

# Core Strategy Development Plan Document Adopted December 2007

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**ADOPTED DECEMBER 2007**

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## Foreword

This Core Strategy is the first in a series of new Local Development Framework documents for Telford & Wrekin to be adopted. The Plan covers the period to 2016.

Work began in 2003 in preparing this strategy for the future development of the Borough. During the preparation of the Plan, the Council has undertaken extensive consultation and the Plan has been examined by Independent Inspectors, all of which has been invaluable in preparing a robust Plan for the future. The Core Strategy has been assessed for its social, environmental and its economic impacts through a sustainability appraisal to ensure that it provides a sound framework for the future development of the Borough.

However, this is only the beginning, work will continue with the preparation of a Land Allocations Development Plan Document and a Development Control Policies Development Plan Document, together with Action Plans for Central Telford and South Telford. These documents will be brought forward in accordance with the Council's Local Development Scheme (LDS) over the next two to three years.



Councillor Stephen Bentley,

Cabinet Member for Environment & Regeneration

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# About this Document

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The Core Strategy DPD addresses the key spatial development issues for the Borough and provides a robust strategic planning policy framework that gives a clear understanding of how the Borough will develop physically over the 10 years to 2016.

Development Plan Documents (DPD) are statutory documents and must be prepared following prescribed procedures (Figure 1). The Core Strategy DPD draws together evidence gathered on key spatial development issues and options, the outcome of early consultation work, and the Core Strategy Preferred Options Report.

The key spatial development issues and options first emerged from a series of workshop events held March-May 2003 and June-July 2004. These events involved councillors, community group representatives, general stakeholders and individual members of the community discussing the Ambitions of the Community Strategy (June 2002).

The Core Strategy Preferred Options Report was published for a six week period of public consultation on 14th September 2005. The Core Strategy Submission DPD was submitted to the Secretary of State on 3rd October 2006, and subsequently examined by independent Inspectors, who presided over public hearing sessions in May and June 2007.

A summary of the process for producing Development Plan Documents (DPDs) is set out in Figure 1 below.

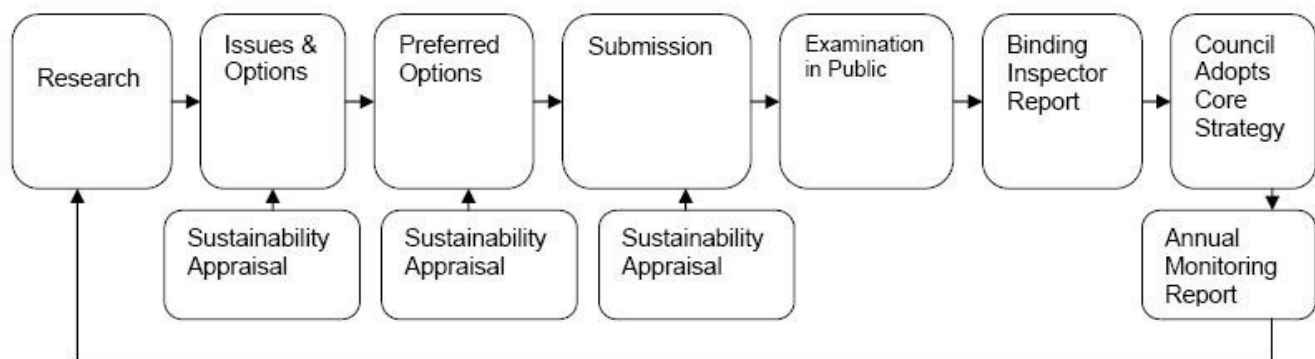


Figure 1 Figure 1 LFD Development Plan Document preparation process

Figure 2 below shows the relationship between the different Local Development Documents (LDDs) that are being prepared as part of the Telford & Wrekin LDF.

# About this Document

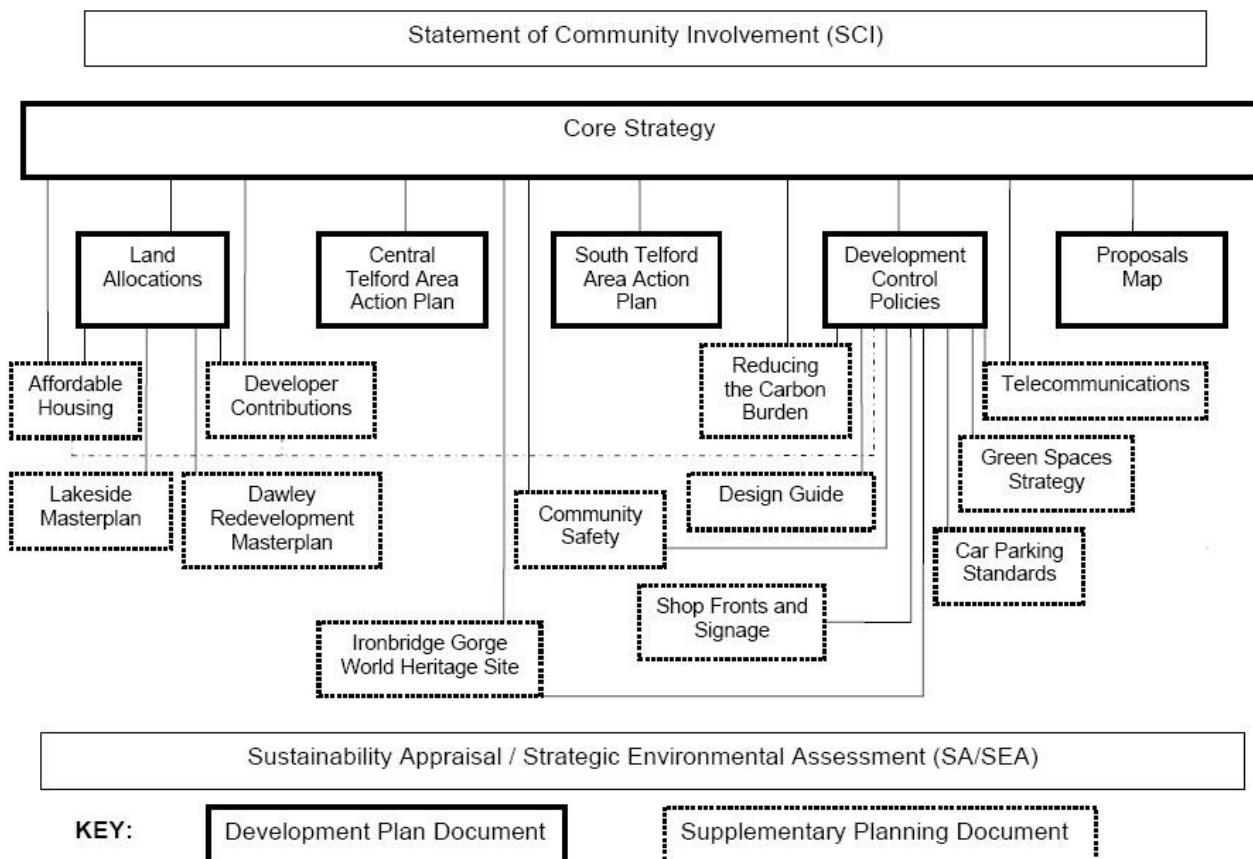


Figure 2 Figure 2 Telford & Wrekin Council LDF Local Development Documents

The Core Strategy DPD has been subject to a Sustainability Appraisal (SA), which has considered its likely significant social, economic and environmental affects. Copies of the Final SA report have been made available at the same locations as the Core Strategy DPD. Copies are also available from the council website [www.telford.gov.uk/environment+and+planning](http://www.telford.gov.uk/environment+and+planning).

If you require any further information on the LDF, or have any comments or queries related to the Core Strategy DPD, please call the Development Plans team on 01952 384241 or email: [2021plan@telford.gov.uk](mailto:2021plan@telford.gov.uk)



## Purpose of the Core Strategy

**2.1** The Core Strategy DPD sets out the long term strategic development framework for Telford & Wrekin. It contains the Spatial Development Vision, Objectives, Spatial Development Strategy and Strategic Development Policies that will realise the Vision.

**2.2** Central to all Core Strategy DPD policies is the principle of sustainable development, which is about meeting the needs of the present without compromising the ability of future generations to meet their own needs and thereby ensuring a better quality of life for everyone, now and for generations to come.

**2.3** As the most strategic DPD, all other LDF documents must be in conformity with the Core Strategy DPD. Specific allocations of land, Development Control policies and area specific planning policies are contained within other DPDs (refer to latest version of the Local Development Scheme (LDS) for the dates of their production).

**2.4** To successfully deliver the LDF Long Term Development Vision and Spatial Objectives contained within the Core Strategy DPD, the council will continually monitor and review the Strategic Development Policies and how they are being implemented. The effectiveness of the DPD will be assessed through monitoring each strategic development policy against specific progress indicators (see Chapter 10). This will be reported in the Annual Monitoring Report and will enable decisions regarding the review of the policies and proposals to be made.

## Spatial Profile of the Borough

**3.1** To enable the LDF to correctly translate local community and other stakeholder aspirations into an appropriate form of development on the ground, it must have an accurate picture of the type of place Telford & Wrekin currently is.

**3.2** Information on Borough attributes such as population, employment, and the range and distribution of existing services and facilities e.g. education, health, shops, has been collated to enable the context for future development to be established. This information, which will be used to inform all aspects of the LDF, including Core Strategy DPD policies, is presented below as the 'Spatial Profile of the Borough'.

**3.3** Firstly however, it is important to recognise the wider context in which the Borough sits. Please refer to the Key Diagram.

### **Geographical context:**

**3.4** Telford & Wrekin is located within the Midlands, 30 miles west of the city of Birmingham. Situated within the north-western part of the West Midlands region, the Borough has an essentially rural context, with Staffordshire countryside to its east and Shropshire countryside to its north, west and south.

**3.5** Within a total land area of 29000 hectares, the Borough has three distinct areas. The urban area of Telford covers 7200 hectares, the market-town of Newport covers 300 hectares, and a large rural area of 21400 hectares covers almost three quarters of the Borough.

**3.6** The rural landscape consists of the flatness of the Shropshire Plain in the north, the high ground of The Wrekin hill (the northern most extent of the Shropshire Hills) in the west and the steeply sloping wooded sides of the Ironbridge Gorge in the south. The River Severn flows from west to east through the Ironbridge Gorge.

**3.7** Through the southern half of the Borough, and through the centre of Telford, motorway M54 cuts an east-west line linking mid-Wales in the west (via A5) with the UK's motorway network (via M6) in the east.

**3.8** The local section of the national rail-network follows a similar east-west path, linking mid and north Wales to England via the Midlands through hubs at Shrewsbury in the west and Birmingham in the east.

### **Settlement context:**

**3.9** Telford is the Borough's principle economic and social centre. It contains the majority of employment, services and facilities and transport infrastructure, and serves a wider sub-regional catchment within the West Midlands. The town currently accommodates 140,100 residents in 55,800 dwellings.

**3.10** Telford originated as a New Town in the late 1960's, to accommodate an 'overspill population' from the Birmingham conurbation of up to 225,000 residents, by 1991. Its 'Basic Plan' was to utilise the large amount of despoiled and contaminated land that had been created by the former local

## Spatial Profile of the Borough

extractive industries, to integrate the market town of Wellington and a number of former townships, including Dawley, Ironbridge, Madeley, and Oakengates, with new low density single use development areas, linked by an extensive road network enabling congestion-free car travel. The focus for the town was a new-build central retail, administrative and commercial area, which now functions as Telford's Town Centre. This planning approach has continued until the present, with the new Town Centre, a number of District and Local Centres, and more recent out of centre developments, serving large new residential developments distributed around the internal highway network. The infrastructure legacy of the New Town provides Telford with the greatest physical capacity of any settlement within the Borough for future development.

**3.11** Newport lies 10 miles north-east of Telford and abuts the Borough's boundary with Staffordshire. Stafford town is 13 miles to the east.

**3.12** As a Twelfth Century Planned Town, Newport has a long established history as a market based rural settlement. It continues to act as the economic and social centre for its residents and those of its rural hinterland. The town currently accommodates 11,900 residents in 4,500 dwellings.

**3.13** Newport's recent planning history has been influenced by the designation of Telford New Town and its subsequent focus for development within the Borough. The historic nature of the settlement has meant that the majority of recent development has been accommodated by peripheral expansion, including the creation of an eastern highway by-pass (A518). The town retains an architecturally and historically significant central area. Newport's tight medieval form limits the potential for development within existing development limits.

**3.14** Outside Telford and Newport, the rural area consists of 47 small settlements. These range in size from 30 to 600 dwellings, with eight settlements having populations greater than 500 residents. Several rural settlements, including Edgmond, High Ercall and Wrockwardine, are of significant architectural and historical interest.

### Demographic context:

**3.15** In 2004, the population of the Borough was estimated to be 161,013 residents. This represents an increase of 19,513 residents, or 13.8%, since 1991, an increase of 26% over the last twenty years and six times the national average.

**3.16** Population growth has been driven primarily by in-migration, principally to Telford. As a result, the Borough contains the third highest proportion of migrants in the West Midlands, 13.3% in 2001, and Telford's population has almost doubled since its designation in the late 1960s. Newport's population has increased three-fold in the last forty years.

**3.17** Telford & Wrekin's physical proximity to, and transport accessibility with, the Birmingham and Black Country conurbation provides the potential for high levels of in-migration to continue to be a feature of the Borough's population dynamics.

**3.18** With Telford identified in the Regional Spatial Strategy for the West Midlands (RSS) as a sub-regional focus for growth, the Borough's population is forecast to grow by around 1% per annum, reaching approximately 182,100 by 2016

## Spatial Profile of the Borough

**3.19** The Borough's population is more youthful than the national average, with 21.6% being 15 years or less. The most youthful population is found in Telford. The Rural Area has the oldest population profile.

**3.20** Between 2006 and 2016, the profile of the Borough's population is set to age. Whilst this will not be as rapid as the national average, between 2006 and 2021, the number of residents aged 65+ will increase by 33% and by 2021 will represent over 16% of the population (14% by 2011). As part of this trend, significant increases in residents aged 75+ and 85+ can be expected.

**3.21** Compared with elsewhere in the Borough, Telford's population will continue to grow by the largest amount in forthcoming years. This will reflect the additional households generated by both its more youthful resident population, and the consolidation and development of the town's sub-regional growth role.

**3.22** The population of Newport and its immediate rural hinterland is aging faster than that of Telford. This older population structure is contributing to the changing nature of the market town and influencing its vitality and viability.

**3.23** The general trend of an aging population will have the most defined effect on the social and economic health of the rural area and its settlements, where the profile is already the least youthful.

**3.24** Cultural diversity within the population includes African, Bangladeshi, Caribbean, Chinese, Indian, Japanese and Pakistani communities. This diversity represented 5.5% of the population in 2001, the overwhelming majority of which was located in Telford. The cultural diversity of the Borough's population is set to grow significantly over the period of the LDF. The current focus on Telford is likely to continue, though gradual dispersal can also be expected.

**3.25** In terms of employees, 66,000 of Telford's residents are in work, 5.2% are currently unemployed; Newport has 5600 residents in work, 3.1% unemployed; the rural area has 6900 residents in work, with 2.3% unemployed.

**3.26** The majority of the population is in good health (68.8% in 2001), although the incidence of long term limiting illness rose from by 50% between 1991 and 2001 (12.2% to 18.0%).

### **Spatial Profile:**

**3.27** Having presented the geographical and demographical context of the Borough, the following Spatial Profile of the Borough is presented under the headings of 'Jobs & Prosperity', 'Accessibility', 'Environment', and 'Neighbourhoods' - the key development issues that emerged from preliminary practical workshops held with local communities and stakeholders.

