

What is the Issues and Options document?

The Issues and Options document is the first stage of the Local Plan Review. We are looking at the planning issues facing the borough and setting out possible options to address them. The review is central to ensuring that growth continues to be delivered in a sustainable and measured way that benefits the environment, communities and the economy of the borough.

The Issues & Options document includes:

- Policy proposals put forward by the Council,
- Proposals for a new employment land requirement for the borough,
- Options for the borough's new housing requirement,
- Options for the distribution of housing development, and
- Proposals to help deliver a carbon neutral borough.

Is 'no development' an option?

No, the Government is clear that housing is fundamental to revitalising the economy particularly as we face the implications of Covid-19. National planning policy requires Councils to support economic growth and productivity and to meet the housing requirements of the local area. If we don't plan to meet the borough's employment and housing requirements, we will lose significant control over where it might go and the borough's development requirements will be determined by Central Government.

Where will future development go?

This stage of the plan-making process does not identify sites for development.

The Council is seeking comments and views on policy options, the development requirement scenarios and options for distribution of growth and are not at this stage in the review process identifying a preferred option. The Council is also consulting on its methodology for selecting new development sites within the borough.

The strategy for growth will be determined as part of developing the plan (as reviewed) and consulted on at the Preferred Strategy stage in mid-2021.

Can I submit a site for development?

The Council is asking landowners and developers to consider what land they have available to help with the recovery process and facilitate inward investment and economic growth as well as housing to meet local needs. If you have land that is available for development we want to hear from you or your representatives. You can submit land for consideration at www.telford.gov.uk/callforsites

Initially we need the application form with a redline boundary plan of the land for consideration, any further supporting information can follow. **The deadline for submissions is 8 January 2021.**

Why does my view matter?

The Issues & Options consultation is the first chance for you to tell us what you think about the proposed amendments to the Local Plan including the levels and distribution of growth, options for protecting green space, options for ensuring our town centres serve the needs of the community and options for combatting climate change. The Local Plan will direct growth in the borough and be used to assess planning applications in your area so it is important we hear your views on the planning issues we face.

How can I make my views known?

This year we are asking for all comments on the Issues & Options consultation to be made via the consultation portal where possible. Please take time to look at the Issues and Options document and let us have your views. Information on the Local Plan Review including the Issues and Options document and consultation portal can be found at www.telford.gov.uk/localplanreview

Please note that your views are not confidential and comments received will be made publicly available following redaction of personal details.

The consultation runs from Monday 12 October 2020 until 5pm on Friday 4 December 2020.

What happens next?

Once we have received your comment, we will acknowledge receipt however we are unable to respond to individual comments. We will summarise all the responses received and this summary will be published at the next stage of consultation.

We will take on board all the comments received to the consultation and these will help inform the preparation of our preferred approach alongside key evidence documents. As set out in our Local Development Scheme we expect our Preferred Strategy to be published for public consultation in mid-2021.

Contact us

Information on the Local Plan Review including the Issues and Options document can be found at www.telford.gov.uk/localplanreview

You can make comments through our consultation portal.

If you need help in submitting your comments or have any questions please email localplan@telford.gov.uk or telephone the Strategic Planning team on 01952 384241.