

# Shaping Places

## LOCAL PLAN

**Tuesday 21<sup>st</sup> May 2013**

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Inward Investment & Housing Group Manager

# Presentation

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- Invest in Telford
- New Local Plan – Shaping Places – Delivering Growth
- Delivering Housing
- Q & A



Ketley



**invest in**  
**TELFORD**  
[www.investintelford.co.uk](http://www.investintelford.co.uk)

Lawley



Trench Lock





# There's a lot going on in Telford!

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## Mapping a reborn borough

- 1 Charlton School**  
is planned to be rebuilt as part of the £200m Building Schools for the Future (BSF) programme

- 2 Wellington Civic & Leisure Centre**  
is now open following an £8.5m investment. Including state of the art leisure facilities, a new modernised library, council offices, community cafe and Register Offices.



- 3 Ercall Wood Technology College**  
is the first school in the second phase of our BSF programme to be totally rebuilt on its current site. Outline planning consent has been granted. Construction of the £14m new school will start in early 2013.



- 4 Hadley Centre**  
revamp is now under way. The first phase of the £2.2m development will include a Tesco Express supermarket and six new retail units to be completed spring 2013. A further three units will be provided by 2014 and affordable housing to follow in 2015.

- 5 Telford Co-operative Academy**  
will provide 1200 places for 11-16 year olds - located on the same site as the Oakengates Leisure Centre and the new £2.2m Telford Tennis Centre. Anticipated opening date is the academic year 2015.

- 6 Oakengates £1.3m regeneration**  
includes new paving, street furniture and traffic management in

- 7 Lawley Village**  
major new housing development with over 3,900 new homes across four areas together with a new Local Centre, including a new supermarket.

- 8 Prioralee new school**  
will be a faith school which will draw pupils from the existing Blessed Robert Johnson Catholic School and the local area.

- 9 Malinslee**  
has reopened a new one stop shop, fish and chip shop, hairdressers and opened a new play area.

- 10 Telford Town Park**  
includes a new teenage activity area which contains two multi use games courts, seating areas and stage.

- 11 Parks and open spaces**  
Telford Town Park will soon see new heritage and nature trails with new gateways and signage for the park along with water play, a ropes course, crazy golf and disabled play facilities.

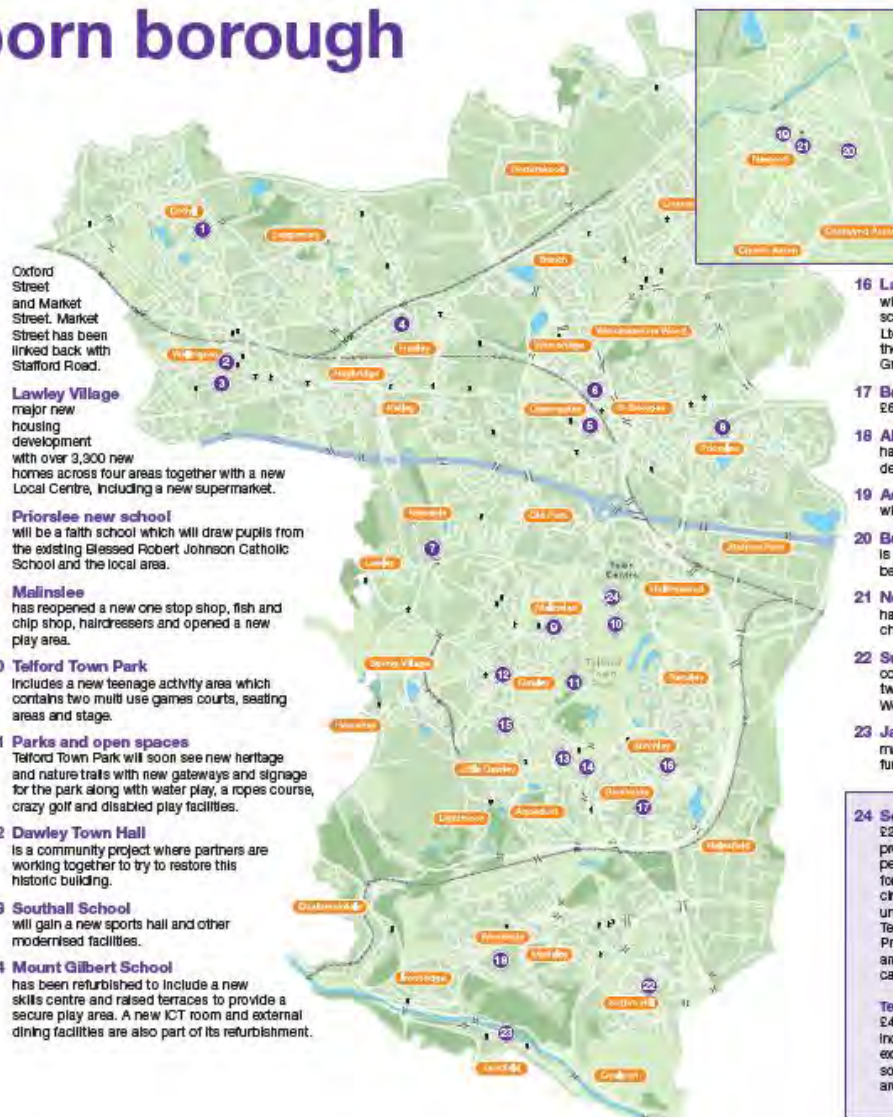
- 12 Dawley Town Hall**  
is a community project where partners are working together to try to restore this historic building.