# Spatial Profile of the Borough

## Spatial Profile: Jobs and Prosperity

### Economic Development

**3.28** The Borough, and particularly Telford, has been a focus of regional and national economic growth since the early 1990s, driven in part by direct foreign investment. As a result, Telford has one of the highest concentrations of Far Eastern manufacturing companies in the UK. In October 2004, 131 overseas companies employed over 15,000 staff in Telford, just under one fifth of the workforce. The manufacturing-sector is disproportionately large (28% of employees), dependent on foreign investment and a limited number of large employers.

**3.29** Nationally, the manufacturing sector continues to reduce, and locally inward investment has recently declined making the local economy vulnerable due to its high dependency on manufacturing.

**3.30** Other issues include low levels of entrepreneurship, an under represented service sector and a restructuring agricultural sector. The number of relatively low paid and low skill jobs is disproportionately high across the Borough.

**3.31** Unemployment levels are relatively low. However in the latter part of 2005, unemployment rose. Over the last five years, the Borough's economic activity rate (the proportion of the working age population that is both willing and available to work) has remained relatively stable and in the last two years, the rate has increased to 81.5%, above both regional (78.6%) and national (78.8%) positions.

**3.32** The Economic Development Strategy focuses on the need for the diversification of the Boroughs economic base by building on its existing strengths. The Strategy proposes future economic development focussed on seven 'clusters', in which related and inter-dependent industries can be fostered: advanced engineering; polymers; tourism and leisure; Information Communication Technology (ICT); specialist business and professional services; food and drink; and building technologies.

### Skills & Education

**3.33** The role of education and training is recognised as a key determinant contributing to the Boroughs long-term economic, social and environmental well-being. Job creation will be dependant on having a workforce that is able to function in a hi-tech, knowledge driven economy and that has the skills to foster greater entrepreneurial activity.

**3.34** The Borough's workforce has traditionally been considered to possess low levels of skills and qualifications, reflecting in-part the high dependence on the manufacturing-sector. 18.1% of the working age population has no or limited qualifications compared to the national average of 15.4%.

**3.35** The percentage of the workforce receiving job-related training is following the downward national trend (albeit at a steeper gradient), the percentage having undertaken post-school training or learning is consistent with the regional position. In 2005 the percentage of the workforce possessing a level 4+ qualification has risen sharply to above both regional and national levels and

## Spatial Profile of the Borough

the proportion of post-16 school-leavers entering employment is significantly higher than national levels (11% and 3.2%, respectively). The recent trend in the percentage of post-16s continuing in education is increasing. Recent levels of attainment of pupils show a consistent increase in the proportion achieving 5+ GCSE passes Grades A\*-C. In 2005 for the first time, this represented more than half the Borough's 16 year olds.

### Spatial Profile: Accessibility

**3.36** The low density of development across the Borough makes the provision of public transport services difficult. Combined with previous policies promoting the segregation of land uses in Telford, travel other than by car is less attractive and in many cases prohibits access to jobs and services e.g. retail, education, health and community facilities.

**3.37** 2005 travel to work patterns show that 67.5% employees travel singly by car; 7.1% by car with passenger; 8.2 % by car as passenger. 8.3% travel by foot; 2.8% by bicycle; 3.1% by bus; 0.8% by train; 0.5% by motorcycle; 0.4% by taxi and 0.9% work from home.

**3.38** 2005 travel to school patterns show that the most common mode is walking 43.3% down from 50.3% in 2000; second is by car which rose slightly 36.9% to 40.8%. There has been a small increase in the proportion that cycle, 9.3% in 2000 from 12.7% in 2005. However the trend has fluctuated.

### Public transport

**3.39** Considerable progress has been achieved in recent years in improving the urban bus network. A 3% annual decline in bus patronage has been turned around into a 30% increase in Telford and a 19% increase across the entire network. Five Quality Bus Routes (QBRs) have been introduced across the Borough. The QBR network has been designed to reduce levels of social exclusion, particularly in Telford's Priority Neighbourhoods.

**3.40** Increasing rural accessibility is a major issue since 73% of the Borough is classified as rural, with a sparse population density of 0.7 people per hectare. A series of bespoke public transport initiatives exist for the rural area. Accessibility Planning is now a requirement of the Borough's Local Transport Plan (LTP) 2006-2011. Its strategy is to complement the Spatial Development Strategy of the LDF.

### Employment

**3.41** The majority of jobs available in the Borough are located in Telford, the majority of which are in the large industrial estate/areas of Hadley, Halesfield, Hortonwood and Stafford Park. Telford Town Centre is the main centre for commercial and professional jobs. Reflecting Telford's New Town origins there is a high level of segregation of uses in the town. Non car access to these mainly peripheral areas is very limited.



## Spatial Profile of the Borough

**3.42** In Newport, the central area has a concentration of service sector jobs. Industrial workplaces are principally concentrated on the eastern edges of the town at Audley Avenue and Springfields Industrial Estate, off Station Road. In the rural area the largest single employer is Harper Adams University; other major employers include Dairy Crest, located at Crudgington.

### Retail

**3.43** Telford Town Centre principally comprises a privately-owned shopping mall containing 160 shops, also banks, restaurants and cafes, and nearly 5000 parking spaces for cars. The nature of its ownership, ease of accessibility by car and proximity to M54 motorway, mean that the centre serves a wide sub-regional catchment area.

**3.44** Within Telford there are District Centres at Dawley, Donnington, Hadley, Madeley, Oakengates and Wellington. Their range of goods and services varies, with Wellington providing the most extensive. The town also has a number of Local Centres serving their immediate neighbourhoods. These offer a more limited range of goods and services than District Centres. These centres have experienced varying fortunes reflecting market trends and changing consumer practices. Wellington has an established Regeneration Partnership funded by the Market Towns Initiative sponsored by Advantage West Midlands (AWM).

**3.45** Several out-of-centre retail warehouse developments exist in Telford, including Telford Bridge Retail Park and Forge Retail Park at Colliers Way, and Wellington Retail Park, M54 Junction 6.

**3.46** Newport market town serves a catchment that includes its rural hinterland. Its range of goods and services reflect the needs of the town and its hinterland, including the student population of Harper Adams University College. Mere Park is an out-of-centre development to the east of the town. Newport also has an established Regeneration Partnership.

**3.47** Retail provision in the rural area outside Newport and Telford is limited, both in quantity and range.

### Education

**3.48** Children and young people are a core theme in the Community Strategy and at the heart of the Borough's plans and policies. The Borough has recently endorsed the Building Schools for the Future Strategy and agreed strategies for the development of Children's Centres, Extended Schools and Community Clusters.

**3.49** The vision behind these strategies seeks to achieve four thematic programmes including social education and community regeneration focusing on hard-to-reach groups and the vulnerable. It also aims to deliver an ambitious programme of educational and community facilities including new and redeveloped, and schools and a range of sports, arts and 'healthy-living' provision.

**3.50** Further education, skills and training is a key feature of the Strategy. The further education centres in the Borough are at New College and Telford College of Arts & Technology (TCAT), both based in Wellington, Telford. TCAT is currently training more than 20,000 people.

## Spatial Profile of the Borough

**3.51** There are two Higher Education establishments in the Borough. The Wolverhampton University (Telford Campus) at Priorslee, is home to the Polymer Cluster Centre, part of the Wolverhampton Telford Technology Corridor (WTTC), which provides practical help and support to polymer companies; and Harper Adams University College, Edgmond, Newport. This is the largest provider of land-based education nationally.

### Health

**3.52** Local health provision is delivered through a National Health Service (NHS) partnership of the Shropshire & Staffordshire Strategic Health Authority, Telford & Wrekin Primary Care Trust and Shrewsbury & Telford Hospital NHS Trust. The Shrewsbury & Telford Hospital NHS Trust provides for the acute care needs through two hospitals, one of which, Princess Royal Hospital (PRH) is within the Borough. Located on a large purpose-built site in the north-west of Telford, PRH opened in 1989 and currently accommodates approximately 360 beds, with a full-range of acute care services.

**3.53** Telford & Wrekin Primary Care Trust supports and funds local GP practices, local hospitals and local community based care services, such as mental health services. NHS data on the provision of doctors shows that there are 20 GP practices in Telford (with an additional 5 branch surgeries), 2 in Newport (with 1 additional Branch surgery at Harper Adams University College) and 2 branch surgeries in the rural area.

### Sport and leisure facilities

**3.54** The Borough is well served for sport and leisure facilities, including an ice rink and dry ski slope. It does not yet, however, have any major sporting events or clubs which give the area a profile at a national level. The extensive Town Park which runs south of the Town Centre is a major asset serving the sport, recreation, open space, leisure and recreational needs of both the Borough and the sub region.

### Open space

**3.55** There are over 250km of rights of way across the Borough, including footpaths, cycleways, bridleways and byways.

**3.56** Thirty eight percent of the land area of Telford consists of open space which is referred to as Green Network.

### Spatial Profile: Environment

**3.57** In its broadest sense, the environment of the Borough consists of 26% urban area and 72% rural open countryside. The quality of the environment is determined by many factors and is also location specific, but generally throughout the Borough quality is considered to be very good.



## Spatial Profile of the Borough

### Air

**3.58** Local air quality currently meets the national targets and objectives of the National Air Quality Strategy (January 2000). As a result, there are no Air Quality Management Areas (AQMAs).

**3.59** The council reviews and assesses air quality within a Local Air Quality Management (LAQM) process and timetable. Its most recent Updating and Screening Assessment (USA) was published in April 2006.

### Water

**3.60** Local water resources are used to supply public drinking water and maintain sufficient water for agriculture, industry and the natural environment. There are both surface-water and groundwater resources.

**3.61** The River Severn is the principal source of surface water, and has a 5km stretch running along the Borough's southern boundary. Stretches of the rivers Tern, Roden, Meese and Strine also lie within the Borough, and form part of the Middle Severn Catchment. The principal local groundwater source is the north Shropshire aquifer. However other aquifers underlie the Borough and are subject to numerous public and private abstractions. Our local water resources are replenished by an average annual rainfall (1961-1990) of approximately 750mm falling within the Borough.

**3.62** The quality of water in the stretches of the rivers Severn, Tern, Roden, Meese and Strine that lie within the Borough, has been assessed against Environment Agency (EA) River Quality Objectives as 'Compliant', although 'Significant Failure' has been recorded on stretches of the rivers Meese and Strine. Assessed against the water quality objectives set by the European Council Water Framework Directive legislation (WFD), all rivers in the Borough have been assessed by EA as being 'at risk' of not achieving the objectives by 2015. The implications of the WFD are not yet known, but extra sewage treatment may be required.

**3.63** The quality of groundwater aquifers is determined by the level and nature of surface pollutants permitted to reach them. The EA has established and enforces groundwater Source Protection Zones (SPZs) to protect groundwater sources such as wells, boreholes and springs used for public drinking water. There are currently 10 SPZs within the Borough (SPZ shapes and sizes are dependent upon the condition of the ground, how the groundwater is removed and other local environmental factors).

**3.64** The treatment of sewage has a direct effect on the quality of our water resources. Major Sewage Treatment Works (STWs) are owned and managed by Severn Trent Water Ltd. The Borough's three largest STWs are at Coalport, Newport and Rushmoor. Private treatment plants also exist and may discharge directly into watersources or onto land. With an increasing population, additional sewage treatment infrastructure will be required to ensure water quality is maintained. This may require Severn Trent Water Ltd. to build additional capacity.

## Spatial Profile of the Borough

**3.65** Water quality in local rivers has failed due to pollution events caused by the nature and level of surface run-off from development entering local surface water drainage systems. This is a particular issue where drainage infrastructure capacity is disproportionately low and where there is a concentration of potential polluters, such as the Halesfield and Stafford Park industrial estates in Telford. The volume and speed of surface water drainage is also a major contributor to the risk of flooding. The EA has established and enforces Flood Risk Zones relating to the flood plains of local rivers. These address the risk of 1 in 100 year (1%) and 1 in 1000 year (0.1%) flooding events, and are used to direct development according. Currently, approximately 1,300 properties within the Borough a 1% risk and approximately 2,100 are subject to a 0.1% risk.

**3.66** The Council has commissioned a Strategic Flood Risk Assessment as well as an Urban Drainage Assessment.

### Land

**3.67** No land in the Borough is designated as 'contaminated', as defined by section 57 of the Environmental Protection Act 1990. The council's Contaminated Land Inspection Strategy (July 2001), identifies 1,100+ potentially contaminated sites for inspection, where a pollutant linkage may exist between historical contamination and sensitive receptors, such as humans, ecologically sensitive sites, monuments and controlled waters.

**3.68** The highest potential for land contamination exists in Telford due to its industrial heritage as a former focus for mineral extraction operations and metal foundries. A lot of remedial groundwork has taken place since its designation as a New Town, but ground conditions and drainage, particularly of its previously developed land, remain poor in many localities. These present potential constraints for the future development of the town.

### Hazardous substances

**3.69** Low level radioactive waste arising from the maintenance of army equipment and de-equipping, is stored at the Ministry of Defence Base Ordnance Depot (BOD) Donnington, in north Telford.

### Biodiversity and geodiversity

**3.70** The range of plant and animal life in the Borough, and the variety of minerals, landforms and soils that shape its landscape, are recognised by both national and local designations; 8 Sites of Special Scientific Interest (SSSI), 4 Local Nature Reserves, 1 Area of Outstanding Natural Beauty, 45 County Wildlife Sites, and 25 Regionally Important Geological and Geomorphological Sites (RIGS).

**3.71** Intensive agricultural production in the rural area has meant that the urban areas and their environs provide a greater variety of habitat. Many of Telford's previously-developed sites are long-standing remnants of historical industrial activities, and have developed significant ecological (and amenity) value.

**3.72** Allscott and Muxton SSSIs are in a less than favourable condition, and the condition of Newport Canal SSSI is of particular concern.

## Spatial Profile of the Borough

**3.73** Climate change is affecting the distribution and survival of species and habitats. To counteract its negative effects, a 'landscape-scale' approach is favoured, which will maintain linkages between habitats to enable species the necessary space to expand and/or migrate.

**3.74** The Shropshire Local Biodiversity Action Plan (incorporating Telford & Wrekin), April 2006 identifies the issues relating to the diversity of local plant and animal life. Specific issues are addressed in its Habitat and Species Action Plans.

### Landscape

**3.75** The Shropshire Hills Area of Outstanding Natural Beauty (AONB) covers 802 sq. km (80,200ha). Its northern tip, 5.3 sq. km (530ha), which includes the hills of The Wrekin and The Ercall, are within the Borough.

**3.76** The Shropshire Landscape Assessment analyses local geology, topography, soils, tree cover, settlement pattern and land use to define distinctive landscape types that reflect both the physical character and cultural evolution of localities.

**3.77** 'Forest City' is an image used to promote Telford and arises from the complex integration of its built and natural environment, which contains extensive areas of both deciduous and evergreen woodland.

### Cultural environment

**3.78** An impression of the quality of cultural life in the Borough can be gleaned from its community facilities. In 2006, there were over 340 local clubs providing more than 314 different sport, recreation, open space and leisure activities. Other facilities include one 650 seat theatre, AFC Telford football club stadium (Northern Premier Football League), an athletics stadium, 9 leisure centres (including 4 swimming pools), 3 golf courses, an ice rink and a dry ski slope. The Borough has 9 public libraries. The International Centre, adjacent to Telford Town Centre, is recognised as the 9th largest conference venue in England.

**3.79** Telford lacks the cultural and artistic infrastructure and variety of entertainment and sport, recreation, open space, and leisure opportunities found in more established towns of similarly-sized resident populations. Evening activities in its Town Centre are minimal.

