

TELFORD & WREKIN COUNCIL

CABINET – 23/06/22

LOCAL DEVELOPMENT SCHEME

**REPORT OF DIRECTOR OF HOUSING, EMPLOYMENT &
INFRASTRUCTURE**

LEAD CABINET MEMBER CLLR RICHARD OVERTON

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1. Telford & Wrekin Council (as the Local Planning Authority or LPA) is required to have in place an up to date Local Development Scheme (LDS).
- 1.2. The LDS sets out the LPA's timetable for preparing documents which form part of its Development Plan. It provides a summary for each document, details of the areas they relate to and in the case of the Local Plan review, a timetable for its preparation.
- 1.3. The LDS informs communities and interested parties of the process and progress in preparing planning policy documents. Further details on engagement in plan making and planning applications is set out in the accompanying Statement of Community Involvement which is available on the Council's website www.telford.gov.uk.
- 1.4. Under section 15 of the Planning and Compulsory Purchase Act (2004) the Council must keep the LDS under review and reflect any changes in the Development Plan timetable due to planning legislation, other policy-related matters or local circumstances.
- 1.5. In light of proposals set out in the Government's planning white paper '*Planning for the Future*', the Council took the decision to pause the formal stages of the Local Plan review. The Queen's speech has set out the intended changes to the planning system through the Levelling Up & Regeneration Bill and changes to the National Planning Policy Framework. Publishing the LDS now will enable the Council to meet its legal obligations, ensure local control over the plan making process and be in the best position to respond to changes brought forward by Government. This LDS covers the period 2022-25.

2. RECOMMENDATIONS

2.1. Cabinet approve the publication of the Local Development Scheme 2022-25.

3. IMPACT OF ACTION

3.1. The Council are required to maintain an up to date LDS. This provides the public, land owners and developers with a forward view of planning policy documents the Council intends to bring forward over a 3 year period. It also provides a timetable for the review of the Telford & Wrekin Local Plan. This provides planning certainty in the borough and helps demonstrate actions the Council are taking to meet its obligations in relation to development needs.

3.2. Failure to maintain an up to date LDS could lead to Government intervening in the planning process, resulting in loss of local control over local decision making.

1. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	<ol style="list-style-type: none">1. every child, young person and adult lives well in their community2. everyone benefits from a thriving economy3. all neighbourhoods are a great place to live4. our natural environment is protected, and the Council has a leading role in addressing the climate emergency5. a community-focussed, innovative council providing efficient, effective and quality services.
	Will the proposals impact on specific groups of people?	
	No	The proposals are borough wide.
TARGET COMPLETION/DELIVERY DATE	Publication of Local Development Scheme June 2022.	

FINANCIAL/VALUE FOR MONEY IMPACT	No	There are no financial implications of accepting the recommendations of this report, the development and implementation of the Local Development Scheme will be resourced from within current budgets. AEM 28.04.22
LEGAL ISSUES	Yes	The preparation of a Local Development Scheme and Local Plan are set out as statutory obligations of the Local Planning Authority in the Planning & Compulsory Planning Act 2004 (as amended by the Localism Act 2011) and Town and Country Planning (Local Planning) (England) Regulations 2012. The publishing of the Local Development Scheme will demonstrate that the council is progressing its Local Plan to adoption and also set out how that goal is to be achieved. The Local Planning Authority is subject to a duty to ensure that the Local Development Scheme is maintained as an up to date document. If the Local Planning Authority were not fail to produce and update the scheme the Local Planning Authority would be failing to comply with its Stautory obligations.
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	The Council is required to maintain an up to date Local Development Scheme.
IMPACT ON SPECIFIC WARDS	No	Borough wide impact

PART B) – ADDITIONAL INFORMATION

5. INFORMATION

- 5.1. The Local Deveopment Scheme (LDS) confirms the documents that make up the Borough Development Plan. This includes the Telford & Wrekin Local Plan and seven made (adopted) Neighbourhood Development Plans.
- 5.2. The Council is legally required to maintain an up to date Local Development Scheme or LDS, under section 15 of the Planning and

Compulsory Purchase Act 2004. The LDS must be available to the public and the attached version (Annex 1) is being recommended to Cabinet for approval and publication.