- 13 Southall School**  
will gain a new sports hall and other modernised facilities.

- 14 Mount Gilbert School**  
has been refurbished to include a new skills centre and raised terraces to provide a secure play area. A new ICT room and external dining facilities are also part of its refurbishment.

your voice

5



### 15 Phoenix School

work is now under way to provide new buildings for the Phoenix School on a new site in Dawley. This £16m learning community will include a BMX track, eight court sports hall, floodlit artificial pitches. It is expected to open its doors this September. Construction firm Klar is now operating on site. Anticipated opening date is the academic year 2013.



### 16 Lakeside Learning Campus

will be built to include a new 600 place secondary school, 420 place primary school, 32 place nursery and 100 place post 16 facility. Shepherd Construction Ltd are currently producing detailed designs that will be submitted as part of the full planning application. This will replace the existing Lord Silkin School and Grange Park Primary.

### 17 Brookside Co-operative Pilot

£8m community masterplan to redevelop the local centre.

### 18 Abraham Darby Academy

has now moved into its new building and the final phase of the project to demolish the old school and create sports pitches is being completed.

### 19 Adams' Grammar School

will undergo significant refurbishment late 2014.

### 20 Burton Borough School

is set to gain from an extensive refurbishment including some new build class bases. Detailed designs will be developed for this scheme 2013.

### 21 Newport Girls' High School

has been extended to create a multi-purpose hall, four new classrooms and a changing room.

### 22 Sutton Hill

completed in summer 2011 - £7m investment in the Local Centre, construction of two new shops with four flats, new road links and improved parking arrangements. Work is also planned to create new, high quality housing in the area.

### 23 Jackfield

major land stability works from a £12m Government grant and additional Council funding to treat the highest priority area in the Gorge. Work due to start in early 2014.

### 24 Southwater

£250m development programme with permissions granted for 11 screen cinema, four retail units, refurbished Telford Ice Rink, Premier Inn hotel and multi storey carpark.



Telford Ice Rink  
£4m refurbishment including the extension of the rink, soft play children's area, cafe and bar.







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# Business & Development Charter

## ■ Spend Local

We will develop and host a database of business services covering all business in Telford which will be a free of charge facility to encourage local procurement.

## ■ Development Planning

We will maintain an up to date Development Plan that gives you certainty on development opportunities and supports investment and growth.

## ■ Free and Timely Pre Planning Advice

We will provide you with free planning advice as well as a free development viability appraisal prior to you submitting a formal planning application.

## ■ Getting Your Application Validated and Registered Quickly

We will check your planning application prior to submission and then validate it within three working days.

## ■ Speeding up the Decision Making Process

We will delegate the decision on as many planning applications as possible in order to speed up the decision making process.

## ■ Cost Certainty Regarding Planning Obligations

We will publish a clear, transparent and viable system of planning obligations and can provide S106 template to ensure we complete the S106 agreement within six weeks of planning approval.

