
Telford & Wrekin Local Plan

Local Development Scheme

Contents

- 1. INTRODUCTION3
 - Purpose of this document3
- 2. CURRENT DEVELOPMENT PLAN FOR TELFORD & WREKIN3
 - Telford & Wrekin Planning Policies3
 - Supporting Documents4
- 3. PROGRESS ON DEVELOPMENT PLAN DOCUMENTS SINCE 20134
- 4. WORK PROGRAMME 2015 to 20185
- 5. TIMETABLE FOR DELIVERING THE LOCAL PLAN6
- 6. FURTHER INFORMATION AND HOW TO PARTICIPATE IN THE PLAN MAKING PROCESS7
 - APPENDIX 1 THE WREKIN LOCAL PLAN – SAVED POLICIES8
 - APPENDIX 2 MINERALS PLAN – SAVED POLICIES10
 - APPENDIX 3 STRUCTURE PLAN – SAVED POLICIES11

1. INTRODUCTION

Purpose of this document

- 1.1 The Council must prepare and maintain a Local Development Scheme (LDS). The LDS must confirm the existing planning policies for Telford & Wrekin and set out the Council's programme for the preparation of new planning policies.
- 1.2 The Planning and Compulsory Purchase Act 2004 is the principal legislation that sets out the current system for plan making. It requires each council to prepare a Local Development Framework (LDF). It also sets out the documents that have "development plan" status, that is, they must be considered when planning decisions are made and other documents which have guidance status or which inform the process of the LDF. The Localism Act 2011 also allows local neighbourhoods to prepare neighbourhood development plans that set out a local vision for the area. They also have LDD status.
- 1.3 By law, an LDS must:
 - Contain a brief description of all local development documents (LDDs) that the Council will prepare and the geographic area to which they relate;
 - Explain how each document relates to one another; and
 - Set out a timetable for producing new LDDs, including key milestones.
- 1.4 The Council has prepared three previous LDSs. This latest LDS updates the last version prepared in 2013. It explains what work has happened since the last LDS was published and confirms the work it will do to prepare land use plans for the borough.

2. CURRENT DEVELOPMENT PLAN FOR TELFORD & WREKIN

Telford & Wrekin Planning Policies

- 2.1 The Council's current development plan comprises the following documents:
 - The Telford and Wrekin Local Development Framework Core Strategy Development Plan Document 2007 (the Core Strategy). This document sets out the strategic spatial vision and the development strategy for the borough and will operate until 2016;
 - The Central Telford Area Action Plan 2011 (CTAAP) – this provides the planning strategy for Telford Town Centre and its immediately adjoining areas;
 - The Wrekin Local Plan 1995 to 2006 ("The Wrekin Local Plan") – This document was adopted in 2000 and provides detail that is not included in the Core Strategy. A number of policies were saved by the Secretary of State in 2007. These are set out at Appendix 1;
 - The Shropshire and Telford & Wrekin Minerals Local Plan 2000 (the Minerals Plan). This plan covers the whole of Shropshire and the Telford & Wrekin Borough Council area. As

with The Wrekin Local Plan, certain policies were saved by the Secretary of State in 2007. These are set out in Appendix 2;

- The Shropshire and Telford & Wrekin Joint Structure Plan 2002 (the Structure Plan). A number of policies were saved by the Secretary of State in 2007. These are set out at Appendix 3;
- The Madeley Neighbourhood Development Plan 2015 – this covers the parish of Madeley including parts of the Ironbridge Gorge World Heritage Site.

2.2 The above documents have development plan status. This means that decision makers such as the Council or a Planning Inspector (in the case of a planning appeal) must assess the extent to which a planning application accords with the development plan unless material considerations indicate otherwise. Section 38(5) of the Planning and Compulsory Purchase Act 2004 also states that, if there is a conflict between DPDs, it must be resolved in favour of the most recently adopted document.

