



## **Borough of Telford & Wrekin Local Development Framework Submission Core Strategy Guidance Leaflet**

### **What is the Core Strategy?**

The Core Strategy addresses the key spatial development issues for the Borough and provides a clear policy framework of how the Borough will be developed up to 2021.

### **The Telford & Wrekin's Spatial Development Strategy**

Development will be focused on the urban area of Telford (91%), which will support the role of the town centre and district centres, with Newport identified as a market town serving its rural hinterland. Homes and jobs will be created to meet local needs and help regenerate the market town of Newport and the key rural settlements to create a network of accessible centres. This strategy accords with planning policy at both regional and national level.

#### **TELFORD**

The focus for development will be on the Town Centre and the District Centres in Telford. Telford is identified in RSS as a Sub Regional Foci for having the opportunity of balancing new homes and employment developments. (Policies CS3 & CS4). The Town centre will become a more diverse centre meeting peoples needs for homes, jobs, education, health and leisure & recreation. Outside the Town Centre development will be concentrated in District Centres (Wellington, Madeley, Oakengates, Dawley, Donnington & Hadley) to support existing services and facilities and support the principle of a hierarchy and range of centres.

#### **RURAL AREA**

High Ercall, Tibberton and Waters Upton are the service centres outside Telford and Newport on which the majority of the development required to meet local rural needs will be focussed. This will improve accessibility to rural services for communities, whilst reducing the need to travel. The focus is on meeting local housing need. (Policy CS7)

#### **NEWPORT**

The policy will support the regeneration of the market town; to enable it to fulfil its role as a rural service-centre for the commercial and social activities of its residents and those of its hinterland. To meet future housing needs development will need to include some development on the edge of town but this will be done in a way that ensures that people retain easy access to open spaces and have easy access to the services & facilities in Newport (Policy CS6)

**This is an opportunity for anyone to make comments on the Council's proposals in the Core Strategy and all 'duly' made representations will be considered by an independent Inspector appointed by the Secretary of State to consider the 'soundness' of the document – scheduled for May 2007.**

## Other Strategic Development Policies

The Core Strategy DPD policies create the strategic development framework that will guide and control future development in the Borough.

### **CS1 Homes**

The number of new homes to be delivered in the borough will be consistent with the RSS which permits a maximum of 1330 new dwellings per annum up to 2011, and a maximum of 700 new dwellings per annum 2011 – 2021.

### **CS2 Jobs**

The policy 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.

### **CS8 Regeneration**

Development associated with regeneration initiatives will be supported where it improves the quality of existing housing, assists the creation of job opportunities and addresses the priorities identified within Neighbourhood Improvement Plans.

### **CS9 Accessibility**

The policy seeks to ensure that development is accessible 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.

### **CS10 Community Facilities**

The policy will ensure that people have access to community facilities and the loss of existing land or buildings used for the benefit of the community will be resisted. New facilities should be located in town, district, local centres and key rural settlements.

### **CS11 Open Space**

This policy applies to all open space in the borough with the aim of protecting these areas from unnecessary development.

### **CS12 Natural Environment**

The policy will protect and conserve Nature Conservation, Wildlife and Biodiversity Areas, and recognise the impact of climate change on habitat and species.

### **CS13 Environmental Resources**

The environmental resources of the Borough will be used with prudence. The production of energy from renewable sources will be supported. Development will avoid increasing the risk of flooding and where appropriate integrate measures for sustainable water management.

### **CS14 Cultural, Historic and Built Environment**

This policy will protect and enhance the boroughs existing, unique built and cultural assets and to deliver new development to support a rich cultural fabric.

### **CS15 Urban Design**

The design of development will assist in creating and sustaining safe places, strengthening local identity and protecting a positive local image.

### **CS16 Waste**

The policy encourages the reduction, re-use and recycling of waste; recovering energy from waste and minimising landfill of waste.

### **CS17 Minerals**

Development of mineral resources will ensure an adequate supply of minerals, whilst recognising the need to conserve minerals and ensuring any adverse environmental, social and economic impacts.

## Further guidance

The Core Strategy is available from the Local Development Framework section of the Council's website which can be found at [www.telford.gov.uk](http://www.telford.gov.uk) as well as further background and evidential base documents which support the Core Strategy.

West Midlands Planning Aid provides free and independent advice on all planning matters for individuals and community groups who cannot afford consultants fees. Their website can be found at <http://www.planningaid.rtpi.org.uk/>.

All representations must be received by the Council by **5pm 14 November 2006**. The representation form contains a guidance leaflet on how to make representations on the Core Strategy.

If you wish to discuss any issues further with a member of the LDF then please attend one of our exhibitions (details are available on the Council's web site) or telephone 01952 202331.

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