**3.80** The Ironbridge Gorge World Heritage Site (WHS), located in south Telford, is of universal significance due to its unique role in the development of the Industrial Revolution that originated in Britain in the eighteenth century. Its global importance has merited a Town & Country Planning Act Article 4 Direction being put in-place, which effectively removes permitted development rights on land within the WHS boundary. 'Article 4' planning powers currently effective within the boundary of the Ironbridge Gorge World Heritage Site are required to continue.

**3.81** Like the WHS itself, the series of Ironbridge Gorge Museums are of national and international significance, and the area receives 600,000 visitors annually.

## Spatial Profile of the Borough

**3.82** The Ironbridge Gorge in south Telford, is the focus for a number of issues relating to the quality of the local environment. Air quality is affected by the Ironbridge power station and the concentration of tourist traffic. Flooding is an issue arising from the course of the River Severn through the Gorge, and land stability / slippage is an issue due to the local geology.

**3.83** The Borough's built heritage and historic environments includes: 7 Conservation Areas (Edgmond, High Ercall, Horsehay, Ironbridge, Newport, Wellington and Wrockwardine), 805 Listed buildings (including 6 Grade 1), 28 Scheduled Ancient Monuments, and 3 Historic Parks & Gardens (Orleton Hall, Chetwynd Park, and Wenlock Abbey).

**3.84** Two properties are on the Buildings at Risk register; Arleston Manor & Charlton Castle (also a Scheduled Ancient Monument).

### Open space

**3.85** With a large rural area extensively devoted to agricultural production, a section of AONB, which includes The Wrekin hill, and a New Town that has been planned to accommodate development at low densities, the Borough's open spaces are generally of a high quality.

**3.86** Telford's urban landscape is characterised by extensive areas of open space, including, most prominently, the Town Park; 170ha of public open space, consisting of large informal areas, a 70ha Local Nature Reserve, formal gardens, childrens play areas and sports fields. The open space in Telford varies widely in quality and requires assessment to classify its uses and qualities to enable a more efficient and effective use of this land resource.

**3.87** The quality of open space in Newport and the rural area is generally good although the quantity of accessible open space in Newport is an issue.

### Spatial Profile: Neighbourhoods

#### Households and homes

**3.88** In 2004, the Borough was home to 66,000 households, with new households forming at an average rate of 990 per year (previous ten year average). These households were accommodated in 61300 dwellings, of which 52100 were located in Telford, 4300 in Newport and 4900 in the rural area. By 2016, there are expected to be approximately 80,136 households living in the Borough.

#### House-Building

**3.89** Between the years of 1995 and 2005, the average annual rate of house building has been 794 additional dwellings per year. In this period, peak rates have produced highs of over 1000 new dwellings per year; poor rates have produced lows of under 600. In 2004/05 569 dwellings were built.

## Spatial Profile of the Borough

### Home ownership

**3.90** 69% of the Borough's homes are owner-occupied; 31% are rented (19% rented from social-landlords, such as housing associations, and 12% from private landlords). The social-rented sector is significantly higher than the national average and the private-rented sector significantly lower.

**3.91** Harper Adams University College generates a high demand for student accommodation in the vicinity.

### House type

**3.92** 37% of homes are semi-detached and 31% detached – both figures are far in excess of the national average. Correspondingly, terraced homes at 22% are below the national average, and flats/apartments at 10% are substantially below.

**3.93** There are two sites for gypsy and traveller homes; Ketley Brook Caravan Park, Lawley Furnaces, Telford and; Lodge Road Caravan Park, Donnington Wood, Telford. These council-owned sites provide 20 and 17 residential pitches, with a caravan capacity of 40 and 32, respectively. For the last three years, the sites have accommodated an average of 55 caravans.

### House-Price

**3.94** On average, house prices rose by 55% between April 2001 and June 2005. The table below illustrates the change in the price by house type over this period.

	Detached	Semi-detached	Terraced	Flat/ apartment	Average
<b>2001</b>	119,705	57,854	48,209	30,373	73,806
<b>2002</b>	134,633	73,300	59,324	42,952	87,351
<b>2003</b>	175,880	93,980	79,329	49,736	110,949
<b>2004</b>	188,645	112,521	89,304	66,274	126,619
<b>2005</b>	204,256	124,429	98,200	79,376	134,590

**3.95** Taking the ratio of house-price to household-income as a relative measure of affordability, housing affordability is worst in the rural area of the Borough, closely followed by Newport, with Telford representing the most affordable location for housing within the Borough.

**3.96** Telford's housing affordability can be further refined to localities within the town. Generally, houses in the south eastern half of the town, excluding Ironbridge, are more affordable than those in the north western half of the town. Again, there are localities in the respective areas that contradict this generality.

**3.97** Recent rapid rises in the price of houses has increased the need for 'affordable' new homes. There has also been a sharp increase in the demand for social rented housing.

## Spatial Profile of the Borough

**3.98** Housing Needs in Telford & Wrekin,( April 2004) concludes that 382 new 'affordable' homes are required each year between 2001 and 2011 to meet the housing needs of newly forming households that cannot afford to purchase their own home at general market-prices. This represents 48% of all houses built, if the current average house building rate continues.

**3.99** There have been recent reductions in the number of social rented houses available due to the commitment to re-housing brought about by the demolition of dwellings within regeneration schemes.

### Housing-led regeneration

**3.100** In specific areas of southern Telford the housing market is weak and malfunctioning, and localities suffer from problems of social exclusion and multiple deprivation. The Government's Index of Multiple Deprivation (2000) identified 17 wards within Telford amongst the 20% most deprived of wards nationally.

**3.101** Telford & Wrekin is not eligible for any Government assistance under the national Neighbourhood Renewal Fund initiative. A South Telford Housing Market Renewal Area (HMRA) is currently being proposed, in conjunction with the Black Country, to tackle the lack of demand for certain property types and neighbourhoods. This would be a housing-led investment programme, delivered principally through neighbourhood renewal initiatives.

**3.102** Additionally, the council has identified 6 Priority Neighbourhoods in which issues related to social deprivation are being addressed through community-focussed partnership teams known as 'Neighbourhood Action Teams'. These neighbourhoods have each produced Neighbourhood Improvement Plans detailing local priorities and actions.

**3.103** The New Town estate of Woodside is the main focus for neighbourhood renewal activity in South Telford. A seven year partnership programme involving the council, English Partnerships, Housing Corporation, Wrekin Housing Trust, Advantage West Midlands, Government Office for the West Midlands and the private sector has identified £173.5m for housing acquisition, demolition and replacement; home improvements to the Decent Homes Standard; and remodelling of the infrastructure and public realm.

**3.104** Wellington and Newport are both included in the West Midlands Market Town Initiative Programme (MTI). This Initiative provides access to a package of funding to address regeneration problems and issues identified in respective Town Strategies. Unlike Wellington, Newport is not eligible to apply for MTI capital implementation funding and must apply to Advantage West Midlands on an individual project by project basis.

### Community safety

**3.105** In the 2001 Crime & Disorder Audit, 22% of residents were concerned about becoming a victim of crime in their neighbourhoods. The design of the neighbourhood environment relates to its potential to generate crime and its ability to ensure the safety of its residents and users.

## Spatial Profile of the Borough

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**3.106** The direct relationship between the design of an environment and the safety of its residents and users, suggests a need for greater awareness in planning policy and greater involvement of residents and users in the influencing the design process.



## 4 Policy Context

**4.1** As a spatial planning document the Core Strategy is informed by a range of relevant policies and programmes at the national, regional and local levels. These will include economic development, regeneration, education, housing, health, crime prevention, waste, recycling, environmental protection and local transport plans. The LDF will address the land use aspects of these documents and collectively these will address and help deliver the social, economic and environmental needs of our community. The Core Policies will not duplicate national planning policy guidance notes or statements, nor those of RSS. These documents policies should read alongside the Core Strategy.

### National

**4.2** The LDF must accord with national planning policy, which is set out in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) which are progressively replacing PPGs.

**4.3** The overall objectives of Government policy are set out in Planning Policy Statement 1 (PPS1): Delivering Sustainable Development. This identifies sustainable development as the core principle underlying planning. The four aims for sustainable development are identified as:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment

**4.4** The guidance advises that these objectives should be:

“.. pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, sustainable communities and personal well-being, in ways that protect and enhance the physical environment and optimise resource and energy use” (Para 4).

**4.5** ‘Sustainable Communities: Building for the Future,’ published in 2003, sets out an action plan for delivering sustainable communities. More recently in January 2005 the ODPM published the five year plan ‘Sustainable Communities: People, Places and Prosperity’ setting out how the Government intends to promote prosperity for all and help people create communities they feel proud of while the regional planning document ‘Creating Sustainable Communities in the West Midlands’ explains the action being taken at a regional level to support prosperous, sustainable communities.

**4.6** The LDF must deliver sustainable development by integrating its four aims of economic development, social inclusion, environmental protection and the prudent uses of resources. The delivery of sustainable developments will underpin the Development Vision, Strategy and Policies of this and all DPDs.

**4.7** Some of the key requirements for a sustainable community are:

(1) Active, inclusive and safe - cohesive with a strong local culture and other shared community activities



## Policy Context

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### 4.8 Sustainable communities offer:

- a sense of community identity and belonging
- respect and engagement with people from different cultures, background and beliefs
- opportunities for cultural, leisure, community, sport and other activities, including for children and young people
- low levels of crime, drugs and antisocial behaviour
- social inclusion and good life chances for all.

#### (2) Well Run - with effective and inclusive participation

Sustainable communities enjoy:

- effective engagement with the community at neighbourhood level, including capacity building to develop the community's skills, knowledge and confidence;
- strong, informed and effective partnerships e.g. government, business, community.

#### (3) Environmentally Sensitive - places to live that are considerate of the environment

Sustainable communities:

- actively seek to minimise climate change, including through energy efficiency and the use of renewables;
- protect the environment, by minimising pollution on land, in water and in the air;
- minimise waste and dispose of it in accordance with current good practice;
- make efficient use of natural resources, encouraging sustainable production and consumption;
- protect and improve bio-diversity (e.g. wildlife habitats);
- enable a lifestyle that minimises negative environmental impact and enhances positive impacts (e.g. by creating opportunities for walking and cycling, and reducing noise pollution and dependence on cars);
- create cleaner, safer and greener neighbourhoods (e.g. by reducing litter and graffiti, and maintaining pleasant public spaces).

#### (4) Well Designed and Built - featuring quality built and natural environment

Sustainable communities offer:

- sense of place - a place with a positive 'feeling' for people and local distinctiveness;
- user-friendly public and green spaces with facilities for everyone including children and older people;
- sufficient range, diversity, affordability and accessibility of housing within a balanced housing market;
- appropriate size, scale, density, design and layout, including mixed-use development, that complement the distinctive local character of the community;
- high quality, mixed-use, durable, flexible and adaptable buildings, using materials which minimise negative environmental impacts;

## 4 Policy Context

- buildings and public spaces which promote health and are designed to reduce crime and make people feel safe;
- accessibility of jobs, key services and facilities by public transport, walking and cycling.

(5) Well connected - good transport services and communication linking people to jobs, schools, health and other services

Sustainable communities offer:

- transport facilities, including public transport, that help people travel within and between communities and reduce dependence on cars;
- facilities to encourage safe local walking and cycling;
- an appropriate level of local parking facilities in line with local plans to manage road traffic demand;
- widely available and effective telecommunications and Internet access;
- good access to regional, national and international communications networks.

(6) Thriving - a flourishing and diverse local economy

Sustainable communities feature:

- sufficient suitable land and buildings to support economic prosperity and change;
- economically viable and attractive town centres.

(7) Well Served - services that are appropriate to people's needs and accessible to all

Sustainable communities have:

- local health care and social services, integrated where possible with other services;
- good range of services e.g. retail, fresh food, commercial, utilities, information and advice which are accessible to the whole community;
- service providers who think and act long-term and beyond their own immediate geographical and interest boundaries, and who involve users and local residents in shaping their policy and practice.

(8) Fair for Everyone - including those in other communities, now and in the future

Sustainable communities:

- have due regard for the needs of future generations in current decisions and actions.

(extract from "Components of a Sustainable Community", ODPM website

4.9 [www.odpm.gov.uk](http://www.odpm.gov.uk) March 2005)

## Policy Context

4

### Regional

**4.10** Under the Planning and Compulsory Purchase Act 2004, Structure Plans at the County level are abolished. Strategic Policy will instead be produced by Regional Planning Bodies in the form of Regional Spatial Strategies (RSSs). The RSS develops national policy at a regional level and LDF policy must be in conformity with this.

**4.11** More focused and specific to regional needs, RSSs will provide a framework by which to develop plans and strategies at the local level. The existing Regional Spatial Strategy for the West Midlands, RSS11 June 2004 (which was previously called Regional Planning Guidance for the West Midlands, RPG11) is consistent with the vision of the Government for sustainable development. It looks for economic regeneration and growth; social inclusion, urban and rural renaissance, and the conservation and enhancement of natural resources.

**4.12** The Regional Spatial Strategy (RSS) for the West Midlands sets out an overall development strategy for the region to help create sustainable communities and achieve sustainable development. It focuses new development in the Major Urban Areas with limited growth in strategic centres and very little development away from these identified areas.

**4.13** In RSS (June 2004), Telford is identified as a sub-regional focus for the growth of housing, employment, office, retail and leisure. Other RSS requirements include:

- Development to be focussed on Telford;
- Development in Newport and the Rural Area to meet local needs;
- New residential development and population growth to be matched by new job opportunities;
- Telford Town Centre to be a Strategic Centre within the Region;
- A maximum of 1330 new dwellings per annum to be developed in the Borough up to 2011, and a maximum of 700 per annum between 2011 and 2016 ;
- Telford to be a focus for local regeneration;
- Market towns to have a key role in assisting the regeneration of rural areas;
- Telford to accommodate significant new employment development;
- Telford to be a key centre for growth, in the Wolverhampton & Telford Technology Corridor;
- Telford to become a Regional Centre for Logistics.

### Local

**4.14** The Community Strategy, 'Telford & Wrekin into the C21st' (June 2002) is produced by the Telford & Wrekin Local Strategic Partnership (LSP) which is comprised of local organisations from the public, voluntary and private sectors. These organisations have come together to work towards meeting the aspirations of local people and to improve the overall quality of life in the Borough. The Community Strategy sets out broad ideas for the future and longer term ambitions for the Borough together with the key aims and planned actions to achieve these goals over the medium term (5-10 years).

## 4 Policy Context

**4.15** The Strategy's vision is to create 'A Successful, Prosperous and Healthy Community which offers a good quality of life for all the people of Telford & Wrekin'. The aim of the Community Strategy is to create a sustainable community which balances and integrates economic growth, social need and environmental protection. It identifies 6 Shared Community Priorities:

- Transforming Telford & Wrekin;
- Children & Young People;
- A Sustainable and Quality Environment;
- Safe, Strong and Cohesive Community;
- Healthier Communities and Vulnerable People and
- Local Economy and Skills.

"The LDF seeks to facilitate the delivery of the spatial aspects of the Community Strategy"

**4.16** The Strategy identifies the need to create a broader economic base, raise the aspirations of young people within and beyond school, promote healthier lifestyles, further reduce crime and anti-social behaviour, and to transform the Borough, both through the regeneration of its more deprived areas and the development of new cultural and leisure facilities. Its underlying aims are to reduce social exclusion and create a sense of civic pride and place.

