



# Telford & Wrekin Council Local Plan

2011 - 2031

## SUMMARY



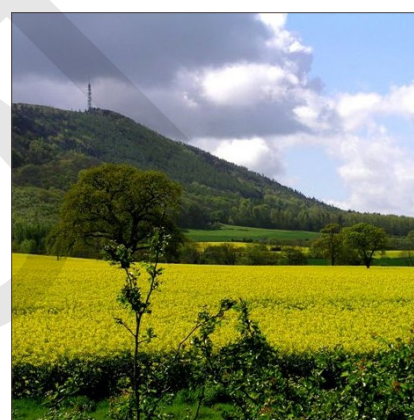
Telford & Wrekin  
COUNCIL



Telford & Wrekin Council

# Local Plan summary

2011 - 2031



## Introduction

The Telford & Wrekin Local Plan is the document the Council will use for town planning decisions affecting the borough until 2031. It will replace the existing plans that the Council relies on. This plan has been prepared following substantial research and consultation. It is consistent with Government policy.

We have already undertaken a number of consultations to get the Local Plan to this stage. Many local residents have responded to these consultations and we are committed to delivering the future Telford that our residents want. We have ensured that the Local Plan reflects this feedback and we want your views on it.

Among its key proposals are:

- Building fewer new homes, while continuing to meet the current and future housing needs of our communities. As a result of feedback from residents at previous consultations, fewer new homes than had previously been proposed will be built – down by over 41% on what had been proposed in 2010.
- Enlarging the borough's green network of protected open spaces.
- Allocating new land for employment – this will support thousands of new jobs in the borough, ensuring it remains a place that people live and work in.
- Separately, the Council is also committed to creating a new Green Guarantee. The Local Plan will protect 100 community open spaces from development. We will then ask the community to add at least another 50 sites to benefit from the Green Guarantee.

We want to know local people's views on the Local Plan before we send it to the Government's Planning Inspectorate for an independent inspector to scrutinise.



**Cllr Richard Overton**

Deputy Leader & Cabinet Member for Housing, Public Health & Protection





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## Baseline position

The borough faces a number of challenges in coming years.

- Our population is projected to grow from 167,000 in the 2011 Census to 198,000 by 2031, an increase of 31,000 people. We will need to plan for new homes and help more families get a home they can afford as well as plan for an ageing population.
- Residents value the borough's green spaces. We need to protect them and make sure developers provide new spaces, while maintaining and improving.
- We are home to many multinational businesses as well as a significant number of growing small and medium sized businesses. However, we need to broaden the range of jobs in the borough and make sure school leavers have the right skills to meet them.
- The way local people shop has changed. We need to find new roles for our many shopping centres and high streets to keep them vibrant and protect those which serve local people.
- We need to provide the community facilities a growing and ageing population will rely on.

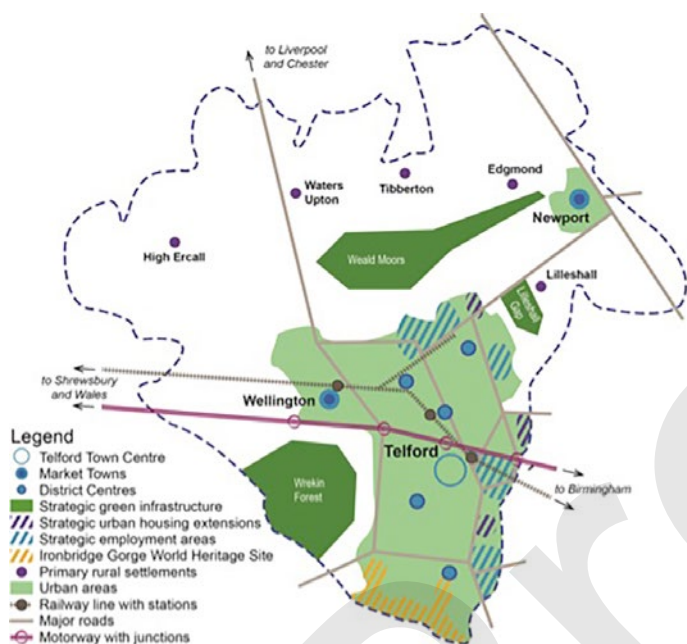
- Telford New Town was designed for the car; we need to improve road infrastructure as well as promoting non-polluting forms of transport too such as the bike and the bus for environmental reasons and to promote healthy lifestyles.
- We must protect our heritage and make sure that new housing is built to the highest standards. We have a legacy of unstable and contaminated land as a result of mining and heavy industry.
- The borough needs to be "greener", preparing for climate change by making better use of our environmental resources. This will mean reducing the amount of waste produce and water we use. We must protect our water quality and avoid siting new development in areas that flood.