## ■ Relief on Indexation

We will waive indexation on financial contributions in a S106 agreement if development commences within 12 months of the date of the agreement.

## ■ Speeding up the Discharge of Conditions

We will reduce the number of onerous planning conditions, especially pre commencement conditions which can undermine funding agreements.

## ■ Support with Building Control

We will actively encourage early engagement with our team of experienced building control officers and will offer 15% discount on Building Regulations where this is sought at the same time as planning.

## ■ Responsive Property Service

We will arrange property viewings within 24 hours of your initial enquiry and will, upon request and subject to other consents, get you into the property within 48 hours.

## ■ Flexible Property Terms

We will offer flexible lease terms to suit your business and property needs and adapt these in response to your expansion plan whilst being transparent at all times in the costs and charges due under a lease/licence.



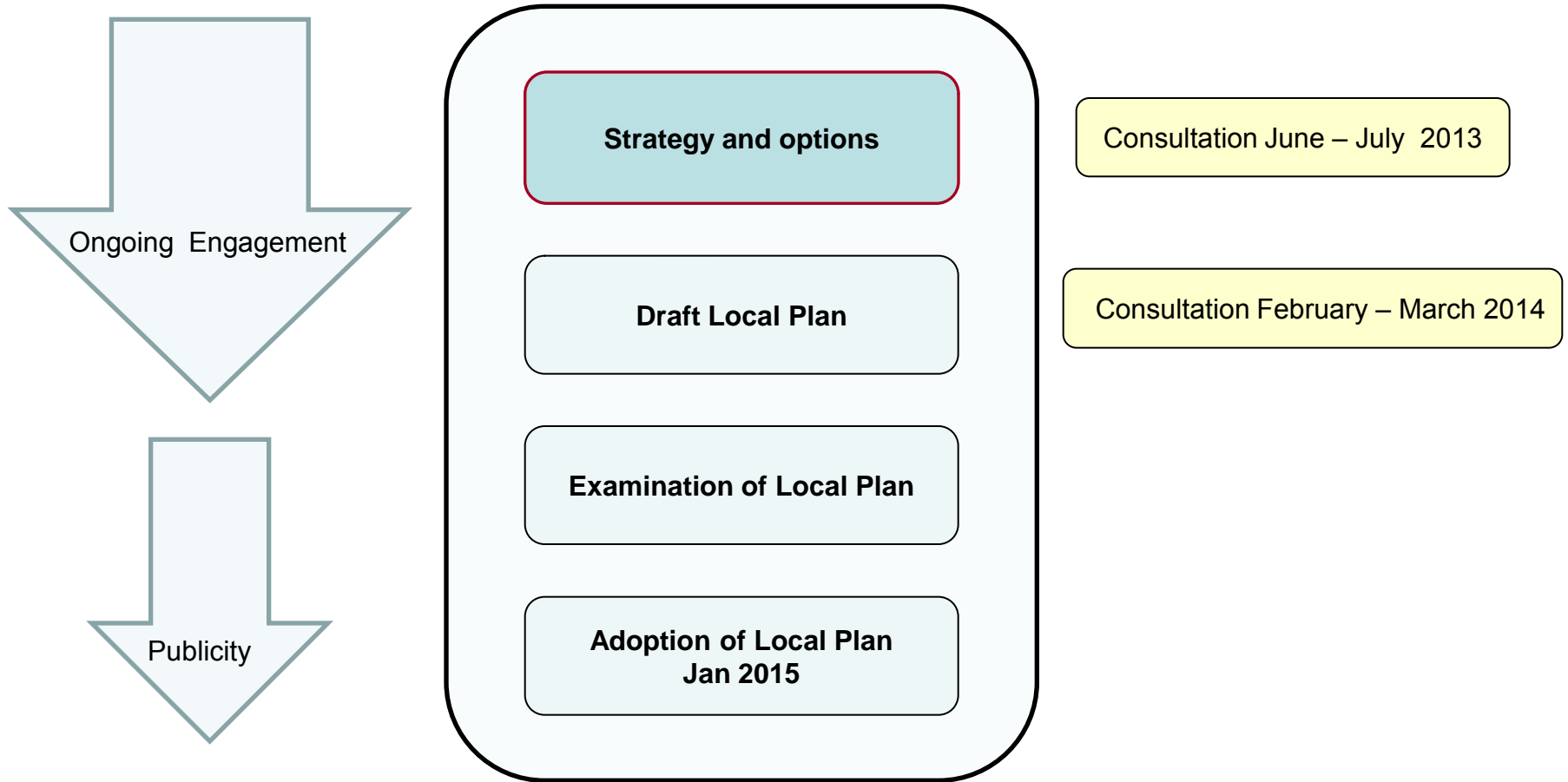
**Business & Planning First Point**

# Local Plan Update

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# The Local Plan Process

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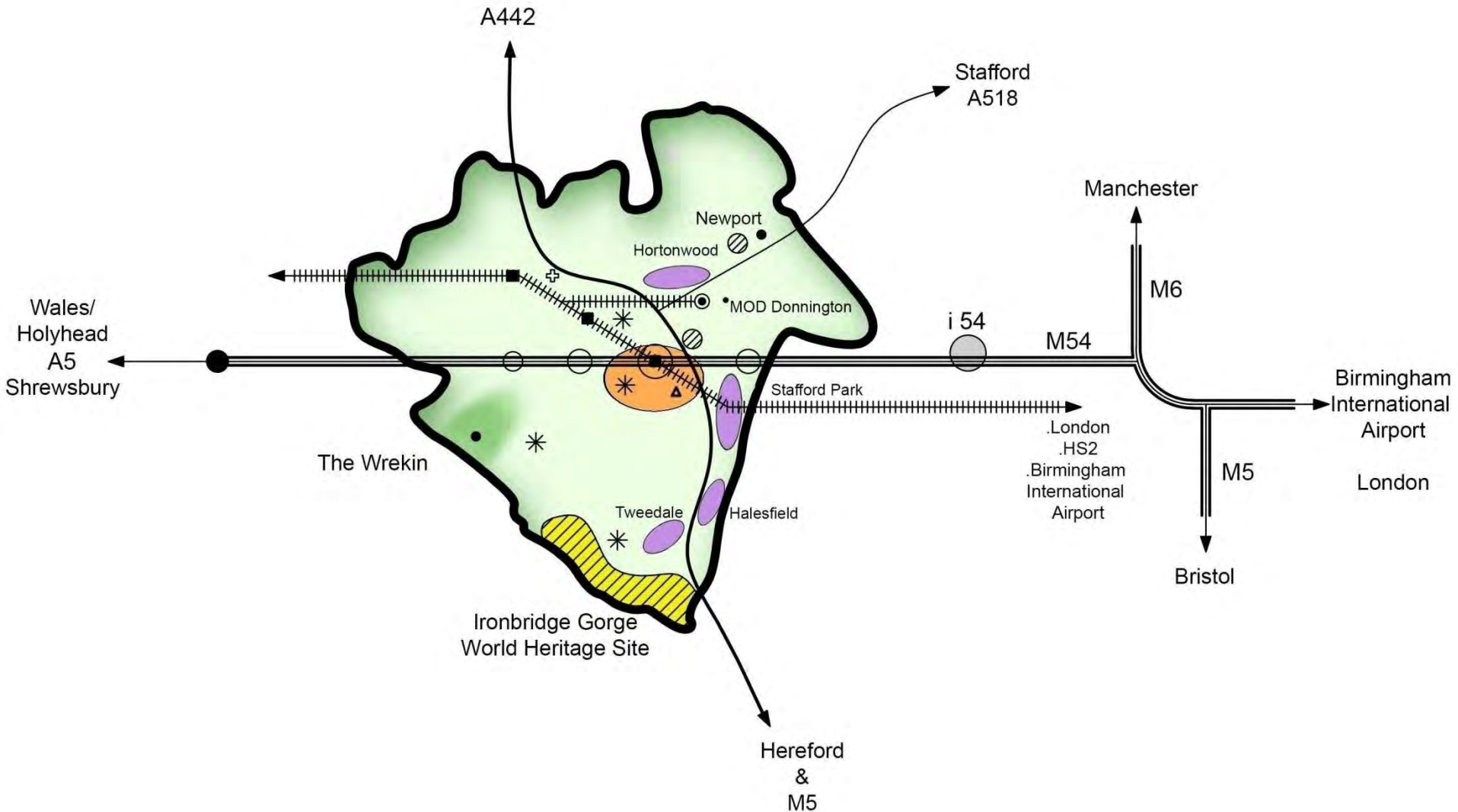
# The purpose of the Local Plan