## Spatial Development Issues

**5.1** The Ambitions in the Telford & Wrekin Community Strategy 2002 were used in a series of workshop events held March - May 2003 and June - July 2004, as the framework within which to identify key spatial development issues and options for the LDF. The events involved councillors, community group representatives, general stakeholders and individual members of the community. The issues that emerged as most important to the Borough's future spatial development were:

### Accessibility

- Concentrate a mix of uses in the existing District Centres of Telford to help maintain and create sustainable communities;
- Services should be retained in existing centres to reduce the need to travel
- Mixed use development on brownfield sites should be promoted
- Home working should be encouraged, with increased use of telecommunications

### Environment

- Telford's Green Network should provide linkages to different parts of the town rather than providing a barrier to movement because of lack access and safety fears;
- Newport has a shortage of open space, it is important to recognise that land on the edge of the town is often not accessible;
- Developments should include habitat creation as well as recreational open spaces;
- Need greater emphasis on energy efficiency, for example greater education and guidance.

### Jobs and Prosperity

- Telford Town Centre must include a greater mix of uses including space for offices and leisure uses. Telford's District Centres should be a focus for a mix of uses to improve their viability and vitality;
- Need to promote diversification in the Borough's economy to reduce the emphasis on the low skilled manufacturing industries
- More employment is needed in Newport, in particular small scale commercial units with associated infrastructure;
- Need a clear policy approach to rural employment that reflects local circumstances.

### Neighbourhoods

- Brownfield sites should be developed before Greenfield sites;
- Higher density development is most appropriate in existing centres;
- Should not impose a Borough-wide target/threshold for provision of affordable housing but reflect the different needs across the Borough;
- Need to build on local distinctiveness and vitality.

## Long Term Development Vision

**6.1** As part of the process of rolling forward and revising the Community Strategy, the council with its Local Strategic Partnership (LSP) partners has sought to clarify and re-affirm the long term vision for Telford & Wrekin over the next 15/20 years to achieve community aspirations.

**6.2** The Long-Term Development Vision sees:

- Telford & Wrekin (T&W) being at the forefront of the sustainability agenda by promoting new housing development and regeneration which is highly energy efficient, and sets the highest standards of design and maintenance. We will strive to use our natural resources more effectively for sport, recreation, leisure and tourism;
- Between now and 2016 Telford will continue to be the focus for housing development to accommodate T&W's growth dynamic. All types of housing will be created to meet needs and demands of the area;
- A major focus will also be on the regeneration and revitalisation of less prosperous communities and poorer quality housing;
- T&W 2016 will have a strong and diverse economy specialising in knowledge, communications, new technology and added value service industries. The quality and skills of its workforce by continuing to build upon the Networked Learning Community;
- Further Education provision will be characterised by the development of district learning communities based upon the model of the highly innovative Hadley Learning Community;
- Telford eventually developing into a unique, medium sized city serving some 200,000 people. Playing a dynamic role within the West Midlands region – acting as a regional magnet for growth and regeneration;
- An area that maintains the fine balance between growth and development and the quality of living space;
- Telford's centre will have been transformed from a shopping centre into a real city centre – a vibrant, futuristic city centre offering an 18 hour, seven days a week focal point for recreation, leisure, and cultural services and facilities. It will provide the new jobs; new opportunities and new wealth that the region expects us to deliver. It will transform the image and perceptions of Telford;
- The centre will be supported and complemented by a network of smaller District Centres, each with their own distinctive character that makes the Borough a diverse and culturally rich community that offers something for everyone;
- Supporting the role of Newport as a market town to enable it to fulfil its role as a rural service centre;
- To regenerate and to create vibrant sustainable rural communities by focusing development on a limited number of rural settlements offering a range of key local services and facilities;
- A key feature will be high quality transport links delivering connectivity;
- In terms of community facilities, T&W is well provided for participants and we will work to turn it into a fit, healthy place and strive to position itself at the forefront of new sports, recreation, and leisure pursuits.
- Safety will be at the heart of all design and new build, with both natural surveillance and the use of ICT being key building blocks.

## Development Objectives

**7.1** The role of the LDF is to help deliver the Long-Term Development Vision for the Borough. To be successful clearly defined and measurable spatial objectives are required to guide its implementation and to enable the monitoring of its achievements.

**7.2** The Spatial Development Objectives of the Core Strategy are drawn from the relevant policies and strategies at the national, regional and local levels and the Borough's Community Strategy in particular. We used the Ambitions of the Community Strategy (see paragraph 4.12) as the starting point for consultation to establish the range of Objectives that will guide the delivery of the Spatial Development Vision.

### **Spatial Development Objectives:**

1. To consolidate the role of Telford as a sub-regional focus for development to serve east Shropshire and areas west of the conurbation;
2. To develop a vibrant and vital Telford Town Centre to serve the needs of the Borough and the sub-region;
3. To create a network of mixed-use District Centres within Telford to provide key services and facilities to its local communities;
4. To support the role of Newport as a market town and to meet its local needs;
5. To create a sustainable pattern of development and meet the needs of local communities within the rural area;
6. To support and deliver regeneration, particularly within 'Priority Neighbourhoods' : (Arleston & College; Hadley; Donnington & Donnington Wood; Malinslee & Langley; Brookside and Woodside & Sutton Hill);
7. To improve social inclusion by improving the accessibility of jobs, shopping, education, health, sport, recreation, open space, and leisure facilities and other services, while minimising the need for travel;
8. To facilitate long term economic regeneration through the diversification of the economic base and create job opportunities to match population growth;
9. To provide a range of employment sites and premises to meet the needs of businesses of all sizes in both the manufacturing and service sectors;
10. To support the infrastructure development of schools and integrated education services, including life-long learning, 'community clusters', and 'healthy schools' initiatives;
11. To create neighbourhoods, with access to facilities and services to meet the day to day needs of their communities;
12. To create a greater mix of uses in key locations across the Borough;
13. To ensure that a range of types and tenures of new homes is provided to meet local housing needs;
14. To provide a sufficient quantity and quality of space for sport, recreation, and leisure use;
15. To create and maintain environments whose location, design, appearance, and functionality minimises their impact on the environment and ensures community safety;
16. To create a high quality built and natural environment that recognises, respects and enhances local distinctiveness;
17. To protect and enhance our historic environment and cultural and built heritage, particularly the Ironbridge Gorge World Heritage Site;



## Development Objectives

18. To protect, enhance and conserve the natural environment, areas of high biodiversity, nature conservation value and landscapes within the Borough, including the natural beauty of the Shropshire Hills;
19. To create an integrated network of waste management facilities, located to minimise their social economic and environmental impact;
20. To ensure the most appropriate and efficient use of natural and built resources, whilst minimising the use of non-renewable mineral resources;
21. To facilitate the reduction of Carbon Dioxide emissions.

**7.3** Whilst these Spatial Development Objectives focus on delivering the broad LDF Spatial Development Vision, more detailed objectives are contained within the other DPDs that make up the LDF.



# Spatial Development Strategy

## SPATIAL DEVELOPMENT STRATEGY

**8.1** The Borough's Spatial Development Vision and Objectives will be implemented through its LDF Spatial Development Strategy and supporting Strategic Development Policies. The Spatial Development Strategy addresses development at a Borough-wide level, and contains the broadest statements of local planning policy to which development must conform. It identifies the broad locations for development at a Borough-wide level. This strategy has been drafted in the light of the current RSS review and is deemed sufficiently flexible to take account of the changes which may emerge from this review.

**8.2** The Borough's current pattern of spatial development can be summarised within the areas of Telford, Newport and its rural area. Telford has been planned to accommodate the overwhelming majority of local development. This has been at low density with strict segregation of land uses linked by an essentially car-based transport network. The level of development in Newport and the rural area has been limited by comparison. Whilst the level of development in Newport has been greater than that in the rural area, the form has been low density and peripheral. Rural area development has also been low density and widely scattered over a large number of settlements.

**8.3** This pattern of development is not sustainable and gives rise to many social, economic and environmental issues for the Borough. Its low density results in the loss of valuable land resources, creates the need to travel to access jobs, services and facilities, and encourages use of the car. This has the effect of increasing environmental pollution and social exclusion, and makes accessibility the key spatial development issue for the LDF.

**8.4** To improve accessibility and social inclusion, the Spatial Development Strategy is to locate development close to services and facilities to support a network of existing and new service centres across the Borough and consolidate their vitality and viability. In Telford the focus for economic development will be Telford Town Centre and the District Centres of Dawley, Donnington, Hadley, Madeley, Oakengates and Wellington. Housing development will be focused on these centres and on locations which are highly accessible to these centres. In line with Regional Spatial Strategy (RSS), the proposed approach seeks to focus development to reduce the need to travel, develop brownfield land in preference to greenfield land, and maintain and provide appropriate community facilities.

**8.5** In the period up to 2012, most of the housing development will be on large new housing sites at Lightmoor, Lawley and East Ketley. These are known as the Strategic Sites, and represent existing commitments. The strategic Sites will have their own local centres for day-to-day needs developed as part of their infrastructure, and will be developed in a sustainable manner and according to the key criterion of accessibility.

**8.6** Market towns are identified in RSS as having a key role in helping to regenerate rural West Midlands. Newport will act as a service centre for the town and its rural hinterland. Development in Newport should support its role as a market town, strengthen its provision of services and facilities, meet local housing and employment needs and reduce the need to travel.

## Spatial Development Strategy

**8.7** Three key settlements of High Ercall, Tibberton and Waters Upton within the rural area will act as the foci for new homes, jobs, and services and facilities for local residents.

**8.8** Central to the Spatial Development Strategy must be the delivery of Sustainable Development, in a form that is consistent with the quality of life ambitions of the local community, as identified by the Community Strategy. To achieve this, development should adhere to the following principles:

- avoid, mitigate or compensate adverse economic, environmental and social impacts, including those related to climate change;
- meet local needs in respect of homes, jobs, health, education, shops, sport, recreation, open space and community facilities;
- minimise the need to travel;
- promote inclusiveness and safety;
- enhance the accessibility of services and facilities;
- demonstrate efficient use of land;
- demonstrate prudence in the use of natural resources and energy;
- safeguard the natural and built environment;
- reduce, reuse and recycle waste; and
- involve the community.

**8.9** In seeking to develop sustainably, all development proposals must inherently respect and make prudent use of our natural environment and resources. Development must be within the limits of the environment in which it is to take place, with potentially adverse impacts avoided, mitigated and/or remediated, where appropriate.

**8.10** To reduce the need to travel and promote inclusiveness and safety within development, proposals should be consistent with the aims and objectives of the Local Transport Plan, Community Safety Strategy and Social Inclusion Strategy. The Spatial Development Strategy promotes a greater mix of uses in locations most accessible by a range of the most sustainable modes of travel.

**8.11** The local need for homes, jobs, health, education, shops, sport, recreation, open space and community facilities will be defined by local strategies. Relevant local strategy documents in this respect will include the Telford & Wrekin Community Strategy, the Housing Strategy (and supporting documents such as Housing Needs Study/strategic Housing Market Assessment), Economic Development Strategy, NHS Local Delivery Plans, Schools Education Plan, Open Space and Recreation Strategy.

**8.12** The most efficient use of land will be established by national and regional targets and strategies, particularly those relating to development density and use of previously-developed land and buildings.

**8.13** The ability of future development to reduce, reuse and recycle waste will be achieved not only through delivery of waste facilities, as identified within the Borough's Waste Strategy, but also through the design of development, construction methods employed and the application of best practice contained within local guidance (Supplementary Planning Documents on Design).

## Spatial Development Strategy

**8.14** Community involvement is an essential element in delivering sustainable development, to ensure the planning system operates in the public interest. Members of our local communities must be able to participate in developing proposals. The Statement of Community Involvement sets out how this will be encouraged.

### **Summary of Telford & Wrekin's Spatial Development Strategy:**

**8.15** The Spatial Development Strategy for the Borough is to facilitate the accessibility of services and the delivery of infrastructure and development, in a sustainable spatial pattern and form that meets local and community needs. The distribution of development is set out in the Key Diagram (Figure 5). Development will be focussed on the urban area of Telford, the market town of Newport, and key rural settlements, to create a network of accessible centres across the Borough containing a range of services and facilities to meet the need for homes, jobs, sport, recreation, leisure and transport, without undermining the value of built and natural resources. To achieve this, development will:

- improve accessibility to jobs, health, housing, education, shops, sport, recreation, open space, leisure and community facilities for all members of the community;
- be focussed within existing town, district, local centres and key rural settlements, to support their vitality and viability. Outside these centres development to meet local need will be considered in locations that are, or can be made, accessible;
- reduce the need to travel, encourage the availability of a choice of transport and reduce growing dependence on the road network;
- protect countryside, open space, natural resources and flood-risk areas from unnecessary development.

## Strategic Development Policies

**9.1** The Core Strategy DPD policies create the strategic development framework that will guide and control future development in the Borough. This framework must give guidance and certainty to investors, developers and the local community alike, whilst at the same time have the scope and flexibility to be responsive to development issues and proposals that arise. These strategic policies will be further supported by more detailed policies contained in other Development Plan Documents (please refer to the council's most up to date Local Development Scheme for details).

**9.2** The Spatial Development Strategy is a housing-led strategy, to accommodate both the local need for new homes and delivering 'urban renaissance', in a locally sustainable way. Correspondingly, it plans to meet the needs of the economy and provide jobs in balance with housing and population growth.

### Homes

**9.3** A fundamental principle of the national programme for sustainable communities is that everyone should have the opportunity of a decent home at a price they can afford, in a place in which they want to live and work.

**9.4** To deliver sustainable communities locally an appropriate, decent and affordable home for every household will be a prerequisite for planning future housing development.

**9.5** Enabling the delivery of sufficient new houses to meet both local need and demand will be key to ensuring every household has a home. Recent house building rates have been below RSS targets for the Borough due to a combination of market conditions, ownership issues in the housing land supply and the need to achieve higher densities on sites 'committed' for housing in the Wrekin Local Plan. The continued and regular release of housing land to the market will be crucial to meeting the local requirement for new homes.

**9.6** In October 2006, Telford was identified under a DCLG initiative as one of 29 New Growth Points that could accommodate additional housing development (that is, at least 20% above RSS figures as at October 2004.) Under the initiative, the Council will undertake feasibility work to identify land within the Telford urban area to be brought forward for this development. Sites thus identified will be brought forward via the forthcoming Land Allocations DPD. The dwellings to be brought forward in this way will be included in the total number of dwellings eventually determined as the housing requirement by the emerging Review RSS.

**9.7** To meet all housing need, sufficient new homes need to be affordable. The supply of new affordable homes has been considerably below the assessed level of need in recent years. This will require that sufficient houses are available to both purchase and rent at less than market prices. To accommodate the range of local households appropriately, the size, type and design of new houses needs to reflect local circumstances, and offer a variety and mix of dwellings.

**9.8** Consistent with the Spatial Development Strategy, new homes need to provide their residents with convenient access to jobs, schools, shops, open space and other essential services and facilities. In providing new homes the aim will be to create vibrant, thriving, socially-inclusive communities.

## Strategic Development Policies

**9.9** The affordability of new homes will be identified by the most recent and up-to-date local Housing Needs Study (HNS) or Strategic Housing Market Assessment (SHMA). The price level, at which a home becomes 'affordable', either to purchase and/or rent, will be informed by the HNS/SHMA and will be defined within the Development Control Policies DPD and Supplementary Planning Document. Since the overall housing totals for Newport and for the rural area have been determined on the basis of the requirement for affordable housing as identified by a previous Housing Needs Study, the relevant proportions of affordable housing (35% for Newport and 40% for the rural area) will be required of new housing developments under Core strategy policies CS6 and CS7.

**9.10** As required by PPS3 the HNS/SHMA, and supporting documents, will also inform the local need for types, sizes and tenures. Inclusive and sustainable local communities will only be achieved when an appropriate mix of house, types, sizes and tenures is maintained and created at a neighbourhood community level. Determining this level will be dependent on the scale of development proposals and the locality into which they are proposed. The Development Control Policies DPD and SPD on Affordable Housing and Design provide the detail.