## Strategy for the borough

To respond to these challenges, the Council has set out a strategy for the borough.

The Government advises councils preparing Local Plans to adopt a “spatial strategy”. This is a statement that explains how the borough will deliver the vision for each part of the borough.



## Strategy for Telford and Wrekin

The strategy for Telford and Wrekin is as follows:

- Telford will continue to take the majority of the borough’s population growth and the new employment land in the coming years making provision for 13,555 of the borough’s new homes and 100 hectares of new employment land.
- Newport will retain its market town role with

the delivery of 1,200 new homes with planning permission and 10 hectares of new employment land being provided.

- The Local Plan proposes the protection of the rural area for uses appropriate to the countryside including rural businesses such as agriculture and forestry, infrastructure for a rural economy, renewable energy and a limited amount of new housing to meet local needs (around 900 homes).
- The Local Plan aims to make use of publicly owned land and brownfield land for new development where possible.

## Detailed planning policies

The Local Plan is structured around seven themes and contains 65 individual policies that show how the vision and spatial strategy will be delivered and these will be used to determine planning applications.

### Seven themes for the Local Plan

Natural environment
Community
Connections
Built environment
Environmental resources
Economy
Housing



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## Economy

Proposals to deliver new industrial and business jobs will be directed to one of 28 sites in the Telford and Newport area. In combination, these 28 sites comprise up to 148 hectares (365 acres). The Council anticipates 110 hectares (271 acres) to be built out over the lifetime of the Local Plan. Elsewhere, new industrial uses will only be accepted if they are compatible with their surroundings.

The Council will protect our established town centres. Telford will continue to be the main shopping centre for the borough. We will also promote new shopping, restaurants and other community uses in Newport, Wellington and our other local and district centres. New night time leisure uses such as clubs and bars will be supported in our established centres provided they can show they will not adversely affect local people by reason of noise or other nuisance.

We will also protect core retail frontages in each of our centres from non shopping uses such as takeaways or betting shops. The plan resists the loss of existing shops in rural settlements. We will not encourage “out of town” shopping unless a developer can persuade the Council that the use is needed and cannot be located in one of our established centres.

The Local Plan supports investment in tourism. New hotels and leisure uses should be directed to the main town centres of Telford, Newport and Wellington as well as Ironbridge. The Council will work with developers and others to improve walking and cycling links between Southwater, Telford Town Park and Ironbridge.

## Housing

We are planning for 15,555 homes between 2011 and 2031 to meet a growing population. About 80% of these already have planning permission. The Local Plan identifies 17 major sites that will take most of the

new growth that is anticipated in years to come. These sites are overwhelmingly within Telford. The Local Plan recognises that some expansion of Telford is also necessary. It plans two extensions to Telford at Priorslee (1,105 homes) and Muxton (750 homes). All major schemes (of 11 houses or more) will have to provide some “affordable” housing, 25% of all new homes in Telford and 35% in Newport and the rural areas where house prices are higher.