Supporting Documents

2.3 Alongside the development plan, the Council has three supplementary planning documents (SPDs). These provide guidance on how to interpret development plan policies but they do not have development plan status themselves. The three SPDs are:

- Design for Community Safety SPD (June 2008) – this SPD supplements Policy CS15 of the Core Strategy;
- Telecommunications Development SPD (May 2009) – this SPD supplements saved Policy T21 of the Local Plan; and
- Shopfronts and Signage Design Guidance SPD (April 2012) – this SPD supplements Policy CS15 of the Core Strategy.

2.4 The Council is required to prepare and consult on its DPDs and any SPDs in accordance with a Statement of Community Involvement (SCI). The Council's SCI can be viewed online (www.telford.gov.uk/infor/20172/planning_policy_and_strategy/125/statement_of_community_involvement)

2.5 The documents quoted above comprise the current LDF for Telford & Wrekin.

3. PROGRESS ON DEVELOPMENT PLAN DOCUMENTS SINCE 2013

3.1 Since 2013, the Council has made substantial progress in preparing an evidence base to support the Local Plan. Key documents prepared include:

- A Strategic Housing Land Availability Assessment 2012 and a Strategic Housing Market Area report (2014) to confirm to inform future housing sites allocations;
- The completion of an Objectively Assessed Need study (2015) which assessed the likely amount of housing and employment land needed up to 2031 based on publications from the Office for National Statistics (2014) and the Communities and Local Government on Household Projections (2015), based on 2012 population projections.

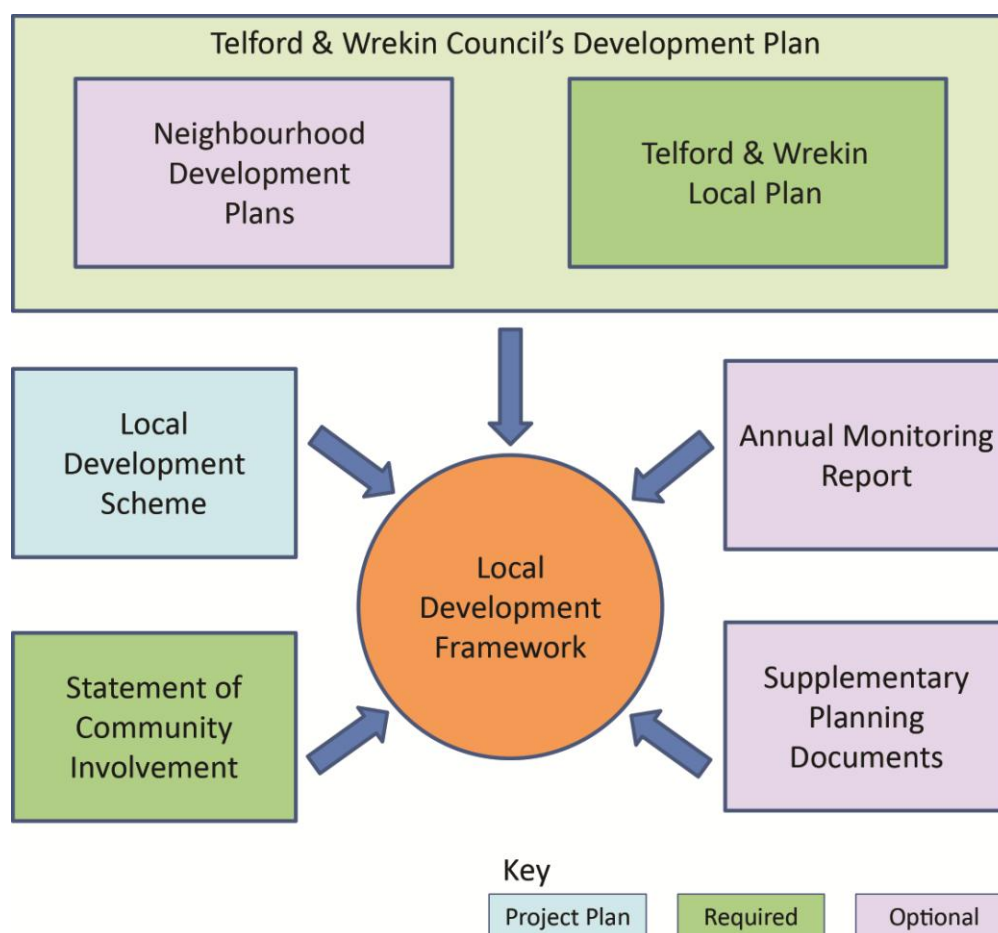
- A more detailed employment land study for Newport building on the 2012 Employment Land Review for the borough;
- The completion of a Town Centre and Retail study (2014);
- A second Landscape Sensitivity Study (2014);
- A draft Flood Risk Management Strategy (2015); and
- A Proposed Housing and Employment Sites document 2014 that considered how the borough might meet its future housing and employment needs. This was the subject of consultation during the summer of 2014.

