Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Borough of Telford and Wrekin

Full Council

Thursday 26 November 2026

6.00 pm

Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Democratic Services:	**Paige Starkey**	**01952 380110**
Media Enquiries:	**Corporate Communications**	**01952 382406**

Committee Members: **Councillors E Aston, S Bentley, K T Blundell, M Boylan, A J Burford, S P Burrell, E M Callear, B Carter, L D Carter, C Chikandamina, G H Cook, E Davies, P Davis, F Doran, N A Dugmore, A J Eade, A R H England, N A M England, S Handley, Z Hannington, C Healy, T L B Janke, A S Jhawar, J Jones, J Kaur, G C W Latham-Reynolds, L Lewis, G Luter, A D McClements, R Mehta, K Middleton, H Morgan, T J Nelson, R A Overton, N Page, L Parker, I Preece, S J Reynolds, S A W Reynolds, H Rhodes, R Sahota, P J Scott, S Syrda, G Thomas, P Thomas, J Thompson, K L Tomlinson, W L Tomlinson, K Tonks, R Tyrrell, J Urey, O Vickers, P Watling and D R W White**

Agenda	**Page**
1.0 Prayers and Reflections	
2.0 Apologies for Absence	
3.0 Declarations of Interest	

4.0 Minutes of the Previous Meeting **9 - 20**

To confirm the minutes of the last meeting of the Council on 16 July 2026.

5.0 Leader's Report & Announcements

The Leader of the Council may give an oral report on matters of significance to the Borough, comment upon the Cabinet decisions or make any announcements.

6.0 Mayor's Announcements **21 - 24**

To note the Mayoral Engagements undertaken since the previous Council meeting.

7.0 Public Questions

To receive any questions from the public which have been submitted under Council Procedure Rules 7.11 and 7.12. The session will last no more than 15 minutes with a maximum of 2 minutes allowed for each question and answer. Questions can be asked of the Leader and Cabinet Members.

8.0 Councillor Questions On Notice

To answer questions received under Council Procedure Rule 6.2.

NB In accordance with the provisions of Council Procedure Rule 6.2.9 there will be a maximum of 30 minutes allowed for questions and answers. Any question not answered within the 30 minute time limit will receive a written reply within 5 working days.

9.0 Cabinet Decisions Made Since the Last Meeting of the Council **25 - 32**

To receive the report on the Cabinet decisions made since publication of the last Council meeting agenda. Cabinet Members may speak on these decisions and Members may ask questions about key decisions of the relevant Cabinet Member for the purposes of clarification only. Members are asked to note the additional delegations to officers granted at those meetings.

10.0 Recommendations from Cabinet

Cabinet - 15 October 2026

10a 2026/27 Financial Monitoring Report **33 - 40**

To receive the 2026/27 Financial Monitoring Report.

Cabinet - 12 November 2026

10b Adoption of Telford & Wrekin Local Plan **41 - 802**

To approve the adoption of the Telford & Wrekin Local Plan.

10c Delivering New Council Homes **803 - 816**

To consider and approve the recommendations to deliver the Council's first new council homes for 27 years, helping meet local housing need and providing secure, affordable homes for local people.

11.0 Recommendations from Boards and Committees

Audit Committee - 15 July 2026

11a Treasury Management 2025/26 Outturn Report & 2026/27 Update Report **817 - 838**

To receive the Treasury Management 2025/26 Outturn Report and 2026/27 Update Report.

Boundary Review Committee - 9 November 2026

11b Interim Review of Polling Districts, Polling Places and Polling Stations **839 - 872**

To receive a report following the interim review of Polling Districts, Polling Places and Polling Stations.

12.0 Motions on Notice

12a Councillor Bill Tomlinson will propose the following Motion:

"This Council acknowledges the growing global "rights of nature" movement and the case for future legislative change, and agrees to develop a Charter for the River Severn and its tributaries within our borough, in line with similar charters being developed for other sections of the river in Powys, Shropshire and Worcestershire.