The Local Plan recognises the need to plan for an ageing population. It encourages more sheltered housing schemes and care homes and the expansion of existing homes provided they are compatible with their surrounds. At the same time, the Council recognises that most old people will want to grow old at home. The Local Plan supports sensitive extensions to houses that will allow people to continue to live independently.

The Council has a legal obligation to plan for sites to accommodate gypsies and travellers. The Local Plan sets criteria for the gypsy and traveller sites we have to plan for in years to come. Applicants will need to show there is a need for the provision, that such sites can be serviced properly and that they are compatible with their surroundings.

The Council recognises the need to plan for additional housing in the rural area. It will direct the majority of this new housing to sites with unimplemented planning permissions and areas with extensive amounts of previously developed land. This includes redundant buildings that are not suitable for other rural uses, such as the British Sugar site at Allscott and the Dairy Crest site at Crudgington. Elsewhere, the Council will support a limited amount of new housing (80 in total up until 2031) between the following five villages: Edgmond, High Ercall, Lilleshall, Tibberton and Waters Upton. The Council will resist housing in the rest of the rural area other than in exceptional circumstances.



## Natural environment

“Green infrastructure” comprises 91% of the borough. This term covers all public and private green features and spaces such as parks, sports pitches, children’s play areas and private gardens, as well as all urban and rural green features such as highway verges, street trees and planters, hedges, woods and fields. The infrastructure helps make the borough an attractive place for residents and developers wishing to invest in the area. The Council will support development which promotes, protects and enhances green infrastructure.

Development will be required to include and integrate green infrastructure within its design to meet site, local and strategic needs and to optimise its benefits for the wider population.

Telford was designed as a New Town with an extensive Green Network of connected open space. The Local Plan will continue to protect this network as it forms an important part of what makes Telford attractive and will resist development that adversely harms this network. The Local Plan extends this planning policy to Newport.

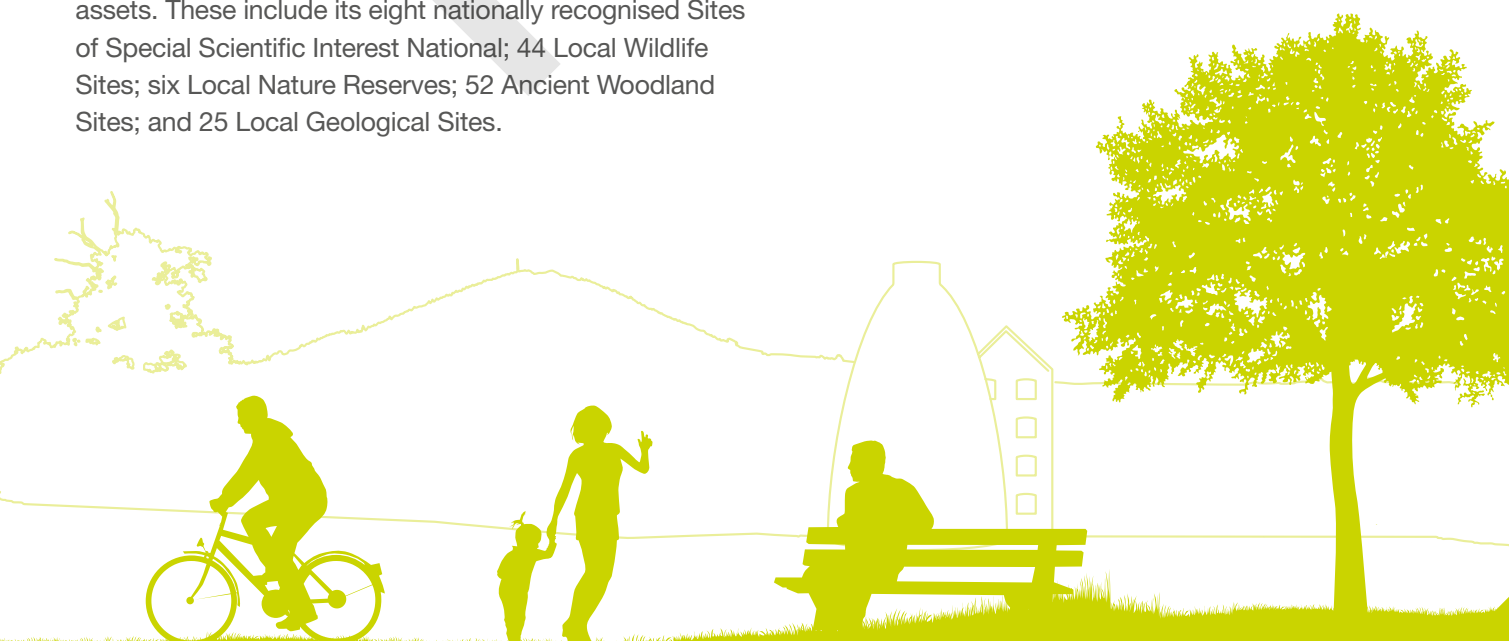
The Local Plan will also protect three important rural landscapes from inappropriate development. These are: The Wrekin, which forms part of the wider Shropshire Hills AONB; the Weald Moor, north of Telford; and the Lilleshall Gap that separates Lilleshall from Donnington.

