

# Shaping Places

## LOCAL PLAN

**Thursday 21<sup>st</sup> March 2013**

**Charles Smith**

Cabinet Lead: Housing Regeneration & Economic Development

**Katherine Kynaston**

Business & Development Planning Manager

**Rachel Taylor**

Environment & Planning Policy Team Leader

# Welcome

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**Charles Smith**

Cabinet Lead: Housing Regeneration &  
Economic Development

# Agenda

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## 7.00 pm Presentations

- Update since December - Katherine Kynaston
- Housing numbers and possible locations - Rachel Taylor

## 7.30 pm Question & Answers

## 8.00 pm Close by Cllr Charles Smith



# Local Plan Update

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# What we covered in December

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- Importance of Growth
- National Planning Policy Framework
- Challenges and Opportunities
- Role of Shaping Places in supporting growth
- What this growth could look like



# Key messages from December

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- Balance between jobs and homes
- Need for a broad mix of housing and viable communities
- Retaining local identity
- Bringing development sites forward to achieve growth



# Messages from other stakeholders

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We want certainty to allow us to invest in sites  
*(House builder)*

Knowing how much development is planned and where  
it will go is critical to us to ensure our services provide  
for future needs *(West Mercia Police)*

It is important to use growth agenda to address the  
image of Telford and provide housing opportunities for  
senior executives *(Telford Business Board)*





# Messages from other stakeholders

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The plan needs to reduce inequality between communities (*PCT/Health & Wellbeing Board*)

The plan will help us to better manage our assets. We will be led by T&WC (*HCA*)

Growth can help the local economy....but.....concern about loss of open space, maintenance of infrastructure and adequate public transport (*Parishes*)





# The purpose of the Local Plan

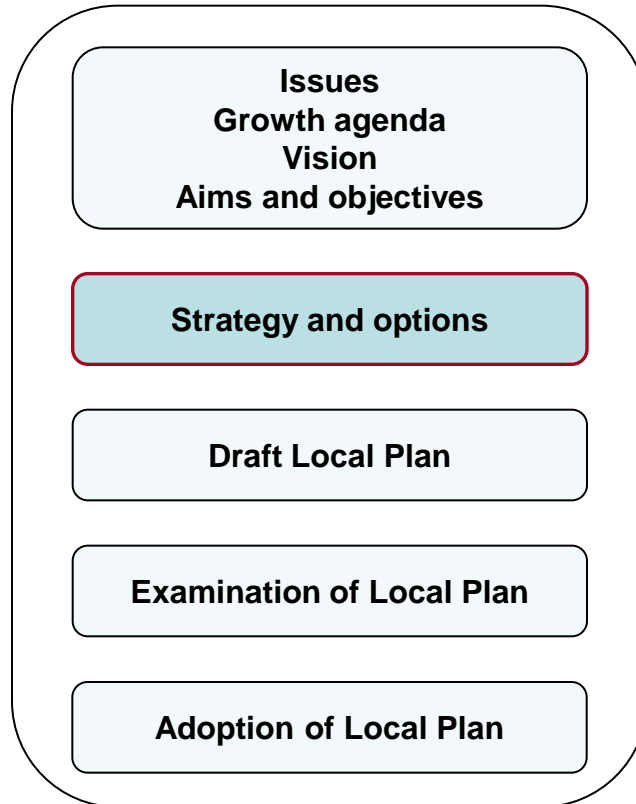
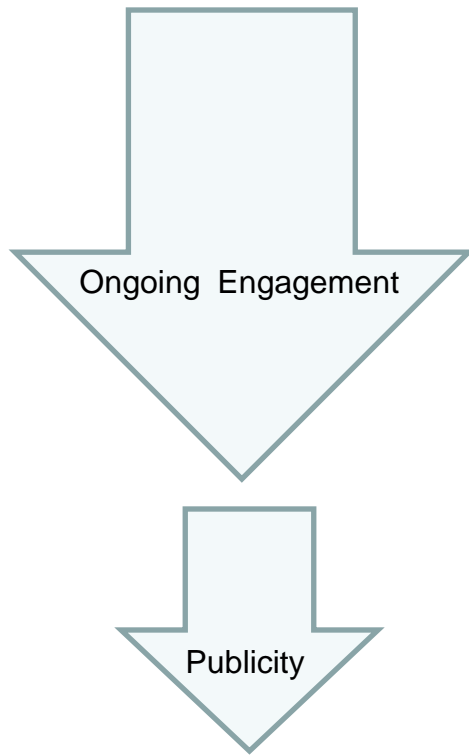
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- Establish the **quantum** and **distribution** of development to 2031
- Manage the **location, scale and pace** of development
- Provide certainty and transparency to the market – building **investor confidence**
- Help to deliver **key infrastructure**



# The Local Plan process

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Consultation June – July 2013

Consultation February – March 2014



# The Strategy & Options Document

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- **Vision**
- **Growth:** preferred housing growth option
- **Infrastructure:** what is needed to support growth ?
- **Spatial Distribution:** the options for locating housing ?
- **Policy Direction:** What types of policy are needed ?



