

# Business & Development Charter

## Invest in Telford...

What we can do for you

**'One Stop Shop' - Open for business**  
Through our **Business & Planning First Point** we offer a range of services tailored to suit your business needs. Whether you are thinking of starting up your own business, expanding your business or developing in the Borough, our team of experts in inward investment, property, regeneration, housing delivery, planning, building control, recruitment, funding, procurement, legal and marketing can help, support and advise you.

### ■ Personal Service

We will provide you with a dedicated point of contact to cover all your needs so as to ensure a seamless and quick response.

### ■ Accessing Finance

We will provide you with an in house bid writing and advisory service, as well as access to a range of funding streams, to help start up and develop your business.

### ■ Business to Business

We offer a regular programme of business events and introductions to networks, run by businesses for businesses to provide support, advice and networking opportunities to new and existing companies.

### ■ 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.