The Local Plan sets strict controls to stop any new development from harming the borough’s other ecological assets. These include its eight nationally recognised Sites of Special Scientific Interest National; 44 Local Wildlife Sites; six Local Nature Reserves; 52 Ancient Woodland Sites; and 25 Local Geological Sites.

The Local Plan also recognises the importance of other features of local importance such as trees and hedgerows. Where these are not already covered by a Tree Preservation Order, the Council will normally resist proposals that would involve their felling or removal or cause demonstrable harm unless acceptable mitigation measures are proposed.

The Council will maintain, enhance and protect the range of sports and recreation facilities and public open space throughout the borough. Development proposals which involve the loss of open space, sports and recreational facilities will only be supported in the exceptional circumstances and in any case a developer will be required to provide suitable alternative equivalent elsewhere or secure other wider benefits which outweigh the disadvantages of the loss of such open space.

The Council will require new housing to provide play space for its residents and help maintain existing spaces that new residents might be likely to use. The Council will commit to protect a minimum of 100 new “green spaces” as part of a Green Guarantee to its residents.





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## Community facilities

The Local Plan will protect the borough's community facilities unless suitable alternative space can be found. New development will be required to provide appropriate facilities for new residents including schools and health facilities.

The Council will support the growth of the arts and the cultural sectors.

## Connections

Improving the highway network for our residents, businesses and visitors is a key part of the Local Plan. We also need to promote alternatives to the car for getting around but at the same time plan for the reasonable parking needs of residents and businesses. The Local Plan does this by setting minimum car parking standards but also requires all major schemes to plan for cyclists too. The Local Plan safeguards our old railway corridors so they can be used for cycling and walking.

The Council will support the expansion of high speed broadband and telecommunication masts in appropriate locations.



## Built environment

The Local Plan requires all new development to be built to the highest possible standards and in a way that respects their surroundings.

In addition to protecting our many nationally protected listed buildings, the Local Plan will maintain and publish a local list of important buildings which should be preserved wherever possible. We will review all of our conservation areas, identify new ones and provide detailed guidance to developers to ensure they are preserved for future generations. The Local Plan commits the Council to prepare detailed guidance to protect the Ironbridge Gorge World Heritage Site.

New development on contaminated and unstable land due to historic mining works will only be approved if strict conditions are complied with.

## Environmental resources

The Local Plan promotes green energy and requires new homes and businesses to be energy efficient.

The borough has limited minerals resources. These will be protected for future generations. There is no need to promote any new mining or an expansion of the Leaton and Hadley quarries within the plan period.