The Charter sets out the following principles, described as the "rights of the river", as an expression of the Council's environmental ambitions for the River Severn and its tributaries. Under the law as it currently stands, the Charter does not confer legal personality or legally enforceable rights upon the river, and it does not alter the Council's statutory functions or decision-making responsibilities.

The Charter sets out the following principles:

1. The Right to Flow and Perform Natural Functions. To maintain its natural course and seasonal rhythms free from obstructions and extractions that can damage the normal functioning of the river system.

2. The Right to Biodiversity. To have good biological health through the existence of balanced, diverse and viable populations of native species and habitats specific to the Severn and its tributaries.

3. The Right to Be Free from Pollution. To exist in a state of ecological health and not be subject to detrimental levels of known and emerging pollutants that adversely affect the life of the river.

4. The Right to be Supported by a Healthy Catchment. To flow through environments which support the river as a balanced, sustainable and resilient aquatic ecosystem.

5. The Right to Regenerate. To recover to full ecological function through natural processes and for this to be supported by intervention, where necessary, to halt the decline in biodiversity and abundance and to increase both over time.

6. The Right to Representation. For the interests and ecological health of the river to be appropriately represented and considered, where relevant and lawful, in matters that directly affect its health now and in the future.

The Council agrees to work with neighbouring authorities, key partners and stakeholders to develop the Charter into meaningful action, overseen by the Environment Scrutiny Committee."

The Motion will be seconded by Councillor Carolyn Healy.

12b Councillor Kelly Middleton will propose the following Motion:

"This Council notes:

That despite falling inflation, the cost of everyday essentials remains high, leaving many residents struggling to afford food, energy, housing, and transport this affects not only those out of work but also working families, pensioners, disabled residents, unpaid carers, and those just above benefit eligibility thresholds.

This Council believes:

1. No family should have to choose between heating their home and putting food on the table.

2. Work should provide a route out of poverty, not leave families struggling to survive.

3. That 14 years of Conservative-led government, austerity, cuts to local government funding and poor economic decisions have contributed significantly to the financial pressures facing communities across the country, leaving councils with fewer resources to support residents when they need them most.

4. That the consequences of these decisions are still being felt by families in Telford and Wrekin, public services and local communities, with the poorest and most vulnerable often bearing the greatest burden.

This Council resolves:

a) To support the Cost-of-Living Strategy 2026–2029 and ensure its £9 million investment reaches those most in need.

b) To prioritise support for struggling working households, families with children, pensioners and residents facing financial hardship, including those falling just outside benefit eligibility thresholds.

c) To strengthen access to emergency financial assistance, debt advice, affordable food, housing support, and energy efficiency schemes.

d) To protect investment in children's holiday provision, Free School Meals auto-enrolment, community support and affordable transport.

e) To ensure that support is accessible in every ward, working alongside voluntary organisations, community groups and local partners."

The Motion will be seconded by Councillor Zona Hannington.

12c Councillor Andrew Eade will propose the following Motion:

"This Council welcomes the Labour Energy Secretary's decision to finally permit the extraction of natural gas from the Jackdaw Field in the North Sea. However, it also notes concern about her continued opposition to the development of the Rosebank oil field and the potential implications for our energy security, which have been clearly highlighted by the conflicts in the Middle East and Ukraine. The Council also notes with surprise that the Chancellor has already accounted for tax receipts from Rosebank within his Autumn Statement.

In light of these considerations, this Council resolves to urge the Energy Secretary to:

1. Reconsider her opposition to the project.

2. Recognise energy security as an integral part of national security.

3. Provide clarity as to the assumptions made regarding anticipated tax receipts from the Rosebank development within the Government's fiscal forecasts.

4. In the interests of national security approve the development of Rosebank immediately."

The Motion will be seconded by Councillor Tim Nelson.

12d Councillor Paul Davis will propose the following Motion:

"This Council reaffirms its ongoing commitment to supporting the Armed Forces community across Telford & Wrekin.