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- Establish the **scale** and **distribution** of development to 2031
- Manage the **location** and **pace** of development
- Help to **shape communities** and **deliver opportunities** for economic growth, jobs
- Provide certainty and transparency to the market – building **investor confidence**
- Help to deliver **key infrastructure**



# Telford & Wrekin's Offer





# Key messages from you ...

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- Need a mix of small and medium sized sites
- Think about phasing and breaking up land holdings to provide opportunities for local developers
- Provide for range of housing need, including executive style housing
- Need a flexible approach to affordable housing. 35% is too high



# Key messages from you...

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- Need an efficient planning application service
- Certainty over requirements such as CIL helps land negotiations
- Scope for addressing housing shortfall in other areas such as Birmingham – Telford has the supply to meet this demand





# Messages from other stakeholders

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The 26500 target is needed to build our local economy and meet our ambitions (*Councillor*)

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

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





## Shaping Places Local Plan



## Contents

- Vision
- Scale of Growth
- Spatial Distribution
- Policy Direction
- Delivery & Monitoring



# Draft Vision

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

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



# Housing growth options

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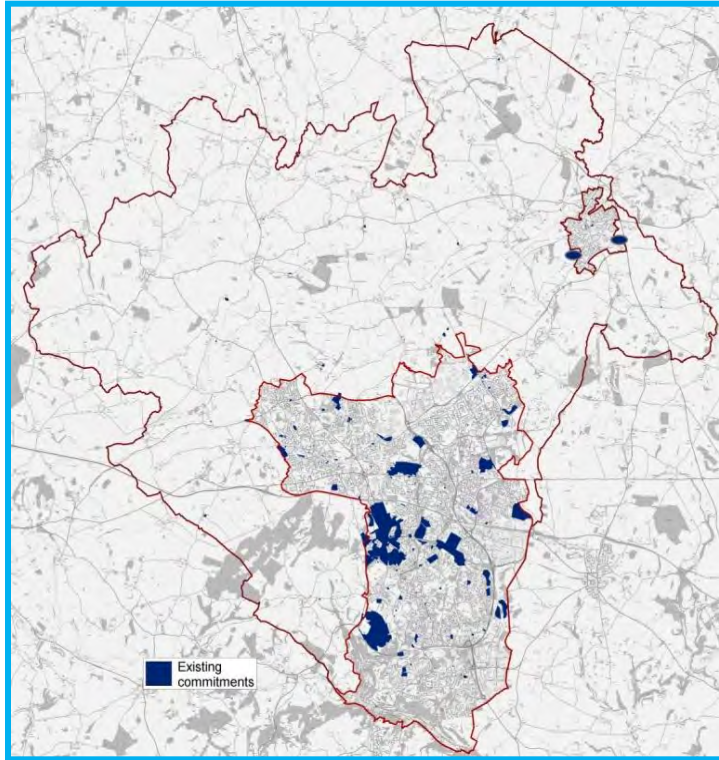
Option	Approx. Target 2011-31	Rationale
Housing Completion - led	13,640	Based on recent trend in house building
Planned Growth	17,800	Based on delivery of known development sites
Hub for Growth & Business	26,500	Acknowledges T&W's role as focal point for growth, and 'destination' of choice