The Local Plan sets new standards for managing the borough's waste so that more of it is recycled instead of going to landfill. It sets clear rules to protect the borough's water quality. New housing will not be promoted in areas that flood.





## Appendices



The Local Plan contains a range of appendices which will show how we will deliver the policies set out above.

Appendix A considers how the Council will pay for the infrastructure needed to accommodate population growth and an increase in local employment activity. We will publish an **Infrastructure Delivery Plan** later this year. Appendix A also contains a draft schedule of **monitoring indicators** which will be used to monitor the progress in delivering the policies in the Local Plan.

**Appendix B** provides a **Glossary** of technical terms referred to in the Local Plan.

**Appendix C** contains the list of **28 allocated employment sites** that will accommodate many of the borough's new jobs.

**Appendix D** contains the list of **17 allocated housing sites**. Muxton and Priorslee are identified as sites that will contain housing and other uses.



**Appendix E** sets out the **parking standards** the borough intends to apply when the Local Plan is adopted.

**Appendix F** a comprehensive list of **designated sites of biodiversity** and geodiversity that are protected in the Local Plan.

**Appendix G** identifies minerals sites and their buffers where new development will be resisted.

**Appendix H** identifies **local centres** in the borough which will be protected and supported.

**Appendix I** contains a **policy finder** that will help residents and developers find out the main planning policies they will need to take account of when submitting a planning application.



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## Seeking your views on the Local Plan

There is now another opportunity for you to tell us your views and comments. Consultation will be from **Monday 3 August to 5pm on Friday 25 September 2015**. You must submit your comments by this deadline.

### How you can find out more and give us your views

Please visit Telford & Wrekin Council's online information about the Local Plan at [www.telford.gov.uk/localplan](http://www.telford.gov.uk/localplan). From here you will then be able to visit the consultation portal and submit your views and comments.

A number of Council buildings will have a copy of the Local Plan for you to view and give your comments.

Please visit one of the following sites:

- **Business & Planning First Point Wellington**, Larkin Way, Wellington, Telford TF1 1LX
- **Dawley Library**, Phoenix Academy, Duce Drive, Telford TF4 3JS
- **Donnington Library**, Turreff Avenue, Donnington, Telford TF2 8HG
- Reception at **Addenbrooke House**, Ironmasters Way, Telford TF3 4NT
- **Hadley Library**, Hadley Learning Community, Crescent Road, Hadley, Telford TF1 5NU
- **Madeley Library**, 21 Russell Square, Madeley, Telford TF7 5BB
- **Newport Library**, 53-55 High Street, Newport TF10 7AT
- **Oakengates Library**, The Place, Limes Walk, Oakengates TF2 6EP
- **Telford Library**, Southwater One, Southwater Square, Southwater Way, Telford TF3 4JG
- **Stirchley Library**, The Sambrook Centre, Stirchley, Telford TF3 1FA
- **Wellington Library**, Wellington Civic & Leisure Centre, Larkin Way, Wellington, Telford TF1 1LX

Public consultation events will be held at:

**Oakengates Theatre @ The Place**,  
Limes Walk, Oakengates, Telford, TF2 6EP on:

**11 August 11am – 1pm**

**11 August 6pm – 8pm**

**8 September 11am – 1pm**

**8 September 6pm – 8pm**

There will be a 20 minute presentation of the local plan at the start of each event.

We will also be visiting a number of **Town and Parish Councils**. Look out for posters in your area or visit [www.telford.gov.uk/localplan](http://www.telford.gov.uk/localplan) to find out when and where your local event is taking place.