# Draft Vision

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By 2031 Telford and Wrekin will have grown  
to serve a population of over 200,000.

Development will realise the borough as an outstanding  
destination for living, working and visiting  
that its residents are proud of and  
combines the best of town and countryside.



# Growth & Infrastructure

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# Housing growth options

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Option	Approx. Target 2011-31	Rationale
Housing Completion - led	13,640	Based on recent trend in house building
Planned Growth	17,800	Based on delivery of known development sites
Hub for Growth & Business	26,500	Acknowledges T&W's role as focal point for growth, and 'destination' of choice



# Options testing

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- **Strong Political steer for 26,500**
- **Stakeholder endorsement to growth**
- **Proving deliverability – Evidence Base**
  - Sustainability Appraisals
  - Habitats Regulation Assessment
  - Transport modelling
  - Local green infrastructure needs study
  - Economic Strategy





# Infrastructure

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**Infrastructure** is necessary to support the proposed growth including physical, social and green infrastructure

New development will have impact upon the **existing** infrastructure

New development will generate need for **new / improved** infrastructure

## Infrastructure Delivery Plan a key part of the Local Plan



# Spatial Distribution

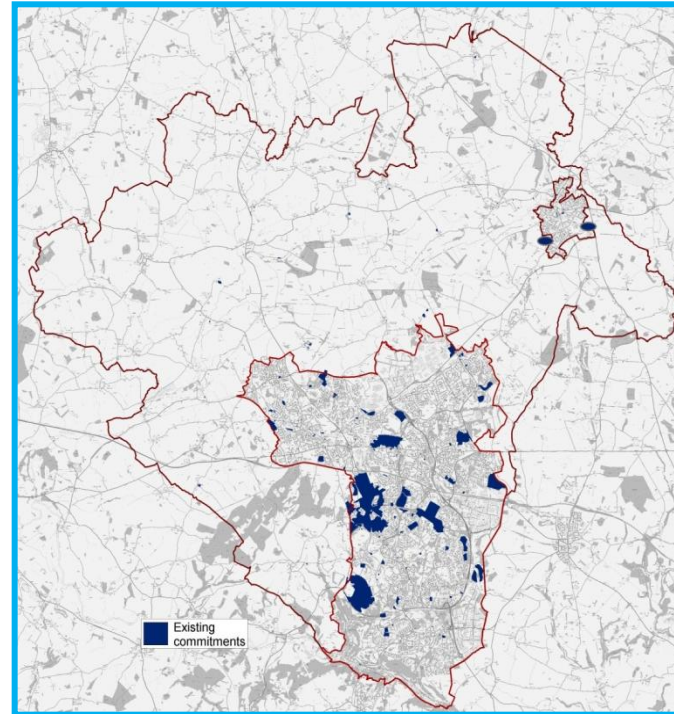
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# Spatial Distribution

## Where will 26,500 houses go?

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The location of  
approximately 50%  
homes is already  
committed