# Where could 26,500 homes go?

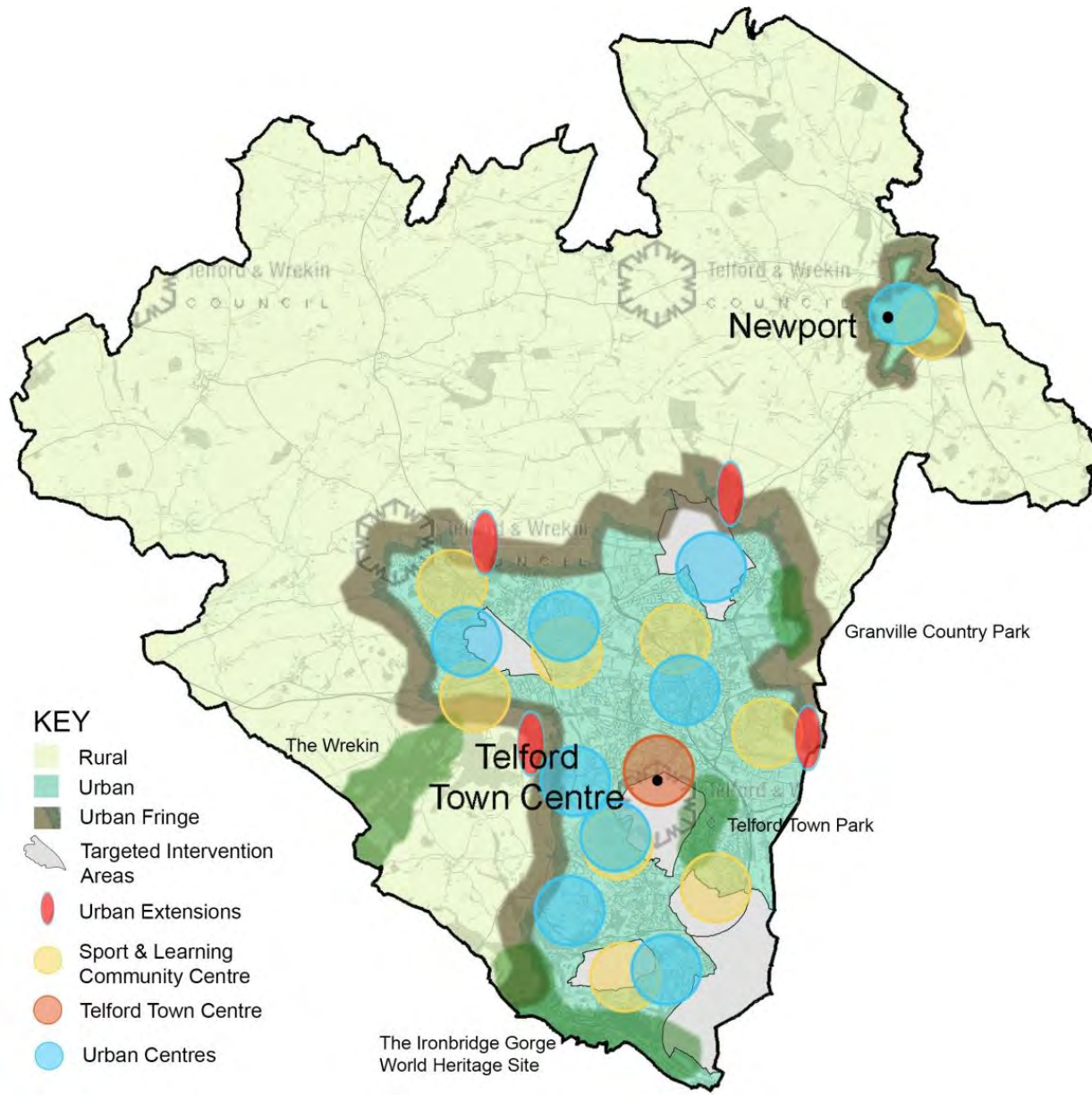
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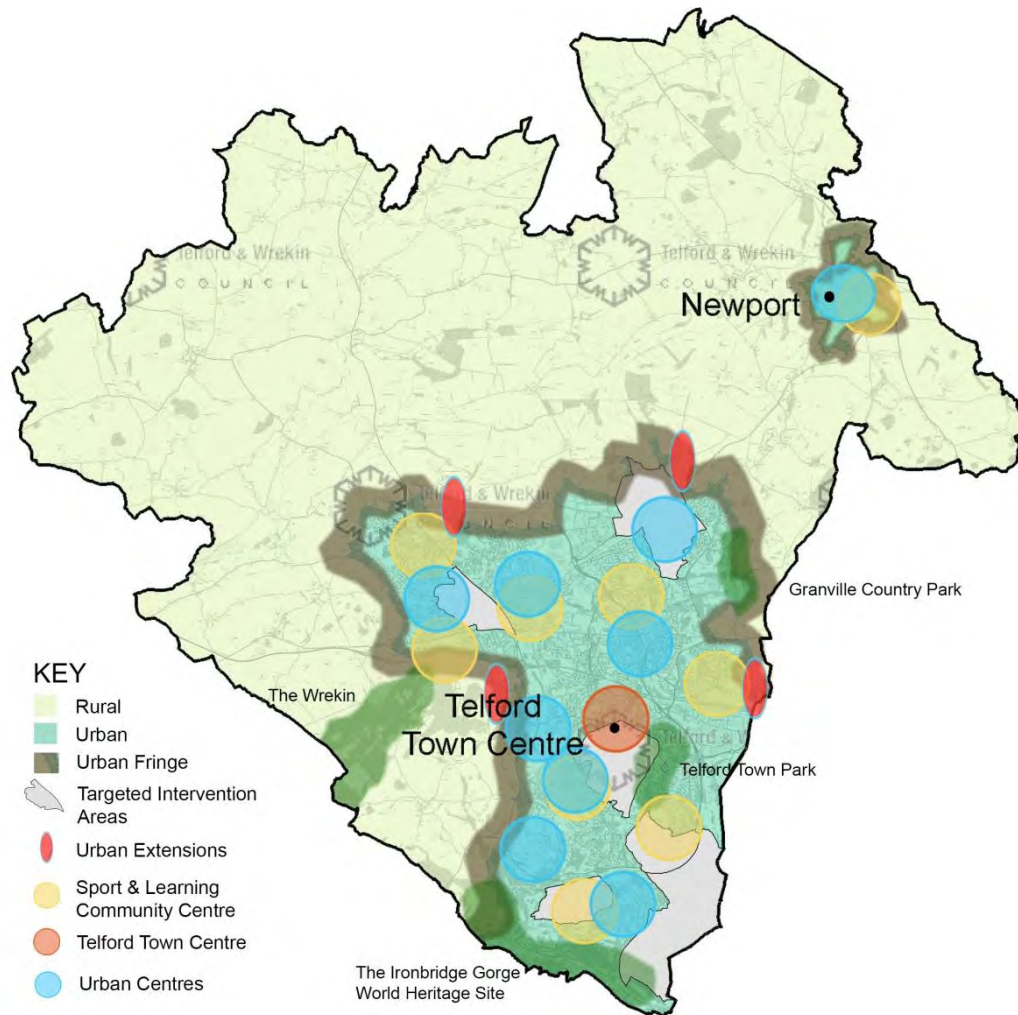
The location of  
approximately 13,000  
homes is already  
committed