- 5.3. The LDS supports the Councils commitment to local decision making by providing certainty to local communities and stakeholders regarding planning documents being prepared by the LPA. This commitment is evidenced by support for local parishes in the preparation of Neighbourhood Plans and the Councils opposition to Government proposals to water down local engagement in plan making set out in the '*Planning for the Future*' White Paper.
- 5.4. The Council had paused the formal stages of the Local Plan Review in light of the proposed reforms set out in last years planning White Paper. The proposals would have radically changed the plan making process through the designation of zonal areas for growth, renewal and protection as well as reducing opportunity for public participation.
- 5.5. The Queens Speech on the 10 May set out Government proposals regarding changes to the planning. The proposals will be covered by the Levelling Up & Regeneration Bill as well as changes to the planning regulations set out in the National Planning Policy Framework. Therefore it is now appropriate for the Council to update the LDS. This will enable the Council to meet its legal obligations, ensure local control over the plan making process and be in the best position to respond to changes brought forward by Government.
- 5.6. The risk involved in not maintaining an up to date LDS document is the Government placing a 'direction' on the Council regarding the preparation of the Local Plan review. This would involve Government intervening and potentially taking over plan making removing local decision making powers and local accountability.
- 5.7. In addition to information on current Development Plan documents the LDS provides information on other planning policy documents that the Council intends to bring forward over a 3 year period (2022 – 25). These include neighbourhood plans and supplementary planning documents. It also provides summary information regarding supporting planning policy documents including the Brownfield Land Register, Self-build and Custom-build Register and Annual Monitoring Reports.
- 5.8. The LDS also covers details of other planning documents that the Council intend to bring forward for adoption between 2022 and 2025. In summary this includes:

- **Ironbridge Gorge World Heritage Site, Supplementary Planning Document** – this is planning guidance that will help protect the Outstanding Universal Value of the gorge for future generations.
- **Neighbourhood Plans for the Parishes of Ercall Magna and Stirchley & Brookside** – these are documents that will provide additional locally distinctive planning policies for the parishes of Ercall Magna and Stirchley & Brookside that will be used to assess planning applications in those areas.

- 5.9. During the period of the LDS the Council may bring forward additional supplementary planning guidance / design guidance.
- 5.10. The LDS sets out the timetable for the Local Plan Review, and outlines when there will be formal opportunities for residents and stakeholders to get involved and comment on the plan making process.
- 5.11. The initial stages of the Local Plan Review (Issues & Options) have been completed. Further work in advance of draft plan proposals coming forward for consultation will include;
- Re-opening the Call for Sites (summer 2022) in order to refresh the Councils land supply position and inform proposed site allocations.
 - Research and evidence to support the development of the Draft policies on issues such as climate change, protection of the green, natural environment and important landscapes and helping to secure the post covid-19 recovery by revitalising our town and district centres.
 - Assessment of the 2021 Census statistics to help refresh and inform the demographic evidence base for the review with the most up to date information.
- 5.12. The next formal stage of the local plan review will be the regulation 18 (REG 18) stage and the publication of the draft plan. This will include proposed site allocations and proposed changes to local plan policies. Following public consultation the Council will then bring an amended regulation 19 (REG 19) version of the plan for further public consultation. This final version and the responses received will then be submitted to the Secretary of State for Examination where a Planning Inspector will consider the Local Plan's 'soundness' and legal compliance. The Inspector will issue a report recommending any modifications and the Plan (as reviewed) will be presented to Full Council for formal adoption. The precise details and timescales for this

phase will be dependent upon the capacity of the Government Inspectorate. This will be monitored and updated accordingly.

- 5.13. Table 1 below sets out the proposed timetable for the review of the Telford & Wrekin Local Plan.

TABLE 1.

Stage	Dates
Re-opened Call for Sites	Summer 2022
Draft Plan and proposed site Allocations – consultation	Autumn – Winter 2023
Publication version to Full Council	Summer 2024
Publication version - consultation	Summer – Autumn 2024
Submission to Planning Inspectorate	Winter 2024
Examination period	Subject to Planning Inspectorate.
Final version to Full Council for adoption	

- 5.14. Further planning guidance may be brought forward to reflect any changes in national planning policy.
- 5.15. The LDS will be kept under review and monitored to reflect any changes in the Development Plan timetable, planning legislation and other policy related matters.

2. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

3. PREVIOUS MINUTES

4. BACKGROUND PAPERS

Annex 1 – Local Development Scheme 2022-25

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