The Council is proud of the investment made in the Telford & Wrekin Homes for Veterans scheme, which will secure 10 homes for local veterans and their families, and its continued support for the Christopher Turley Armed Forces Community Hub in Dawley, which has become an invaluable resource providing advice, guidance and wellbeing services to veterans and their families.

This Council welcomes the £670,000 VALOUR funding award secured earlier this year, which has enabled the Christopher Turley Armed Forces Community Hub to become the first VALOUR-recognised Veterans' Support Centre in the West Midlands. This recognition represents a significant achievement and will further strengthen access to vital support in areas including housing, health, welfare, employment and skills.

The Council also welcomes the appointment of a Centre Manager to lead the development and delivery of the VALOUR Centre's services. We congratulate them on their appointment and wish them every success in their new role, recognising the important contribution they will make in supporting the Armed Forces community and strengthening the Centre's work.

This Council recognises that the best outcomes for veterans and their families are achieved through partnership working, sustained investment in effective and proven services, and avoiding unnecessary duplication of existing provision.

The Council therefore commits to continuing to work collaboratively with the Armed Forces community, partner organisations and service providers to strengthen, develop and expand the successful support

already available across the Borough, ensuring that veterans and their families receive the recognition, support and opportunities they deserve."

The Motion will be seconded by Councillor Ollie Vickers.

12e Councillor Paul Watling will propose the following Motion:

"The Government has stated its intention to lay the foundations for a National Care Service and is considering the long-term reform of adult social care through the Independent Commission on Adult Social Care, chaired by Baroness Louise Casey.

Successive governments over recent decades have failed to enact lasting structural reform, whilst local authorities have borne the brunt of these systemic pressures, with adult social care accounting for a large share of controllable council budgets, while our officers work tirelessly to protect essential frontline services.

The Government has accelerated the work of the Independent Commission on Adult Social Care, chaired by Baroness Louise Casey, with its final report expected in 2028, alongside the "Big Conversation on Care" and work to build a durable consensus on the future of adult social care.

The Government is also progressing the Fair Pay Agreement for adult social care, including proposals for an Adult Social Care Negotiating Body through which employer and worker representatives will negotiate on pay, terms and conditions and wider employment matters.

This Council believes:

Adult social care is an essential pillar of a compassionate society and must be placed on an equal footing with the National Health Service to guarantee dignity, independence and peace of mind in later life.

Local government is indispensable to the delivery and success of any future National Care Service. Councils possess unmatched local knowledge, democratic accountability and established partnerships with the NHS, housing providers and the voluntary and community sector.

True reform cannot be designed solely in Whitehall. It must be built from the bottom up, empowering local authorities to shape preventative, person-centred care tailored to the distinct needs of their communities.

Long-term structural reform must be accompanied by immediate, sustainable funding for local government to stabilise the current care market, support unpaid carers and relieve acute pressures on local

health and care systems.

This Council resolves:

1. To welcome the Government's commitment to reforming adult social care and developing a National Care Service.

2. To welcome the work of Baroness Casey's Independent Commission on Adult Social Care and the progress being made towards a Fair Pay Agreement for the adult social care workforce.

3. To instruct the Leader of the Council and the Chief Executive to write to the Prime Minister, the Secretary of State for Health and Social Care and the Secretary of State for Housing, Communities and Local Government to:

    - express this Council's support for ambitious and sustainable reform of adult social care;
    - urge the Government to place local government at the heart of designing and delivering a National Care Service, preserving local democratic oversight and integration with local public services; and
    - emphasise the importance of sustainable funding for local government to support the delivery of adult social care and the stability of the care market.

4. To support and, where appropriate and within existing resources, promote the "Big Conversation on Care" across the borough so that local residents, care workers, unpaid carers and service users have a strong voice in shaping the future of care."

    The Motion will be seconded by Councillor Corrine Chikandamina.