3.2 Madeley Parish Council has prepared a neighbourhood development plan in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). This is the first of the parish neighbourhood development plans to be “made” having been the subject of independent examination and a public referendum. Two other parish councils (Newport and Waters Upton) are currently pursuing neighbourhood development plans.

4. WORK PROGRAMME 2015 to 2018

- 4.1 Over the period 2015 to 2016, the Council will continue to work on its Local Plan. The aim of this Local Plan is to provide an updated spatial vision for the borough, identify sites that will deliver the vision and detailed development management policies that will be used to determine all planning applications. When adopted, the Local Plan will replace all of the borough’s current development plan documents (DPDs). The Council has decided to prepare one Local Plan Document that covers all of these matters consistent with advice in the National Planning Policy Framework and the Government’s Planning Practice Guidance.
- 4.2 The Council has not yet finalised how it will plan for future gypsy and traveller housing needs and may have to prepare a separate Gypsy and Travellers Sites Allocation DPD to support the gypsy and traveller policies in the Local Plan. This DPD would identify allocations for gypsy and travellers sites only and would, in combination with the Local Plan, demonstrate how the Council has discharged its responsibility to identify sites to meet the needs of its gypsy and traveller communities. If it is necessary to prepare a separate DPD, work on this would start in December 2015 with the aim of the DPD being examined immediately after the Local Plan.
- 4.3 The Council will also prepare new SPDs over the lifetime of the LDS to support the Local Plan covering the built environment, urban design and the management of the Ironbridge Gorge World Heritage Site.
- 4.4 When the Local Plan has been adopted, the LDF for Telford & Wrekin will have the structure set out in Figure1 below.

Figure 1 Telford & Wrekin Local Development Framework



5. TIMETABLE FOR DELIVERING THE LOCAL PLAN

5.1 The timetable for the document is set out below.

Table 1 Timetable for Delivering the Telford & Wrekin Local Plan DPD

Task	Date
Consultation on Local Plan DPD (Regulation 18)	3rd August to 25 th September 2015
Review comments received during consultation	September 2015 to December 2015
Finalise evidence base to support Local Plan	December 2015
Publication of Local Plan DPD (Regulation 19)	January to February 2016
Submission of DPD for independent examination	April 2016
Local Plan DPD adopted	December 2016

6. FURTHER INFORMATION AND HOW TO PARTICIPATE IN THE PLAN MAKING PROCESS

6.1 The Council's Planning Policy Team is responsible for maintaining this LDS and for preparing the various documents that form Telford & Wrekin's LDF.

6.2 If you have any queries concerning this work, please contact:

Environment & Planning Policy
Business & Development Planning
Telford & Wrekin Council
PO Box 457
Telford
TF2 2FH

Telephone: 01952 384241

Email: localplan@telford.gov.uk

APPENDIX 1 THE WREKIN LOCAL PLAN – SAVED POLICIES

Policy Number	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 (3.5ha Newport)
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
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

Policy Number	Policy Name
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
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	Developers 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

APPENDIX 2 MINERALS PLAN – SAVED POLICIES

Policy Number	Policy Name
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	Planning Obligations
M10	Ancillary Development
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	Building Stone
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 3 STRUCTURE PLAN – SAVED POLICIES

Policy Number	Policy Name
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