**9.11** Consistent with ODPM Circular 01/2006, the council will provide sites for gypsy and traveller homes commensurate with the needs identified in assessments undertaken as part of the Regional Spatial Strategy and its own local HNS/SHMA. The locations of new sites will be consistent with the Spatial Development Strategy, as elaborated by policies contained within the Development Control Policies DPD.

## Strategic Development Policies

### POLICY CS 1

#### Homes

Housing development will seek to provide every household in the Borough with an affordable, decent and appropriate home.

The number of new homes to be delivered in the Borough within the LDF period will be consistent with the policy of the Regional Spatial Strategy for the West Midlands (RSS). RSS June 2004 permits a maximum of 1330 new dwellings per annum up to 2011, and a maximum of 700 new dwellings per annum 2011-2016.

A maximum of 2850 dwellings will be brought forward under the New Growth Points Initiative, from the total housing requirement set by RSS.

The spatial distribution of new homes across the Borough to 2016 will be consistent with the Spatial Development Strategy. Telford, including the Strategic Sites of Lightmoor, Lawley and East Ketley, will be the location for the overwhelming majority of new homes. Newport's local housing requirements will be met by approximately 60 new dwellings per annum. Housing needs within the rural area will be met by approximately 170 new dwellings .

The type, size and tenure of new and improved homes will meet local need, and be delivered in a way that creates locally inclusive sustainable communities.

#### Jobs

**9.12** Although unemployment in the Borough is low, its employment base is dominated by a high number of large foreign companies, concentrated within the manufacturing sector. This high dependency on foreign owned low value added manufacturing makes local jobs vulnerable to global market fluctuations.

**9.13** To maintain self-sufficiency in terms of employment, and to balance housing and population growth, the need to create sufficient jobs will require between 153 and 236 hectares of land.

**9.14** To address the current dominance of the manufacturing sector, the need exists for greater diversification in the range of employment sectors, and focus on those high value added sectors identified in the Economic Development Strategy (EDS), which sets the context for economic development and regeneration in the Borough.

**9.15** The Borough's employment land portfolio no longer meets the requirements of the market nor the needs of the employment sectors targeted for growth in the EDS. The portfolio is mostly located in Telford, and over 85% is in the sole ownership of English Partnerships.

## Strategic Development Policies

**9.16** Whilst it is currently not possible to specify the quantum of land required within each of the EDS preferred employment sectors, an appraisal of the current employment land portfolio indicates a lack of sites for:

- research and technology / science parks;
- incubator / small and medium sized enterprise;
- start-up / micro businesses;
- specialist freight terminals;
- areas of mixed-use and;
- office and business parks.

**9.17** Through the LDF we will seek to create a portfolio of employment sites and enable suitable premises to achieve a greater range of job opportunities to meet the employment needs of the Borough and the sub-region.

**9.18** The sites will be located in areas where they will help achieve the wider LDF Development Objectives, including improving access to work opportunities and reducing the need to travel. Allocating large sites and enabling the development of small sites will create a greater mix of employment uses and job opportunities across the Borough.

**9.19** Newport and the District Centres in Telford should be the focus for small and medium-sized employment development.



## Strategic Development Policies

### POLICY CS 2

#### Jobs

To create sustainable communities we need to deliver new jobs sufficient to create a dynamic and widely based economy in the Borough to meet the employment needs of our growing population through the plan period.

Provision should be made to :

- Help create new job opportunities in accessible locations sufficient to meet the needs of our growing population;
- Offer a choice of work opportunities for the community to reduce levels of out commuting;
- Meet the needs of existing businesses;
- Help achieve greater diversity in the economic base and facilitate long-term economic regeneration by encouraging and attracting new office, manufacturing and service functions, on a variety of scales, with an emphasis on higher value activity;
- Maximise the potential benefit of the Universities in the Borough to act as an economic driver;
- Establish and maintain a portfolio of sustainably located employment sites attractive to developers, operators and appropriate to market needs;
- Minimise the impact of new employment development on existing uses, the environment and local amenity.

#### Telford

**9.20** Policy CF2 of the RSS for the West Midlands identifies Telford as one of the five towns in the Region which are to be Sub-Regional foci for longer term strategic housing development.

**9.21** According to Policy CF2 these Sub-Regional foci centres are capable of fulfilling their roles in accommodating growth in a balanced and sustainable way as they:

- Act as sub-regional service centres;
- Have the opportunity of balancing new housing and employment developments that will be consistent in terms of affordability and job skills;
- Avoid the congested parts of the regional transport network and have good accessibility by public transport;
- Have the capacity to accommodate additional development without harm to local communities, and;
- Have the potential to link areas of need with areas of opportunity.

**9.22** Within Telford a large supply of land is available in order to accommodate long term growth. Telford is part of the Black Country and Telford Housing Market Renewal Area which will regenerate Woodside in South Telford. A Regional Logistics Site (RLS) ( policy PA9 of RSS) is proposed at



## Strategic Development Policies

Hortonwood, North Telford, already an important employment area but with room for expansion. In addition the Wolverhampton-Telford High Technology Corridor which has the potential to bring investment and employment to the eastern side of Telford in particular. This amount of employment growth will allow balance in relation to the allocation of housing in RSS (Policy CF3/Table1).

**9.23** The Spatial Development Strategy will focus new development on the Town Centre and the District Centres in Telford.

**9.24** Within Telford there are a number of large key sites being brought forward by English Partnerships such as Lightmoor, East Ketley and Lawley to create new communities to accommodate major housing growth.

### POLICY CS 3

#### Telford

Telford will be the focus for the Borough's spatial development. Telford will accommodate the majority of new homes, jobs, and services. The physical regeneration of its neighbourhoods, particularly in the south of the town, will be a development priority. All development will support Telford's role as a sub-regional focus for balanced growth.

#### Central Telford

**9.25** The Government's key objective for town centres is to promote their vitality and viability. This will be achieved by planning for the growth and development of Telford town centre and identifying and creating opportunities for development, particularly for business, retail, leisure, tourism, cultural, educational and other services which are accessible to all.

**9.26** Revitalising city and town centres is an essential element of attracting people back into urban areas. Fundamental to urban renaissance is the creation and marketing of sustainable urban communities, in which people will choose to live, work and invest. While all centres have a function to serve their local communities, Telford as a growth centre should continue to provide inward investment and employment expansion in the sub-region, allowing the process of town building to continue.

**9.27** Telford town centre has established itself as an attractive shopping destination providing in excess of 1,000,000 sq. ft. of retail space with 160 shops. The existing central area has relatively few cafes and bars, and lacks a range of social and cultural facilities. The closure of the shopping centre from early evening means that there is no evening economy in central Telford - this is major issue for the Borough. The town centre's limited leisure and recreation facilities do not meet the needs and ambitions of the community and act as a serious constraint on our ability to attract and retain young people, and to grow economically by attracting and retaining inward investment and business tourism.

## Strategic Development Policies

**9.28** Telford's role as a sub-regional focus for development will see growth in population with targets set out in the Regional Spatial Strategy. This growth in population, coupled with the trend of increased disposable income being spent particularly on retail comparison goods, will see a significant increase in demand for retail outlets/floorspace generated within the Central Telford Area.

**9.29** In acting as a service-centre for the sub-region, as well as for the Borough, the Central Telford Area will accommodate the highest concentration and widest range of retail, recreational and leisure uses, and office development, locally. This status will demand the efficient use of land, including developing to high densities.

**9.30** To achieve a vibrant central urban environment, the public realm of the town centre must be of the highest quality urban design, enabling it to act as the focus for town centre activities and engender civic pride.

**9.31** In maintaining the vitality of the Area into the evening, the development of a 'cultural-quarter' within Central Telford is a key aim of the LDF. Greater detail is provided through the Telford Town Centre Development Control Guidance (October 2005), which will be progressed into the LDF Central Telford Area Action Plan (CTAAP).

**9.32** As the Borough and sub-regional service centre, Central Telford will represent a hub of mobility. The area will be the key node for all modes of travel locally, including rail and road public transport, services and the footpath and cycleway network. Development, consistent with the LDF, will be implemented through the Local Transport Plan.

# Strategic Development Policies

## POLICY CS 4

### Central Telford

Telford is recognised as a strategic town centre by Regional Spatial Strategy (RSS) and the Central Telford Area will be the focus for major housing, employment, retail, recreation, leisure, service and mixed-use development serving the needs of the Borough and the sub-region. The role of the Central Telford Area will be consolidated and enhanced as the hub of the service centres hierarchy by:

- Creating more shops, homes, offices, cafes and restaurants; sport, recreation, and leisure;
- Locating new housing development both within the centre and in locations highly accessible to the centre:
- Accommodating a mix of uses, developed at higher density;
- Encouraging people into the town centre at different times of the day and night;
- Making the Central Telford area an easier, safer and more pleasant place in which to walk by reducing the need for and impact of car use and providing more public transport links;
- By enhancing the role of Telford Town Park as a valuable sport, recreational, open space, and leisure asset for the Central Telford area, the town and Borough and the wider sub region.

The Central Telford Area Action Plan will out the development proposals and policies for this area in more detail.

### District and Local Centres in Telford

**9.33** Telford's District Centres have traditionally served and met the day-to-day needs of their local communities. These centres are undergoing a period of change reflecting the changes in retail and service industry and consumer practices. National changes in retailing trends have seen the growth of out of town retail developments located to the north-west of the town centre on the Telford Bridge Retail Park, Forge Retail Park and the Wrekin Retail Park.

**9.34** The Development Strategy for the Borough is to create a network of accessible centres containing a range of services and facilities across the Borough. The policy aims to sustain and enhance the vitality and viability of district centres by concentrating new development and facilities in them to support the principle of a hierarchy and range of centres.

## Strategic Development Policies

**9.35** District Centres will be economically and commercially self sustaining, comprising core services and facilities, as defined in PPS6, often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as public facilities such as a library.

**9.36** The District Centres present a major opportunity to provide easily accessible and affordable premises and local job opportunities. Increased economic activity in the centres will have the effect of bolstering their retail and commercial viability and securing their longer term regeneration. They will have a key role in delivering mixed development and all should be served by a high frequency bus route (high frequency to be defined in Development Control Policies DPD)

**9.37** A network of Local Centres is essential to provide easily accessible shopping and should be the focus for investment in more accessible local services, such as health centres and other small scale community facilities. Local centres, as defined in PPS6, include a range of small shops of a local nature, serving a small catchment. Typically, Local Centres might include a small supermarket, a newsagent, a post office and a pharmacy.

**9.38** Existing Local Centres will be identified to ensure that there is a range of facilities in local centres, consistent with the scale and function of the centre, to meet people's day-to-day needs. During the Plan period new Local Centres will be identified and potentially include Lightmoor, Lawley and East Ketley.

# Strategic Development Policies

## POLICY CS 5

### District and Local Centres in Telford

The District Centres of Wellington, Hadley, Oakengates, Donnington, Dawley and Madeley will be the focus for new development serving the needs of their respective communities. New housing development will be located both within these centres and in locations highly accessible to these centres.

The District Centres in Telford will be a focus for new development serving the local needs of their respective communities. They will:

- Contain core services and facilities;
- Be well served by public transport;
- Have a mix of retail, recreation, leisure and culture, employment and housing uses.

Local Centres will be the focus for more accessible local services and small scale community facilities to meet people's day-to-day needs. The role of existing and new Local Centres will need to be identified in line with housing growth and customer accessibility. The mix of uses in Local Centres will be carefully managed.

Development within each centre must assist the creation of a vibrant, safe and attractive place, with a design that reflects and responds to the locality.

### Newport

**9.39** Like many other market towns across England, Newport's traditional role has been significantly challenged by rapid changes in the national economy and wider society in recent decades. A reduced and restructuring agricultural sector and increasing personal mobility, among other things, have undermined the town's self-sufficient nature as a rural service centre. The town's economy and its service and facility base will benefit from being bolstered and expanded.

**9.40** The LDF Development Strategy for Newport aims to support the regeneration of the market town; to enable it to fulfil its role as a rural service centre within the West Midlands region and as a local focus for the commercial and social activities of its residents and those of its hinterland.

**9.41** Future development in Newport will facilitate its economic and commercial regeneration. The aim will be to achieve a sustainable economy based on an appropriate balance between the quantity and type of employment opportunities available in the town, and the available quantity and type of local skills bearing in mind its close proximity to major concentrations of employment in Telford and Harper Adams.

**9.42** Development associated with promoting the town as a visitor destination, including the reinstatement of the Shrewsbury-Newport Canals, where this demonstrates a direct benefit to the economy of the town and the sustainability of its central area in particular will be considered.

## Strategic Development Policies

**9.43** In seeking to increase the accessibility of key services and facilities to Newport residents and those living within its hinterland, the loss of existing services and facilities will be resisted, the enhancement of existing, and the creation of new, facilities within the town will be supported. This will include services and facilities such as schools, doctors surgeries, shops (particularly convenience), sports, recreation and leisure facilities, and will specifically aim to strengthen the quantity and variety of the town's retail provision and address any deficiencies in accessible open space.

**9.44** Housing development in Newport will seek to meet the local requirement for new homes. The level of development will reflect the market town's role locally and regionally, and will be expected to assist in the delivery of new and improved services and facilities for the town. The need for affordable housing in Newport is the second highest in the Borough, after the rural area.

### POLICY CS 6

#### Newport

Development in Newport will support its role as a market town. The amount of available employment land within the town will be increased, in order to provide new local employment opportunities. Development will be limited to that required to meet local needs, including those of its rural hinterland, and to support the town's regeneration. New housing development will be expected to deliver affordable housing to the level of 35% of all such development. Newport's spatial development will include:

- development that directly benefits the town's economy;
- increasing the accessibility to key services and facilities;
- meeting the local need for new homes and related facilities.

All development will respect and enhance the quality of the town's built and natural environments, including its townscape and impact on surrounding countryside.

#### Rural Area

**9.45** Recent changes in the national economy have resulted in a rapidly changing rural area, economically, environmentally and socially. A declining and restructuring agricultural sector coupled with greater personal mobility has led to rural employment opportunities being extremely limited, rural housing being the least affordable in the Borough, and the level of provision of services and facilities in many areas being insufficient to meet daily needs. This is a situation that will not sustain vibrant rural communities.

**9.46** The Development Strategy aims to help sustain rural communities, by focusing development on a limited number of rural settlements that offer rural residents a number of key local services and facilities. By focussing housing, employment, and service and facility development at these

## Strategic Development Policies

centres, a pattern of development should be created that maximises the accessibility of services and facilities to rural residents, whilst reducing the need to travel by car, and enhancing local identity and character.

**9.47** High Ercall, Tibberton and Waters Upton are the service centres outside Telford and Newport on which the majority of development required to meet local rural needs will be focussed. The scale and nature of development within and beyond these settlements, including development related to agriculture, rurality-based businesses and workers, and community facilities, will be addressed by policies contained within the Development Control Policies DPD.

**9.48** The Harper Adams University College campus is a major employer in the rural area, and a major contributor to the rural economy. Appropriate development, including employment-related development, within the campus will be encouraged.

**9.49** The disused Shrewsbury and Newport Canals run through the rural area from Newport in the east to Rodington in the west. The Council recognises the potential contribution that the reinstated canal could make as a tourist/leisure attraction within the Borough, and supports the principle of its reinstatement, which is likely, to result in the regeneration of associated local employment in Telford, Newport and a number of rural communities across the Borough.

### POLICY CS 7

#### Rural Area

Development within the rural area will be limited to that necessary to meet the needs of the area. It will be focussed on the settlements of High Ercall, Tibberton and Waters Upton. New housing development will be expected to deliver affordable housing to the level of 40% of all such development. Outside of these settlements development will be limited and within the open countryside will be strictly controlled.