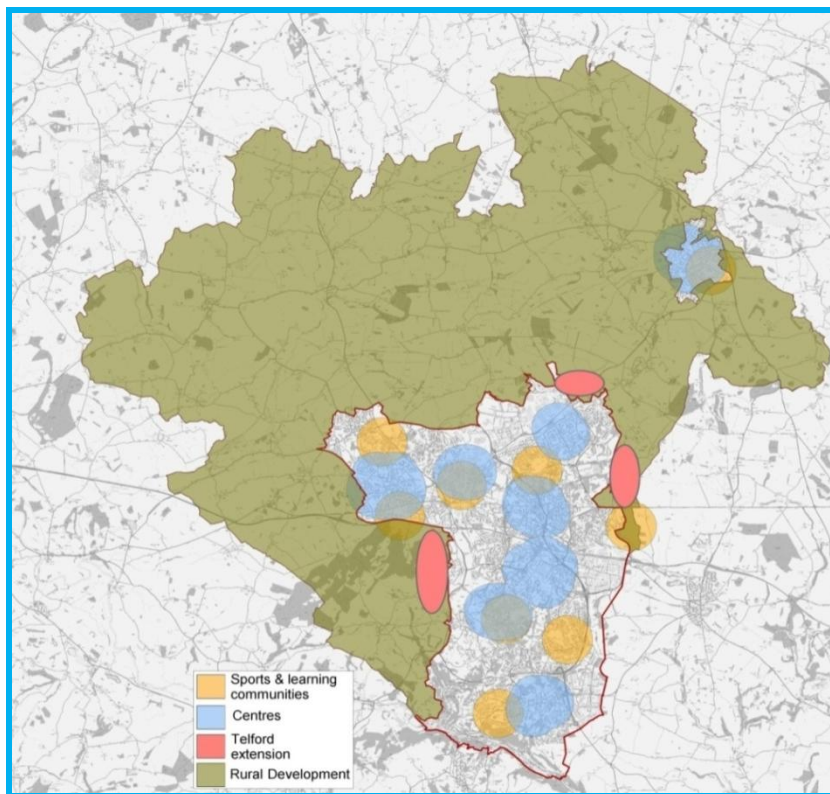
# Business & Development Charter

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- **Investor confidence** via provision of an up to date Development Plan
- **Free pre application planning advice**
- **Validation** of applications **within 3 working days**
- **Cost certainty** re. Planning Obligations - completing agreements within 6 weeks of planning approval
- **Relief on indexation** - waiving this on S106 if development commences within 12 months
- **Speeding up** discharge of conditions
- Flexible and **responsive property service** and **tailored business support**

# Strategic Areas

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## Urban

New housing focussed on existing centres and learning communities – provides identity, supports services and regeneration

## Urban Extensions

Review of urban boundary enables us to maximise on accessibility, strengthen and regenerate neighbouring communities

## Rural

Based on existing rural communities and Brownfield sites – supports rural infrastructure and addresses housing need

# Strategic Areas:

## Why we must allocate housing to all three strategic areas

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- **Corporate priorities**
- **Growth agenda**
- **Variety and choice**
- **Opportunity**
- **Housing land availability**
- **Conformity** with the National Planning Policy Framework (*'presumption in favour of sustainable development'* )
- **Maximise** HCA and Telford & Wrekin Council **assets**

# Challenges and Opportunities: **Urban**

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## **Challenges**

- Local impact upon existing housing
- Perceived / actual loss of green space
- Increased pressure upon the existing infrastructure
- Land preparation costs

## **Opportunities**

- Supports employment opportunities
- Provides a variety of development opportunities
- Supports national and local growth agenda
- Assists regeneration
- Supports existing services and facilities
- Opportunity for regeneration of existing infrastructure
- Availability of housing land



# Challenges and Opportunities: **Urban Extension**

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## **Challenges**

- Impact upon Rural Parishes
- Connections to existing infrastructure
- Physical constraints – e.g. landscape designations
- Impact upon the take up of urban sites

## **Opportunities**

- Meeting growth agenda
- New opportunity to create sustainable communities
- New state of the art infrastructure
- Land availability, - Telford & Wrekin Council and HCA assets
- Green field development costs

# Positives & Negatives: Rural

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## Challenges

- Issues of proximity and access to facilities.
- The affect on landscape sensitivity and areas of special landscape character
- The lack of / limited infrastructure
- Limitations on suitable locations

## Opportunities

- Provides a variety of development opportunities.
- Supports national and local growth agenda
- Supporting the viability and vitality of rural communities
- Could assist with affordable rural housing need
- Provides variety and choice to purchasers, developers and investors.

# Strategic Areas: Possible Distribution

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Option	Distribution	Rationale
Urban	High	Supports regeneration, delivery of new/existing services and enables completion of 'New Town'
Urban Extension	Medium	Acknowledges contribution to growth whilst preserving the focus of new housing in existing urban area
Rural	Low	Provides an opportunity to create sustainable rural communities on Brownfield sites and development within villages to support existing communities



# Next steps

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- Parish Forum: 27<sup>th</sup> **March 2013**
- Draft Strategy & Options document to Cabinet: **May 2013**
- 6 weeks public consultation: **June / July 2013**

Contact [rachel.taylor@telford.gov.uk](mailto:rachel.taylor@telford.gov.uk)



# Thank you

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**Charles Smith**

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