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FULL COUNCIL

Minutes of a meeting of the Full Council held on Thursday 16 July 2026 at 6.00 pm in the Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Present: Councillors E Aston, S Bentley, K T Blundell, M Boylan, A J Burford, S P Burrell, E M Callear, B Carter, L D Carter, C Chikandamina, G H Cook, E Davies, P Davis, F Doran, N A Dugmore, A J Eade, A R H England, N A M England, S Handley, Z Hannington, C Healy, J Jones, J Kaur, L Lewis, G Luter, A D McClements, R Mehta, K Middleton, H Morgan, T J Nelson, R A Overton, N Page, L Parker, S J Reynolds, S A W Reynolds, H Rhodes, R Sahota, P J Scott, S Syrda, P Thomas, J Thompson, K L Tomlinson, W L Tomlinson, K Tonks, R Tyrrell, J Urey, O Vickers and D R W White.

In Attendance: J Clarke (Senior Democracy Officer (Democracy)), A Lowe (Director: Policy & Governance) and D Sidaway (Chief Executive).

Apologies: Councillors T L B Janke, A S Jhawar, G C W Latham-Reynolds, I Preece, G Thomas and P Watling.

17 Prayers and Reflections

Hargun Kaur from the Siri Guru Gobind Singh Ji Gurdwara (Priorslee) said prayers.

18 Declarations of Interest

None.

19 Minutes of the Previous Meetings

RESOLVED – that the minutes of the Special Council meeting and the Annual General Meeting held on 21 May 2026 be confirmed as a correct record and signed by the Mayor.

20 Presentation of Special Recognition Award

Councillor Lee Carter, Leader of the Council, moved, seconded by Councillor Carolyn Healy, that a Special Recognition Award be presented to Dr Graham Wynn OBE, in recognition of his outstanding contribution to enterprise and innovation. As a dedicated advocate for investment, regeneration and employment within the borough of Telford and Wrekin Dr Wynn's influence had been felt across all aspects of community life. This award recognised his

exceptional lifetime of service to the community, a distinction that was both fitting and richly deserved.

RESOLVED – that a Special Recognition Award be presented to Dr Graham Wynn, OBE.

21 Leader's Report & Announcements

The Leader commended the England Football Squad for their efforts during the World Cup, noting that occasions such as this brought communities together across the borough. Residents had united in homes, pubs, clubs and public spaces, sharing a sense of pride, ambition and optimism.

The Leader was delighted to welcome Councillor Ben Carter, who was recently elected to represent the Malinslee & Dawley Bank Ward following a positive, community-focused election campaign that was firmly rooted in local issues and engagement.

The Leader welcomed the Government's recognition of the Christopher Turley Armed Forces Hub as a VALOUR Centre. As the first centre of its kind in the West Midlands, it would provide veterans with access to support services including housing, health and wellbeing, welfare, employment and skills development. This recognition demonstrated the positive impact that effective partnership working could have on people's lives.

The Leader also announced that two additional sites within the borough, Ketley Paddock Mound Local Nature Reserve and The Beeches and Lodge Fields Local Nature Reserve, had been awarded Green Flag Status, bringing the borough's total to ten Green Flag sites. This represented a significant achievement and reinforced Telford and Wrekin's position as one of the greenest urban areas in the country.

The Leader emphasised the importance of having a Local Plan in place to safeguard the borough from speculative development. He stated that the Plan represented a responsible approach to protecting valued local assets, strengthening communities, and supporting residents through initiatives such as the capped bus fare scheme to help address cost of living pressures. While acknowledging that further work remains to be done, he reaffirmed the Council's commitment to focusing on the priorities of local residents and continuing to build a better borough for all.

22 Minutes Silence for Ann Widdicombe former MP

Councillor Andrew Eade lead a tribute to former MP Ann Widdicombe following her recent passing. A minutes silence was the observed in her memory.

23 Mayor's Announcements

The Mayor asked Members to note the engagements she had undertaken since being elected at the Annual General Meeting.

Since May, both the Mayor and Deputy Mayor had had the privilege of attending a diverse range of events across the borough. The Mayor thanked the Deputy Mayor for his continued support and commitment throughout this period.