# Where could the remaining 13,500 homes go?

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# How could the 13,500 be distributed?



Urban	High
Urban Fringe	Medium
Rural	Low



# Policy Issues & Options

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- Economic development
- Housing
- Transport
- Green Infrastructure
- Health
- Retail and Town Centres
- Telecoms and Broadband
- Tourism and Culture
- Climate Change and Energy
- Waste
- Water
- Minerals
- Pollution and Land Stability
- Built Heritage
- Urban Design



# Delivery & Monitoring

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- Development Management
- Partnership working
- Infrastructure Delivery Plan
- Annual Monitoring Report



# Housing Delivery – how can we help?

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- Viability guidance and negotiation
- Market Intelligence
  - HCA funding opportunities
  - RP requirements
  - Planning opportunities
  - Brokering Service
- Commercial approach
  - Unblocking stalled sites







Ketley



Lightmoor



Woodside



Brookside

# Next steps



Strategy & Options Consultation

## Shaping Places Local Plan 2011-2031

**Get involved between  
June 10 - July 26 2013**

- Online [www.telford.gov.uk/shapingplaces](http://www.telford.gov.uk/shapingplaces)
- Your local library
- First Point
- Public Open Session  
**Wednesday 26 June 2013**  
11am - 1pm and 6pm - 8pm  
Oakengates Theatre **01952 384241**

**Your Views Matter**

The Local Plan sets out priorities & policies for development in relation to housing, green space, shops, businesses, transport and community facilities.

 a co-operative council

 Telford & Wrekin  
COUNCIL

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# Questions

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# Contact details

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