#### Regeneration

**9.50** The early Telford New Town housing estates, of Woodside, Brookside and Sutton Hill in the south of the town, all suffer from problems of social exclusion and multiple deprivation. These issues have been recognised in the West Midlands Regional Housing Strategy (2003) and the area is included in the proposed Black Country Telford Housing Market Renewal Area (HMRA) to address the problems of the housing market in the sub region.

**9.51** The Council has also identified the Arleston and College wards in Wellington; the Dawley and Malinslee areas; Donnington and Donnington Wood; Hadley and Leegomery; Brookside and; Sutton Hill and Hills Lane Drive, as Priority Neighbourhoods. In partnership with the local community, Neighbourhood Improvement Plans have been prepared and Action Plans detail local priorities and actions to be addressed.



## Strategic Development Policies

**9.52** Telford's District Centres have traditionally served and met the day to day needs of their local communities. These centres are undergoing a period of change reflecting the changes in retail and service industry and consumer practices. The continued functioning of these centres was identified as a key issue in our early consultation.

**9.53** Wellington Town Partnership along with Newport Regeneration Partnership, as part of Advantage West Midlands's Market Towns Programme, have prepared regeneration strategies seeking to tackle the reduction of services in the towns, the dilapidation of its built environment and to re-establish its long term vitality and viability.

**9.54** The prospective Black Country Telford Housing Market Renewal Area (HMRA) hopes to secure substantial government funding to address the problems associated with the weak housing market in South Telford. The HMRA would develop proposals for a long term programme of housing led investment that will be integrated with the wider policy framework for the Black Country and Telford, including Telford & Wrekin's Economic Development Vision and LDF.

**9.55** The South Telford Area Action Plan (see LDS for scheduled adoption), will provide the detailed planning framework for the implementation of the proposed HMRA. It will specifically address the renewal of the housing in Brookside, Madeley, Sutton Hill and Woodside, and complement wider regeneration initiatives aimed at addressing social, economic and environmental needs of the area.

### POLICY CS 8

#### Regeneration

Development associated with regeneration initiatives will be supported, where it:

- improves the quality of existing housing;
- assists the creation of job opportunities;
- addresses the priorities identified within Neighbourhood Improvement Plans;
- strengthens the market town role of Newport, and the District Centres in Telford, and the services and facilities they provide;
- demonstrably meets identified rural regeneration needs.

#### Accessibility and Social Inclusion

**9.56** Improving social inclusion lies at the heart of Central Government's policies. The Government wants to improve access to opportunities, and to enable individuals and communities to realise their potential. Achieving these aims means making sure that everyone can get to work, schools, healthcare, food shops and other key services. The inability of some sections of our community to avail of the opportunities on offer leads to issues of social inequality and ultimately social exclusion. It is those without their own transport, unable to access public transport and those unable to afford or use a car - the young, elderly or disabled - that are most affected.



## Strategic Development Policies

**9.57** Tackling social exclusion is a key objective for the Community Strategy and key to the creation of a sustainable community. Improving the accessibility of services and facilities is the underlying objective for the Spatial Development Strategy. This is not just about the provision of bus services and roads to improve journey times. The low density of development across the Borough acts as a disincentive to the scheduling, patronage and thus the viability of public transport services. The current pattern of development therefore makes it difficult to encourage a major shift away from the use of the private car. Combined with previous policies promoting the segregation of land uses, travel by foot and bicycle has not been enabled to fulfil its transport potential.

**9.58** The LDF through its Spatial Development Strategy will seek to locate new development close to services and facilities to enable access by foot and means other than journeys by car. Developments which generate significant travel demands should be located where accessibility by public transport, walking and cycling is maximised, including close to rail and bus stations.

**9.59** The LDF Spatial Development Strategy and policies have been developed in parallel with the Local Transport Plan 2006-11(LTP) to achieve improvements in access. As part of the second LTP for the Borough the council must submit an Accessibility Strategy. The Accessibility Strategy will draw on the schemes and policies arising from the LTP to tackle barriers to access key services. The LDF will seek to direct new development to the most accessible locations to support the existing and new public transport routes and create development in a form that will help deliver the LTP's integrated transport strategy. The council's Quality Bus Partnership focuses upon improving frequency and reliability of services. The Quality Bus network was designed to reduce levels of social exclusion, particularly in Telford's Priority Neighbourhoods through the provision of accessible public transport services.

**9.60** It is recognised that modern telecommunications are an essential element in both the local and national economy. A fast, reliable, and cost effective communications network will reduce the need to travel, improve accessibility, and attract inward investment into the Borough.

**9.61** The growth of communications technology has created demand for the development of additional or enhanced systems. A balance must be found between the provision of such development and the protection of the environment and amenities of those living or working in close proximity to telecommunication installations.

## Strategic Development Policies

### POLICY CS 9

#### Accessibility and Social Inclusion

The Local Development Framework (LDF) aims to improve social inclusion and accessibility by making sure that everyone is afforded reasonable opportunity to access homes, work, schools, recreation and open space, sports facilities, healthcare, food shops and other key services. Development will:

- Promote sustainable forms of transport, by providing public transport, cycling and pedestrian routes to improve accessibility;
- Locate in existing centres to minimise the distance people travel so that they are accessible by public transport, walking and cycling;
- Increase the safety of travel, by addressing crime and fear of crime through implementing urban design policy;
- Include measures that minimise the negative environmental impacts of travel including congestion, air pollution and noise;
- Promote the advancement of telecommunications, whilst minimising their social, economic and environmental impact.

#### Community Facilities

**9.62** Communities that are strong and inclusive lead to a better quality of life, a stronger sense of identity and belonging, and mutual respect and equality.

**9.63** Ensuring that people have access to community facilities is an essential part of the LDF. The council recognises that it is important to maintain a spread of facilities to meet the day-to-day needs of the residents in the towns, District and Local Centres, and villages within the Borough, not only as an essential component of sustainable development but also to promote social inclusion.

**9.64** The sport, leisure, recreation and cultural infrastructure in the Borough will be an important resource for both the development of neighbourhoods, District Centres and the Town Centre. The Sport & Recreation Strategy provides the strategic framework for the development of both new and existing facilities. Delivering sustainable and accessible cultural, sporting, leisure and recreational services is a key objective for the Borough.

**9.65** Community facilities include education, health, and social facilities such as schools, health centres, hospitals, libraries, community/day centres, prisons, village and community halls, post offices and churches. Public houses and local shops also form part of the fabric of a community. Local facilities such as village schools, doctors' surgeries, churches and community/village halls often form a focus for community life and are particularly important to older and less mobile people. Essential services are those to which residents may require access to on a daily or weekly basis, and encompass education, healthcare and food.

# Strategic Development Policies

## POLICY CS 10

### Community Facilities

The loss of existing land or buildings used for the benefit of the community will be resisted. Only where a lack of need is demonstrated or where acceptable alternative provision exists or is proposed concurrently, will development for non-community uses be considered.

The provision of new community facilities or improvements to existing community facilities to meet the needs of local residents will be supported.

New facilities:

- should be located in Town, District, Local Centres and key rural settlements;
- outside the above locations, should have good accessibility by foot, cycle and public transport;
- that demonstrate both environmental and social benefits to the local community, may exceptionally develop on open space.

### Open Space

**9.66** Telford & Wrekin is characterised by its green and open spaces in both its urban and rural areas. They create an attractive environment and offer opportunities for leisure, sporting, formal and informal recreational uses and areas important for wildlife and bio diversity. Open spaces and countryside underpin quality of life in the Borough.

**9.67** As a regional growth point with a need to accommodate significant new development there will be pressures on areas of open space in the Borough's urban areas to accommodate this new growth. This is a particular issue in Telford where uniquely 38% of its urban area is classified as open space potentially offering extensive areas for development. The aim of this policy is to protect the open space areas in the Borough from unnecessary development.

**9.68** This policy applies to all open space in the Borough with the aim of protecting these areas from unnecessary development. It is recognised that not all of the areas classified as open space are of equal social, economic and environmental value. It is important that areas of particular value are identified, further protected and where possible enhanced to fulfil their maximum potential to contribute to sustainable and healthy communities.

**9.69** In accordance with Planning Policy Guidance 17: Open Space, Sport & Recreation, the council is currently reviewing how it plans for open space in a systematic way that takes into account local needs. This work will underpin the provision and protection of existing and future open spaces and will be the basis for a Development Control Policy identifying and further protecting open space areas of particular value in the Borough. This will be further supplemented by a Green Spaces Strategy SPD to help deliver enhancement and improved management of specific areas.

## Strategic Development Policies

### POLICY CS 11

#### Open Space

Within the context of the development needs of the Borough, this policy seeks to protect and enhance areas of open space, both formal and informal.

Development on open space will only be permitted if it can be demonstrated that:

- There will be significant community and environmental benefits delivered by the proposal and;
- The land does not contribute to the open space standards\* set to meet the requirements of the local population.

(\* standards will be set out in the Development Control Policies DPD)

#### Natural Environment

**9.70** The quality of our local natural environment is a key determinant in our quality of life, and is therefore a key factor in creating local sustainable communities. The Borough has a range of distinct natural environments, which provide both highly diverse visual landscapes and support a rich diversity of wildlife.

**9.71** The Borough's rich and varied balance of wildlife and nature is important to the planet's life supporting systems. Biodiversity is crucial to providing aesthetic attraction, natural habitats, fuel and foods. It is important to protect and conserve Nature Conservation, Wildlife and Biodiversity Areas, and recognise the impact of climate change on habitat and species.

### POLICY CS 12

#### Natural Environment

The natural environment of the Borough will be protected and enhanced.

The natural environment of The Shropshire Hills Area of Outstanding Natural Beauty and that of the Borough's Sites of Special Scientific Interest, Areas of Special Landscape Character, Local Nature Reserves, Wildlife Sites and Ancient Woodland sites will be protected from development that has the potential to adversely impact on its sustainability.

Biodiversity, including habitats, and geodiversity will be protected from development. Where appropriate, development that delivers enhancement will be consistent with local biodiversity targets and objectives.

# Strategic Development Policies

## Environmental Resources

**9.72** Planning has a major positive contribution to make in meeting the challenges presented by climate change. Through promoting policies that seek to minimise the adverse effects of climate change, planning can:

- promote the highest standards of resource and energy efficiency in development to reduce the level of Carbon Dioxide (CO<sub>2</sub>) emissions arising from construction and use;
- promote land-use patterns that reduce the need to travel by car;
- promote small and large scale renewable energy projects;
- restrict development that would have a major negative impact on Carbon Dioxide (CO<sub>2</sub>) emissions.

### POLICY CS 13

#### Environmental Resources

The environmental resources of the Borough will be used with prudence within environmental limits.

The production of energy from renewable sources will be supported where this is consistent with the statements within this policy, others contained within the Development Plan and national guidance.

Development that reduces the risks of contaminated land to the environment and human health will be supported. That which has detrimental impacts on the environment, including the quality of land, air or water, will be resisted if satisfactory mitigation cannot be achieved.

Development will avoid increasing the risk of flooding. Where appropriate and consistent with the policies of the Development Plan and local strategies, development will integrate measures for sustainable water management.

Further guidance on reducing the Borough's carbon burden will be provided by supplementary documents.

## Cultural, Historic and Built Environment

**9.73** The Borough has a wealth of buildings and structures of architectural and historical importance: Ancient Monuments, Historic Parks & Gardens, Conservation Areas, Listed Buildings and locally listed buildings. These affirm local identity, engender community pride and are to be protected or enhanced. There is also a wealth of cultural and historic features outside these designated areas. Their value as a positive asset to the community must be recognised.

## Strategic Development Policies

**9.74** The Ironbridge Gorge World Heritage Site is the only World Heritage Site in the West Midlands. It is a unique historic and living environment. The Management Plan for the World Heritage Site identifies four key issues: the need to preserve the character of the Gorge, management of visitors and access, dealing with land stability issues and the management of the river and its banks.

**9.75** New built development in the Borough has been fairly bland and undistinguished in its character, design and form. Sustainable neighbourhoods should attract us as places to live, work and play in; they should be adaptable to change; be individually distinguishable and create community pride. The highest standards of design and construction quality should be achieved. Similarly, in the older more traditional areas of the Borough, enhancement and where appropriate, redevelopment should reflect the character of the locality and be of the highest quality.

### POLICY CS 14

#### Cultural, Historic and Built Environment

The Borough's cultural, historic and built environmental assets will help underpin the overall quality of life for the community and visitors alike. These assets help deliver our wider economic, social, and environmental objectives and along with the natural environmental assets, they create the Borough's local character and distinctiveness.

The aim of this policy is to protect and enhance the Borough's existing, unique built and cultural assets and to deliver new development to support a rich cultural fabric by:

- Protecting and enhancing the historic environment, cultural and built heritage within the Borough to maintain and improve quality of life;
- Conserving and enhancing the cultural and heritage assets of the Ironbridge Gorge World Heritage Site;
- Supporting the creation of a cultural quarter and night time economy in Telford Town Centre;
- Encouraging sustainable tourism related development in the Borough;
- Locating new cultural activities and facilities in accessible locations;
- Using public art to further enhance local distinctiveness.

#### Urban Design

**9.76** Attractive, responsive and adaptable environments in which to live, work and play, are essential to creating sustainable local communities. Urban design is about creating such places, both in urban and rural areas.

**9.77** Urban design embraces more than just the appearance of buildings and places. It is about the composition of buildings, streets, spaces and their landscape - how these elements are used and how they interact with one another. These places must be vital, adaptable and valued, reflecting the needs of local communities.

## Strategic Development Policies

**9.78** Crime and safety are very significant issues affecting quality of life and the ability to sustain vibrant communities. Policy will seek to assist in preventing crime and improving safety, by ensuring that best-practice urban design is applied to all development.

**9.79** Local distinctiveness and local character are key in helping to engender community ownership and pride. It is vital that the design of development respects, reflects and, where necessary, enhances local identity, through valuing local buildings and spaces and conserving built heritage and historic environments.

**9.80** The application of design policy goes beyond achieving best-practice in the architecture and landscape design of individual buildings and spaces. Development must look to its broader economic, environmental and social context, and positively address the objectives of local communities and how they function.

**9.81** Design has the ability to positively influence the wider aspects of quality of life, by enabling new development to make a positive contribution to climate change. In this respect, design can assist in reducing the production of carbon dioxide and enable more prudent use of environmental resources.

**9.82** Design policy addresses all development, including the design of civic and open space, the design of housing, employment and retail development, as well as travel infrastructure such as public transport facilities, foot and cycle paths.

**9.83** Principles used to determine the quality of urban design will include:

- sustainable development (including Spatial Development Strategy);
- place-making, and celebrating and enhancing local identity;
- safe, 'fit-for-purpose' environments;
- community involvement.

**9.84** "By Design – urban design in the planning system: towards better practice", published by the Commission for Architecture and the Built Environment / DETR, (March 2000), contains national objectives for urban design success.

**9.85** Whilst the quality of design will ultimately be managed through the planning application process, the wider context for considering development proposals will be established by relevant LDF Supplementary Planning Documents (SPDs). These will provide detailed guidance to policy and include the use of Design Codes and Development Briefs for specific sites.

**9.86** Involvement of stakeholders in the preparation of these documents and in the design of development will be essential to achieving sustainable outcomes. The community should be involved in the design process, particularly in major developments.



## Strategic Development Policies

### **POLICY CS 15**

#### **Urban Design**

The design of development will assist in creating and sustaining safe places, strengthening local identity and projecting a positive local image. It will positively influence the appearance and use of the local environment.