Among the many engagements attended, the Mayor highlighted three recent events. The first was the Windrush celebration hosted by TAARC, which had provided an opportunity to celebrate heritage, community and belonging. The event featured a keynote speech by Eddy Smythe, who shared the remarkable story of his father's role in managing voyages of the Empire Windrush to and from the Caribbean. The Mayor had also been honoured to grant permission for the Royal Yeomanry's Freedom of the Borough Parade, which was held in Southwater in conjunction with Armed Forces Day. The event recognised the dedication and service of those involved, as well as the wider Armed Forces community. In addition, the Mayor attended the Kushdil Biggest Teeyan Mela at Telford Cultural and Leisure Centre, where more than 300 guests gathered in traditional attire to celebrate their culture and heritage. The Mayor noted that it had been a pleasure to meet and speak with so many attendees and witnessed the enthusiasm and pride with which the event was celebrated.

In closing, the Mayor expressed her pleasure at having had the opportunity to engage with residents, community groups, event organisers and local businesses. She noted that these interactions had been both enlightening and uplifting and she looked forward to meeting many more people and communities throughout the remainder of her mayoral year.

24 Public Questions

The following questions from the public had been received.

(i) The following question to Councillor Ollie Vickers, Cabinet Member: Cabinet Member: Jobs, Transport & Digital Connectivity was submitted by Ms Joanna Kowalski:

"*What is the Council doing to mitigate the effects of the job losses of Telford & Wrekin residents caused by the transfer of the Ironbridge Gorge Museum Trust to the National Trust and what specific Council actions are targeted on supporting those who became unemployed as a result?*"

Councillor Ollie Vickers, Cabinet Member: Cabinet Member: Jobs, Transport & Digital Connectivity responded that the council had taken proactive steps to support any residents affected by the transfer of the Ironbridge Gorge Museum Trust to the National Trust and associated job losses. An entrepreneurship and business start-up training session, which had been funded and delivered by European Innovation, for affected employees interested in starting their own business or gaining a better understanding of self-employment. The council continued to provide employment support through its partner organisations, including access to the Job Box programme, offering practical assistance with CV writing, job searching and job applications. Through these measures, the Council sought to provide employment support and alternative pathways into self-employment for those impacted by the transfer. He asked that Ms Kowalski contact him, following the meeting, to discuss any specific cases.

(ii) The following question to Councillor Shirley Reynolds, Cabinet Member: Children, Young People, Education, Employment & Skills was submitted by Tvisha Bhat and Mya Hobbs:

"What is the Council doing to help everyone that wants to be involved in democracy to feel safe and able to stand up and have a voice?"

Councillor Shirley Reynolds, Cabinet Member: Children, Young People, Education, Employment & Skills responded that democracy was strongest when people felt able to share their views and participate without fear of abuse, intimidation or harassment. The Council worked with schools, colleges, the Youth Parliament and community organisations to ensure young people had opportunities to influence decisions and be heard. The council remained committed to creating a safe and respectful environment for participation and worked with partners to challenge hate, tackle abusive behaviour and promote informed and respectful debate. It was important to recognise the impact of misinformation and online abuse on public engagement. She emphasised the importance of decisions being evidence based and acknowledged that everyone, including elected members, had a responsibility to set a positive example both in debate and conduct. The Cabinet Member expressed her thanks to the young people for their valuable contributions to local democracy through their engagement in questioning and challenging decision makers and for representing the view of young people across the borough.

25 Councillor Questions On Notice

The following questions were asked under Council Procedure Rule 6.2.2:-

(a) Councillor Andrew Eade asked the following question of Councillor Richard Overton, Cabinet Member: Safer Streets and Better Housing:

"Can the Cabinet Member responsible for Highways update me on what recommendations arising from the recent Consultant's report into road safety on the A518 between Donnington Clock Tower and the 'Sheep Island' at Chetwynd Aston have been implemented, and also detail what recommendations have not been actioned."