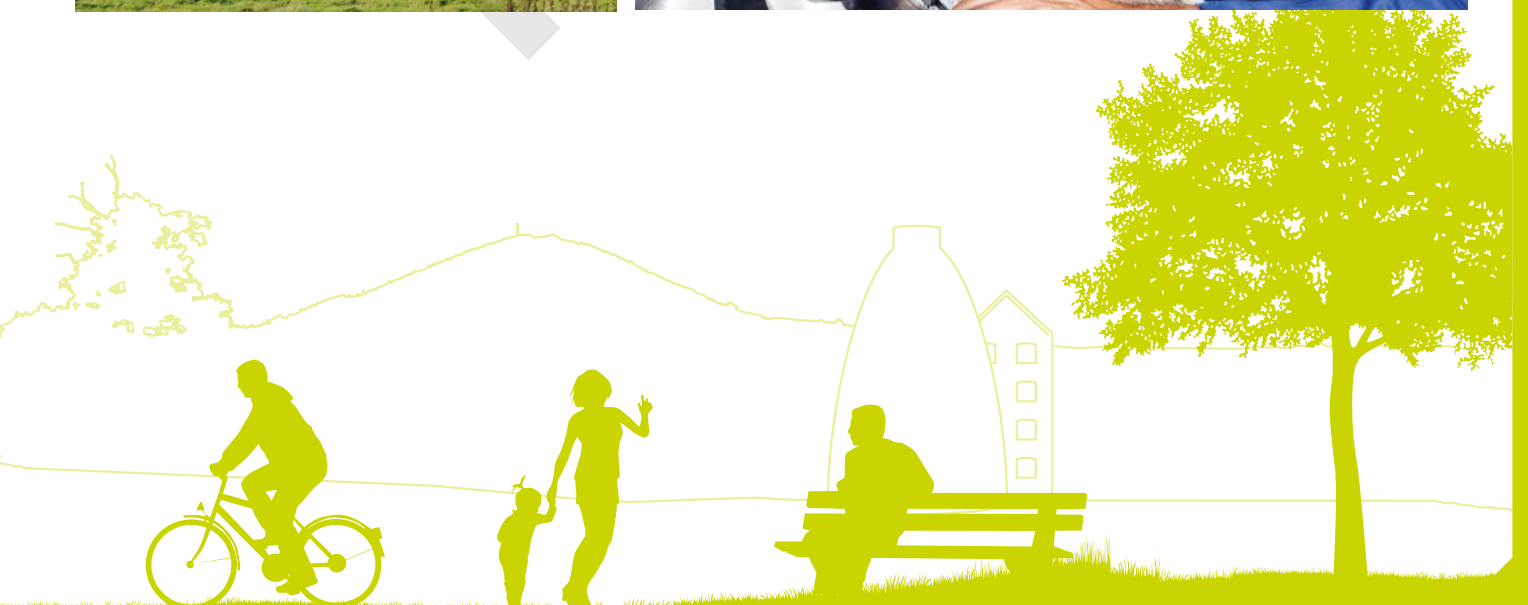
Join us on Facebook [/TelfordWrekin](https://www.facebook.com/TelfordWrekin) or follow us on Twitter [@TelfordWrekin](https://twitter.com/TelfordWrekin)

For more information contact the Environment & Planning Policy Team email [localplan@telford.gov.uk](mailto:localplan@telford.gov.uk) or phone 01952 384241.

For comments to be accepted all respondents are required to provide their contact details. You should note that your comments are not confidential; they will be published on the Council's website and copies made available for public inspection. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, requires all representations received to be submitted to the Secretary of State. By commenting on the document and submitting your comments to the Council you are giving your consent to the processing of personal data (name and organisation) by Telford & Wrekin Council unless you instruct the Council otherwise. In addition this information may be put into the public domain which includes on the Council's website.











Telford & Wrekin Council

## Local Plan

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Tell us your views from

**3 August to 25 September 2015**

### How to get involved

You can view the Local Plan and complete the questionnaire online at [www.telford.gov.uk/localplan](http://www.telford.gov.uk/localplan)

### Find out more at:

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Look out for Town/Parish  
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nearest

A copy of the Local Plan is available at: your local library, Business & Planning First Point Wellington, or at First Point Telford.