Further guidance on design, including objectives of urban design, will be provided by supplementary documents.



## Implementation and Monitoring

**10.1** The successful implementation of the policies in the Core Strategy depends on the joint working of all those involved in the development process, including land owners, private sector developers, service providers and businesses, Telford & Wrekin Council and other public bodies and agencies. The Council's Development Control powers provide the main means of ensuring that development in the Borough is consistent with the spatial development vision, objectives and strategy. The majority of the proposals contained within the LDF will be implemented by the private sector in accordance with planning permissions granted by the council.

**10.2** A significant part of the implementation of the LDF will be facilitated through the Development Control process, where the policies within the Core Strategy and other DPD's will be applied to individual planning applications for development. Many of the policies will be used to assess the acceptability or otherwise of applications for specific types of development or development in particular locations. Unless otherwise stated, the onus will be on the applicant to demonstrate to the satisfaction of the council that the criteria/requirements specified in the policies are met.

**10.3** When planning applications are submitted, other supporting information may be required to enable the likely impact of the proposal to be assessed and to ensure that this is either acceptable or that arrangements are made to ensure its impact is acceptable.

**10.4** New development is likely to give rise to the need for new infrastructure or improvements to existing infrastructure, services and other items such as landscaping, wildlife areas, and open space and recreation facilities. Where appropriate to the development, financial contributions will be sought from developers for the provision of infrastructure, services and essential facilities in accordance with Circular 05/2005: Planning Obligations.

### Monitoring and Review of the LDF

**10.5** In order to ensure that the effectiveness of the LDF is kept under review it is essential that the objectives and policies are monitored on a continuing basis. It is important to monitor individual policies and whether the aims and objectives set out in the Core Strategy are being achieved. The council will produce an Annual Monitoring Report including a review of the use and effectiveness of policies.

**10.6** The following key symbols have been used in the definition of indicators to monitor the Strategic Development Policies contained within this Core Strategy DPD.

Key:	
=	Equal / Meet
=<	Equal to or less than
=< 0	Equal to or less than none
=>	Equal to or greater than
=h	Meet or improve on

## Implementation and Monitoring

Key:	
<b>G</b>	Concentrate
<b>h</b>	Increase / improve on
<b>h density</b>	Increase density
<b>i</b>	Reduce
<b>R</b>	Increase particular

Indicator Code	Indicator	Geography	Target	Benchmark	Time
4b	Amount of completed development in Town Centre. Gross Square Metres.	Town Centre	<b>h</b>	Borough	per annum
4b	Amount of completed development in District Centres. Gross Square Metres.	District Centres	<b>h</b>	Borough	per annum
4b	Amount of completed development in Local Centres. Gross Square Metres.	Local Centres	<b>h</b>	Borough	per annum
En1a	% development on Greenfield and % development on PDL	Borough	=>	RSS	per annum
En1d	% of new development within 800m of a bus stop	Borough	<b>h</b>	LTP	per annum
L41	Amount of development in flood risk areas	Borough	<b>i</b>	Borough	per annum
L1	LTP Accessibility Indicators	Borough	=	Borough	update

## Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
<b>Implementation:</b>	Telford & Wrekin Council Development industry Landowners Housing Associations Transforming Telford Advantage West Midlands Business Link Retail Operators Newport Town Council Parish Councils Highways Agency Local transport operators English Nature Environment Agency English Heritage Natural England Shropshire Wildlife Trust Ironbridge Gorge World Heritage Site Shropshire County Council Waste operators				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 1 Spatial Development Strategy

Indicator Code	Indicator	Geography	Target	Benchmark	Time
2a	(iv) Housing trajectory: Net additional dwelling requirement	Borough	=<	RSS	per annum
2a	(v) Housing trajectory: Net Shortfall	Borough	=< 0	RSS	per annum
2c	Percentage of new dwellings completed at various density bands	Borough	h density	=> 30 per Ha	per annum
2d	Affordable housing completions	Borough	=	Housing Need	per annum

# 10 Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
L38	The number of negotiated and implemented S106 agreements that secure Affordable Housing	Borough	=	Need	per annum
<b>Implementation:</b>	Telford & Wrekin Council Development industry Land owners Housing Associations				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 2 CS1 Homes

Indicator Code	Indicator	Geography	Target	Benchmark	Time
1a	Amount of land developed for employment by type	Borough	<b>h</b>	Borough	per annum
1b	Amount of floorspace developed for employment, by type, in development or regeneration area	Areas	<b>h</b>	Borough	per annum
1c	Amount of floorspace developed by employment type, which is on PDL	Borough	<b>h</b>	Borough	per annum
1d	Employment land available by type	Borough	<b>h</b>	Borough	per annum
1f	(ii) Losses of employment land in Borough	Borough	<b>i</b>	Borough	per annum
L21	Number of businesses in key employment sectors (UCO)	Borough	<b>R</b>	Borough	update
L22	Available employment land within 800m of a bus stop	Borough	<b>h</b>	Borough	per annum
L23	% of new employment development within 800m of a bus stop	Borough	<b>h</b>	Borough	per annum

## Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
L24	% Windfall employment development	Borough	i	Borough	per annum
L25	Number of University & Local Authority partnership initiatives	Borough	h	Borough	update
<b>Implementation:</b>	Telford & Wrekin Council Development industry Land owners Transforming Telford Advantage West Midlands Business Link				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 3 CS2 Jobs

Indicator Code	Indicator	Geography	Target	Benchmark	Time
4b	Amount of completed development in Telford. Gross Square Metre.	Telford	h	Borough	per annum
Ec1a	Number of businesses in key employment sectors	Telford	h	Borough	per annum
1a	Amount of land developed for employment by type	Telford	h	Borough	per annum
2a	(v) Housing trajectory: Net Shortfall	Telford	=	RSS	per annum
<b>Implementation:</b>	Telford & Wrekin Council Transforming Telford Land owners Development industry				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 4 CS3 Telford

# 10 Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
4b	Amount of completed development in Town Centre. Gross Square Metres	Town Centre	<b>h</b>	Borough	per annum
Ec1a	Number of businesses in key employment sectors	Town Centre	<b>h</b>	Borough	per annum
En1c	Average residential density	Town Centre	<b>h</b>	Borough	per annum
En4b	% of developments adhering to SPD Design Guide	Town Centre	<b>h</b>	Design Guide	update
L13	Change in floorspace by UCO groups in Town Centre	Town Centre	<b>G</b>	Borough	per annum
L14	Proportion of floorspace (Net) to Building footprint (Gross External) by UCO	Town Centre	<b>h</b>	Borough	update
L15	Pedestrian flows at key locations	Town Centre	<b>h</b>	Town Centre	update
L16	Traffic flow at defined locations	Town Centre	<b>i</b>	Town Centre	update
L17	Frequency of public transport services to the town centre	Town Centre	<b>h</b>	Borough	per annum
<b>Implementation:</b>	Telford & Wrekin Council Transforming Telford Land owners Development Industry Retail operators				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 5 CS4 Central Telford

## Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
Ec1a	Number of businesses in key employment sectors	Centres	<b>h</b>	Borough	per annum
L18	Change in floorspace by UCO groups in district centres	Centres	<b>G</b>	Borough	per annum
L19	Change in floorspace by UCO groups in local centres	Centres	<b>G</b>	Borough	per annum
L20	Frequency of public transport services to district and local centres	Centres	<b>h</b>	Borough	per annum
<b>Implementation:</b>	Telford & Wrekin Council Transforming Telford Land owners Development industry				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 6 CS5 District and Local Centres

Indicator Code	Indicator	Geography	Target	Benchmark	Time
1a	Amount of land developed for employment by type	Newport	<b>h</b>	Borough	per annum
2a	(v) Housing trajectory: Net Shortfall	Newport	<b>=</b>	Housing Need	per annum
3b	Amount of new residential development within 30 minutes public transport time of various uses	Newport	<b>h</b>	Borough	per annum
<b>Implementation:</b>	Telford & Wrekin Council Newport Town Council Land owners Development Industry				
<b>Timescale for Delivery:</b>	2006 – 16				

## Implementation and Monitoring

Table 7 CS6 Newport

Indicator Code	Indicator	Geography	Target	Benchmark	Time
2a	(v) Housing trajectory: Net Shortfall	Rural Area	=	Housing Need	per annum
Ec1b	Rural Diversification - number of businesses in key employment sectors	Key Rural Settlements	R	Rural Area	update
<b>Implementation:</b>	Telford & Wrekin Council Parish Councils Land owners Development industry				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 8 CS7 Rural Area

Indicator Code	Indicator	Geography	Target	Benchmark	Time
1e	(i) Losses of employment land in Development / Regeneration Areas	Areas	i	Borough	per annum
4b	Amount of completed development in Newport District Centre. Gross Square Metres	Newport	h	Borough	per annum
4b	Amount of completed development in District Centres. Gross Square Metres	District Centres	h	Borough	per annum
Ec1a	Number of businesses in key employment sectors	Borough	h	Borough	per annum
Ec1b	Rural diversification	Key Rural Settlements	h	Borough	per annum
Ec2a	TDA Investment Successes	Borough	h	Borough	per annum
Ec3c	Number of employees in key sectors	Borough	h	Borough	update



# Implementation and Monitoring

10

Indicator Code	Indicator	Geography	Target	Benchmark	Time
Ec4a	Number of companies working with / assisted by Investor Development Team (Annual Return)	Borough	h	Borough	update
Ec4b	Number of jobs created or safeguarded (Annual Return)	Borough	h	Borough	per annum
L2	NIPs indicators	NIPS	=	NIPS	update
S3d	Provision of a range of housing that meets the needs of the Borough: Range of 1bed, 2, 3 and 4 bed	Borough	=	Housing Need	per annum
<b>Implementation:</b>	Telford & Wrekin Council Development industry Land owners Advantage West Midlands Transforming Telford Business Link				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 9 CS8 Regeneration

Indicator Code	Indicator	Geography	Target	Benchmark	Time
3b	Amount of new residential development within 30 minutes public transport time of various uses	Borough	h	Borough	per annum
4b	Amount of completed development in centres. Gross Square Metres	Centres	h	Borough	per annum
En6b	Number of days Air Pollution	Borough	i	E&W	update
L39	The number of negotiated and implemented S106 agreements that secure Transport Provision	Borough	=	Need	per annum

## Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
L7	% new telecommunications equipment to standard	Borough	=	PPG8	per annum
S1c	Level of Crime	Borough	i	E&W	update
S1d	Fear of Crime	Borough	i	E&W	update
S2c	% of houses 800m from local shopping facilities	Borough	h	Borough	per annum
<b>Implementation:</b>	Telford & Wrekin Council Highways Agency Development industry Local transport operators				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 10 CS9 Accessibility and Social Inclusion

Indicator Code	Indicator	Geography	Target	Benchmark	Time
L10	% of completed facilities developed in key rural settlements	Key Rural Settlements	h	Borough	per annum
L11	% facilities developed on open space that demonstrate benefits	Open Space	100%	Borough	per annum
L8	% of completed facilities developed in town centre	Town Centre	h	Borough	per annum
L9	% of completed facilities developed in centres	Centres	h	Borough	per annum
L40	The number of negotiated and implemented S106 agreements that secure Community Facilities	Borough	=	Need	per annum
S2a	Access to post office (% of households)	Borough	h	Borough	per annum
S2b	% of houses 800m from a bus stop	Borough	h	Borough	per annum

## Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
<b>Implementation:</b>	Telford & Wrekin Council Parish Councils Development industry Retail operators				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 11 CS10 Community Facilities

Indicator Code	Indicator	Geography	Target	Benchmark	Time
4c	Amount of eligible open spaces managed to Green Flag award standard	Borough	<b>h</b>	Standard	per annum
En3a	Reach government targets Public Service Agreement for 95% of SSSI's being in favourable condition	Borough	95%	PSA	per annum
En3b	Area (ha) of Local Nature Reserves	Borough	<b>h</b>	Borough	per annum
En3c	Area (ha) of wildlife sites	Borough	<b>h</b>	Borough	per annum
En3d	Net change in natural / semi natural habitats	Borough	<b>h</b>	Borough	per annum
En3e	Progress towards achieving Biodiversity Action Plan targets	Borough	<b>=</b>	BAP	per annum
L37	The number of negotiated and implemented S106 agreements that secure Open Space	Borough	<b>=</b>	Need	per annum
L12	Amount of open space developed.	Borough	<b>=</b>	Standard	per annum
S4b	Achievement of Accessible Natural Green Space Standards	Borough	<b>=</b>	Standard	per annum
<b>Implementation:</b>	Telford & Wrekin Council Development industry				

## Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
<b>Timescale for Delivery:</b>	2006 –16				

Table 12 CS11 Open Space

Indicator Code	Indicator	Geography	Target	Benchmark	Time
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Borough	0	Borough	per annum
8a	Change in areas and populations of biodiversity importance: (i) priority habitats and species (by type)	Borough	=	Standard	update
8b	Change in areas and populations of biodiversity importance: (ii) designated for their intrinsic environmental value	Borough	=	Standard	update
En3b	Area (ha) of Local Nature Reserves	Borough	<b>h</b>	Borough	per annum
En3c	Area (ha) of wildlife sites	Borough	<b>h</b>	Borough	per annum
En3d	Net change in natural / semi natural habitats	Borough	=	Borough	per annum
En3e	Progress towards achieving Biodiversity Action Plan targets	Borough	=	BAP	per annum
En6c	Area of Contaminated Land (Statutory definition)	Borough	<b>i</b>	Borough	per annum
L26	Amount of contaminated land	Borough	<b>i</b>	Borough	update

## Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
<b>Implementation:</b>	Natural England Environment Agency English Heritage Shropshire Wildlife Trust Development industry				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 13 CS12 Natural Environment and CS13 Environmental Resources

Indicator Code	Indicator	Geography	Target	Benchmark	Time
L27	Conservation Area hectares	Borough	=h	Borough	per annum
L28	Project expenditure in the WHS	WHS	=h	WHS	per annum
L29	Developed floorspace (Gross External) of D2 & Sui Generis UCO	Town Centre	h	Town Centre	per annum
L30	No. of Hotels	Borough	=h	Borough	per annum
L31	LTP Accession model 30 minutes by public transport from new D2 & Sui Generis UCO facilities	Borough	h	Borough	per annum
L32	No. of locations with provision of public art	Borough	h	Borough	update
<b>Implementation:</b>	Telford & Wrekin Council Ironbridge Gorge World Heritage Site English Heritage Development industry				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 14 CS14 Cultural, Historic and Built Environment

## Implementation and Monitoring

Indicator Code	Indicator	Geography	Target	Benchmark	Time
En4b	% of developments adhering to T&W Design Guide	Borough	<b>h</b>	Design Guide	update
<b>Implementation:</b>	Telford & Wrekin Council Development industry Landowners Parish Councils				
<b>Timescale for Delivery:</b>	2006 – 16				

Table 15 CS15 Urban Design

# Abbreviations and Glossary of Terms-Appendix 1

## Abbreviations

<b>AMR</b>	Annual Monitoring Report
<b>DCLG</b>	Department for Communities and Local Government
<b>DPD</b>	Development Plan Document
<b>GOWM</b>	Government Office for the West Midlands
<b>LDD</b>	Local Development Document
<b>LDF</b>	Local Development Framework
<b>LDS</b>	Local Development Scheme
<b>LPA</b>	Local Planning Authority
<b>ODPM</b>	Office of the Deputy Prime Minister (succeeded by DCLG 5 May 2006)
<b>PINS</b>	The Planning Inspectorate
<b>PPS</b>	Planning Policy Statement
<b>RPG</b>	Regional Planning Guidance
<b>RSS</b>	Regional Spatial Strategy
<b>SA</b>	Sustainability Appraisal
<b>SCI</b>	Statement of Community Involvement
<b>SEA</b>	Strategic Environmental Assessment
<b>SPD</b>	Supplementary Planning Document

## Glossary of Terms:

**Annual Monitoring Report (AMR)** - LPAs have to produce an Annual Monitoring Report (AMR) which will show how the authority is performing by assessing the implementation of the LDS and the extent to which policies in LDDs are being achieved against all relevant targets. The report will be published by the LPA so that those with an interest in the area can see what changes the LPA may need to make to their LDF.