Councillor Richard Overton responded that the council took road safety very seriously and continued to invest £91m over the next four years. With regard to collisions on the A518, the council had commissioned an independent road safety review on the route between Donnington Clock Tower and the Sheep Island roundabout which had examined the collision data, road conditions, highway layout and traffic speed to identify any opportunities to improve road safety. The report identified there were no fundamental issues requiring major highway reconstruction but it did identify a number of measures. This included enhanced signage, road markings and improvements to visibility which the council had accepted. A dedicated location to facilitate mobile speed enforcement operations would enable a more visible presence by West Mercia Police. Details of the work would be shared with Ward Members and the Parish Council as well as being published on the council's website.

Councillor Andrew Eade asked a supplementary question in relation to the A518 junction with Wellington Road identified as 3.5 in the safety report and the cluster of accidents, would the Cabinet Member agree that there was a need for traffic lights or an island to control traffic movements at that location. A written response would be acceptable.

Councillor Richard Overton agreed to provide a written response but added that if the development went ahead, s106 fund would be secured for a number of reasons including highway improvements or safety measures.

(b) Councillor Peter Scott asked the following question of Councillor Richard Overton, Cabinet Member: Safer Streets and Better Housing:

"There are a lot of road signs across the borough that are either obscured by tree branches or are just in need of cleaning. Is there an ongoing council programme that will deal with them or do the council rely on members of the public to report them. If the latter, how quickly is any action taken?"

Councillor Richard Overton responded that due to the recent warm weather, the growth of the green and pleasant shrubbery across the borough had increased. The council was working hard to ensure that signs, street name plates, and safety displays were maintained and foliage cut back. The summer safety pruning programme typically started in May and was due to finish around September at which point the team reverted back to a large programme of cutting back during the winter months. It was important to note however, that some vegetation and hedges that obscured visibility were on private land and where improvements were required, the council had to rely on its statutory processes which can be protracted and out of the council's direct control. A programme of sign cleaning was undertaken each year and last week the council had launched its annual dual carriageway maintenance programme which would enable the cleaning of signs, drains emptied, street lights checked and grass cutting to take place. Where issues were found, he encouraged Members and residents to log any issues on the MyTelford App enabling the teams to respond as soon as possible.

(c) Councillor Eileen Callear asked the following question of Councillor Ollie Vickers, Cabinet Member: Jobs, Transport & Digital Connectivity

"Please can the Cabinet Member update us on the progress that has been made on bus travel across Telford & Wrekin?"

Councillor Ollie Vickers responded that one of the council's biggest achievements had been the introduction and continued growth of the six Travel Telford buses. Since their launch in December 2022, they had carried over one million passenger journeys enabling residents to access work, education, healthcare, shopping and leisure across the borough. It was encouraging to see that numbers continued to grow. Since the network had been refreshed last summer and following resident feedback, there had been a 21% increase in patronage compared with the previous year. This showed the council was adapting to meet the needs of local people and delivering a network that people want to use. Bus fares had been capped across Telford and Wrekin in order to help families face the cost of living pressures with simple, affordable fares at £2 for adults and £1 for children and young people under 19 and now every journey that starts and ended within the borough benefitted from these fares whatever the operator. There had also been improvements to connectivity based on resident feedback with a demand for responsive connectivity which had been expanded. The Wrekin Connect Summer service had recently been launched providing affordable weekend links between Ironbridge Gorge, Wellington and the Wrekin for both residents and tourist and he was proud of what the council had achieved.

(d) Councillor Helena Morgan asked the following question of Councillor Zona Hannington, Cabinet Member: Finance and Resident Services:

"In recent months we have seen an increase in online abuse, hateful language, threats, false allegations and misinformation directed not only at elected members but also at individuals and organisations within our communities. This increasingly hostile environment risks undermining public trust, discouraging people from participating in public life and making it harder to have constructive conversations about important issues.

Can the Cabinet Member explain how Telford and Wrekin Council is working with partners to promote respectful public debate, support those affected by hate and abuse, strengthen community cohesion and ensure that safeguarding and community safety continue to be guided by evidence, compassion and the needs of victims rather than misinformation or attempts to divide our communities?"

