
Telford Millennium Community: Planning Policy Technical Note Summary

Central Government, primarily through the Office of Deputy Prime Minister (ODPM), is actively promoting an urban renaissance of our towns and cities. This was launched with the Urban White Paper and followed by a series of associated policy statements. In addition, the Government proposes to re-organise the planning system in order to make it more efficient, accountable and focussed. When considering proposals for new residential development the ODPM requires that Local Planning Authorities (LPAs):

- Maximise the use of previously developed land;
- Locate new development in accessible locations;
- Maximise densities, particularly in highly accessible locations;
- Improve the quality of architecture and urban design, and seek to reduce private parking provision.

Central Government policy is translated through Regional and County levels. The spatial implications of this are to be found primarily within the local plan; for Telford and Wrekin this is the Wrekin Local Plan 1996-2001.

Wrekin Local Plan 1996-2001

This document sets the policy context for development at East Ketley. It allocates the site for the development of 415 dwellings and anticipates that these will be provided in three development areas which are shown in the Inset Plan 6. The site includes the land fronting Beveley Road. In addition to a residential use the Plan anticipates that the development will include a local centre to meet local shopping/community needs and a 7.3ha green wedge of new public open space. The policy also notes that:

- A new community facility should, if necessary replace the Parkside Centre;
- Development should comply with policies concerned with development on or around landfill sites, in particular Policy EH9 which prevents residential development within 50m of a gassing landfill, gardens should be at least 10m away;
- The site lies within the north Telford 'corridor of concentrated demand' for public transport. Good accessibility by public transport including new footpaths and cycleways should be provided.
- Including existing open space, around 13 ha would be provided on site.

The Emerging Local Plan

The Plan is currently undergoing review, discussions with the LPA have provided information on the direction of the new Local Development Framework document which have further implications for development.

-
- The dwelling allocation will be raised to around 800;
 - The Community Strategy themes of neighbourhoods, access, open space, jobs and prosperity should inform the masterplan;
 - Linkages to the existing road network, and to the centres of Telford and Wellington should be provided, following the example provided by the existing local plan inset map.
 - The new local centre should be flexibly designed to allow for retail, employment and residential use. It should be integrated into the wider development, and the surrounding communities through good pedestrian and cycle access. Community facilities could be linked to the proposed new school to encourage dual use
 - Housing density should be around 50dph, there should be a range of tenure and house types. Whilst the adopted local plan calls for an affordable housing level of a figure of 25% may be acceptable, to be informed by the emerging housing needs survey and community and stakeholder consultation.
 - Car parking standards should follow those provided within PPG3 and PPG13. For residential development this means a maximum of 1.5 spaces per dwelling.
 - Phasing of the development will need to take into account the Blockley proposals for clay extraction to the north of the site.

Emerging local plan policy will support the TMC concept. Nevertheless a development of around 800 homes will need to be advertised as a departure from the adopted local plan. Requirements for recreational and open space provision contained within the adopted plan are being superseded by related strategies either prepared or in preparation.

Author: David Kenyon

.....

Reviewer: Angus Martin

.....