**Area Action Plans (AAP)** – DPDs that provide the planning policy framework for specific areas of change and areas of conservation.

# Abbreviations and Glossary of Terms-Appendix 1

**Community Strategy** - Prepared by Local Authorities through a Local Strategic Partnership, this contains community goals for improving the long term economic, environmental and social well being and the methods by which these will be achieved.

**Core Strategy DPD** – Development Plan Document setting out the Spatial Development Vision for the local planning authority area, and containing the strategic policies and proposals aimed at delivering the Vision.

**Development Plan** – Made up of all policies and proposals contained within LDF documents and the Regional Spatial Strategy, the Development Plan contains spatial development planning policies and proposals against which planning applications are considered. Prior to the introduction of the LDF planning system, the Development Plan comprised Structure Plan (strategic policies at county level) and Local plan which sets out more detailed policies for the local authority area, now it is comprised of the LDF and the RSS.

**Development Plan Documents (DPDs)** - DPDs are prepared by Local Planning Authorities and form part of the LDF and Development Plan. They must contain the following components:

- Core Strategy;
- Site allocations; and
- Proposals map

They may contain:

- Area Action Plans; and
- General policies for the control of development.

All DPDs will be subject to Sustainability Appraisal (SA) which incorporates Strategic Environmental Assessment (SEA).

**Environmental Report** – Report produced for the Strategic Environmental Assessment (SEA) that identifies, describes and evaluates the likely significant effects of implementing LDF policies and proposals.

**Examination** - All DPDs and the Statement of Community Involvement (SCI) are subject to Examination by an independent Planning Inspector appointed by the Secretary of State. The purpose of Examination is to determine the 'soundness' of DPDs and SCIs. Subsequent to Examination the Inspector produces a report of recommendations on how the DPD/SCI can be made 'sound'. The Inspectors recommended changes must be made by the Local Planning Authority (LPA).

## General Policies for control of development

These will cover, among other things, the protection of the natural, visual and residential environment, they will not repeat national policies, as set out in Planning Policy Statements (PPS).

**Local Development Documents (LDDs)** – These are the documents contained within the Local Development Framework. There are two types of LDD:



# Abbreviations and Glossary of Terms-Appendix 1

- Development Plan Documents (DPD)
- Supplementary Planning Documents (SPD)

**Local Development Framework (LDF)** - A portfolio of LDDs that contain the council's local planning policies for the spatial development of the Borough to meet community economic, environmental and social ambitions. It replaces the current Wrekin Local Plan.

**Local Development Scheme (LDS)** - Sets out the council's programme for the preparation of LDDs. 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 Planning Authority (LPA)** – The administrative body responsible for undertaking statutory local Planning functions, normally this will be the County, District / Borough or Unitary Council.

**Local Strategic Partnerships (LSPs)** - Responsible for producing the Community Strategy, this is a partnership of over 20 agencies and organisations that work with the council to improve the quality of life in the Borough.

**Major Application** - development involving any one of the following:

- (a) Winning and working of minerals or the use of land for mineral-working deposits;
- (b) Waste development;
- (c )Dwelling proposals, where –
  - (i) the number of dwellings proposed is 10 or greater; or
  - (ii) the proposal is on a site having an area of 0.5 hectare or greater and it cannot be ascertained whether the development falls within paragraph (c)(i);
- (d) Provision of a building or buildings where the floor space to be created by the development is 1000m<sup>2</sup> or more; or
- (e) Development proposed on a site having an area of 1 hectare or more.

**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.

**Minor Application** - applications that fall under the limits set out under Major Applications set out above.

**Planning Aid** - Voluntary provision by planners of free and independent professional advice on planning to individuals or groups unable to pay for the full costs of such advice

# Abbreviations and Glossary of Terms-Appendix 1

**Planning Policy Statement (PPS)** - Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes (PPGs)

**Preferred Options Report** – A report on the council's Preferred Options offering alternative proposals and/or policy options for consultation over 6 weeks, however the council will highlight those options which it feels is most appropriate.

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

**Regional Spatial Strategy (RSS)** - This will incorporate the regional transport strategy, and will provide 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)** - The SCI will set out how the council intends to achieve continuous community involvement in the preparation of LDDs in their area. It will also deal with community involvement in development control decisions. It will be subject to independent examination.

**Strategy** - An overall plan, which can be short, medium or long term, which clearly shows what is going to be achieved

**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.

# Abbreviations and Glossary of Terms-Appendix 1

1

**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.

# Housing Trajectory-Appendix 2

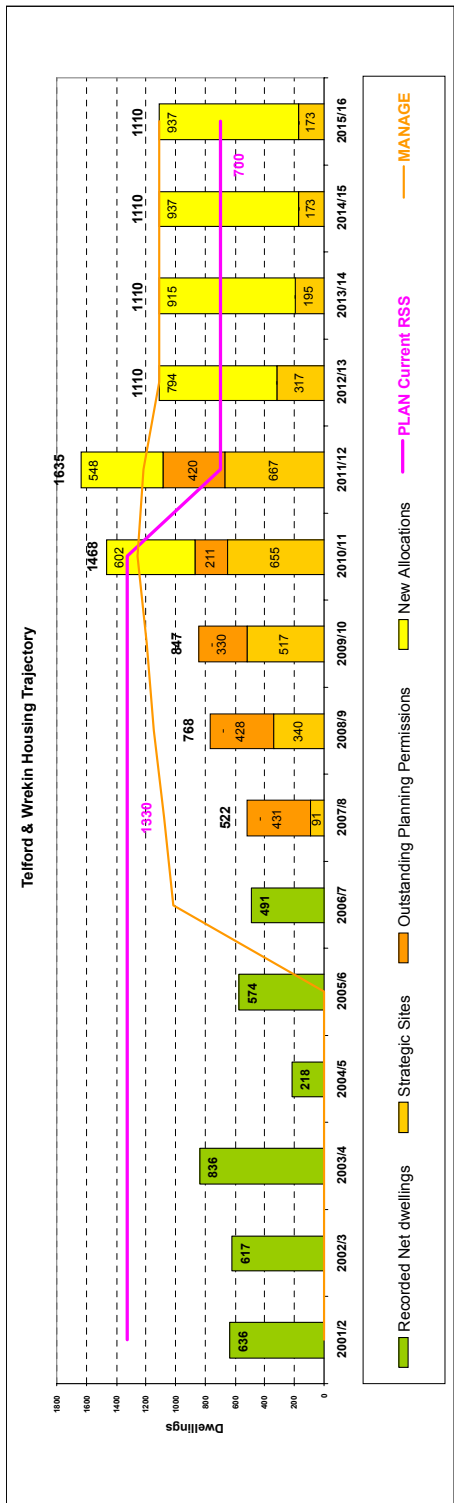


Figure 3 Telford and Wrekin Housing Trajectory  
2.1

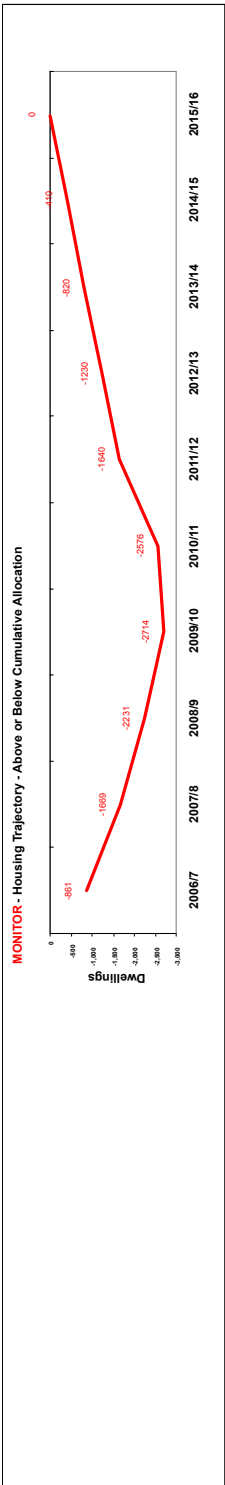


Figure 4 Housing Trajectory Additional Requirement

# Housing Trajectory-Appendix 2

2

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Past Completions - Allocated Sites	483	335	490	193	201	151									
Past Completions - Unallocated Sites	139	263	406	376	364	318									
Projections - New Allocations							-	-	602	548	794	915	937	937	
Outstanding Allocated Plan. Permissions							431	428	330	211	420				
Strategic Sites							91	340	517	655	667	317	195	173	173
Windfalls (0%)												-	-	-	-
Total Past Completions	622	598	896	569	565	469									
Total Projected Completions							522	768	847	1,468	1,635	1,110	1,110	1,110	1,110
Cumulative Completions	622	1,220	2,116	2,685	3,250	3,719	4,241	5,009	5,856	7,324	8,960	10,070	11,180	12,290	13,400
PLAN - Strategic Allocation (annualised)	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	700	700	700	700	700
MONITOR - No. of dwellings above or below cumulative allocation						- 861	- 1,669	- 2,231	- 2,714	- 2,576	- 1,640	- 1,230	- 820	- 410	-
MANAGE - Annual Requirement taking account of past/predicted completions						1,015	1,076	1,145	1,199	1,257	1,215	1,110	1,110	1,110	1,110

## National Planning Policy-Appendix 3

<b>Planning Policy Statement 1</b>	Delivering Sustainable Developmen	Feb 05
<b>Planning Policy Guidance 2:</b>	Green Belts	Mar 01
<b>Planning Policy Statement 3</b>	Housing	Nov 06
<b>Planning Policy Guidance 4:</b>	Industrial, Commercial Development and Small Firms	Nov 92
<b>Planning Policy Guidance 5:</b>	Simplified Planning Zones	Nov 92
<b>Planning Policy Statement 6:</b>	Planning for Town Centres	Mar 05
<b>Planning Policy Statement 7:</b>	Sustainable Development in Rural Areas	Aug 04
<b>Planning Policy Guidance 8:</b>	Telecommunications	Aug 01
<b>Planning Policy Statement 9:</b>	Biodiversity and Geological Conservation	Aug 05
<b>Planning Policy Statement 10</b>	Planning for Sustainable Waste Management	Jul 05
<b>Planning Policy Statement 11:</b>	Regional Spatial Strategies	Sep 04
<b>Planning Policy Statement 12:</b>	Local Development Frameworks	Sep 04
<b>Planning Policy Guidance 13:</b>	Transport	Mar 01
<b>Planning Policy Guidance 14</b>	Development on Unstable Land	1990
<b>Planning Policy Guidance 15</b>	Planning and Historic Environment	Sep 94
<b>Planning Policy Guidance 16:</b>	Archaeology and Planning	Nov 90
<b>Planning Policy Guidance 17</b>	Planning for Open Space, Sport and Recreation	Jul 02
<b>Planning Policy Guidance 18:</b>	Enforcing Planning Control	Dec 91
<b>Planning Policy Guidance 19:</b>	Outdoor Advertisement Control	Mar 92
<b>Planning Policy Guidance 20</b>	Coastal Planning	Sep 92
<b>Planning Policy Statement 22:</b>	Renewable Energy	Aug 04
<b>Planning Policy Statement 23:</b>	Planning and Pollution Control	Nov 04
<b>Planning Policy Guidance 24:</b>	Planning and Noise	Sep 94
<b>Planning Policy Statement 25</b>	Development and Flood Risk	Dec 06

## Key Diagram-Appendix 4

4

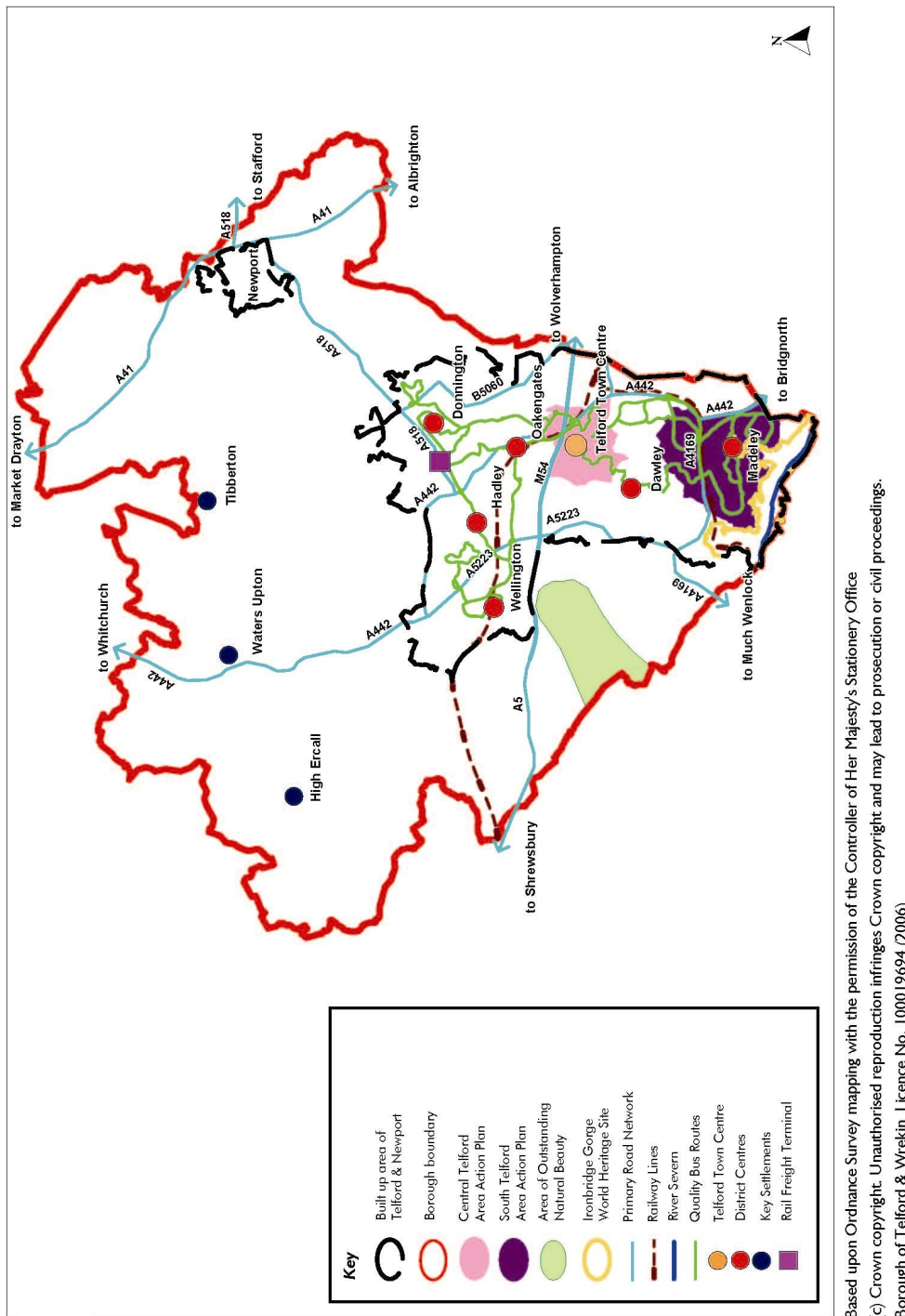


Figure 5 Telford &amp; Wrekin LDF Key Diagram