Councillor Zona Hannington responded that this was an important issue and in recent years there had been a rise in online abuse, threats, false allegations and misinformation. Health scrutiny and robust challenge was an essential part of democracy and there was a clear difference between legitimate debate and behaviour which was intended to intimidate, harass or silence others making them reluctant to speak up. It discouraged people to get involved or serve their communities and it damaged and weakened trust. The council was committed to creating safe, respected communities without fear of abuse or intimidation and work was undertaking with the police, schools, faith groups, safeguarding partners and the voluntary sector to support victims in order to challenge hate and strengthen community cohesion. By continuing to support those affected, challenging misinformation and making decisions rooted in evidence, compassion and integrity, the council can protect local communities and strengthen local democracy.

(e) Councillor Nigel Dugmore asked the following question of Councillor Shirley Reynolds, Cabinet Member: Children, Young People, Education & Skills

"With the imminent delivery of thousands of new homes in the next few years, what plans does this Council have to provide the hundreds of extra secondary school places that will be required as only one secondary school is included in the local plan and existing secondary schools have limited if any extra capacity to expand?"

Councillor Shirley Reynolds responded that the council had been planning ahead for growth for many years. She was confident that future demand could be met for school places right across the borough. A proactive approach would continue to be taken which would ensure the right

infrastructure was in place as new housing came forward. The building schools for the future secondary schools were designed with expansion in mind using modular construction that allowed additional capacity to be delivered when required. Through the planning process, council officers worked to secure the education infrastructure bringing high quality school places close to home. This included plans for a new secondary school with capacity for 1,200 pupils as well as several new primary schools and additional provision for children and young people with complex special education needs and disabilities through SEND. Over the previous five years, the council had invested over £33.6m into the secondary school estate and had created an additional 1,200 school places which included expansions at Telford Langley School, Holy Trinity Academy and Ercall Wood Academy, together an ongoing expansion of Telford Park School which was due to be completed in September. The council would continue to closely monitor pupil numbers and housing growth and bring forward new schools or further expansions as and when necessary to ensure sufficient places were available for children in the borough.

Councillor Nigel Dugmore asked a supplementary question in relation to the local plan modifications and that this would remove all developer contributions towards the proposed new secondary school and wished to know who would fund the building of this essential secondary school.

Councillor Shirley Reynolds confirmed that the council's budget set out that more than £41m had been set aside for school expansion, maintenance and investment into the existing school estate and much needed SEND provision. This would ensure that local children could learn in a modern, high quality environment and that capacity kept pace with growing demand. Responsible leadership meant planning ahead investing for the future and making the necessary decisions to support growing communities.

(f) Councillor Derek White asked the following question of Councillor Richard Overton, Cabinet Member: Cabinet Member: Safer Streets and Better Housing

"In light of the withdrawal of PCSOs working past 8pm by the Police and Crime Commissioner and the Chief Constable, does the Cabinet Member have any evidence regarding the impact of this decision on issues such as anti-social behaviour? Residents regularly raise concerns on their ability to contact the police but does the council hold any detail on whether there have been any increase in incidents since the PCC's decision? Furthermore, if there is any increase, what representations can the Council make to the PCC regarding the impact of this decision on community safety across the borough?"

Councillor Richard Overton responded that as Members were aware the deployment and working hours of PCSOs was an operational matter for West Mercia Police and the Police and Crime Commissioner but that the council took very seriously any potential impact on community safety and antisocial behaviour across the borough. The council had continued to invest in the Building Safer and Stronger Communities programme but was limited to what could be done within the enforcement powers and responsibilities it holds. Following the changes to the PCSO work arrangements had been announced, the council had reviewed its antisocial behaviour reports with the police. The picture was mixed and it was important to note that changes in antisocial behaviour could not be directly attributed to the withdrawal of the PCSOs working hours beyond 8pm. The Cabinet Member wished to put on record his appreciation of the frontline police officers who worked hard to keep the community safe. When looking at the data from period from September 2025 to May 2026 and comparing that to the same period in 2024 to 2025 antisocial behaviour had seen some increase but the data from the council and the police was mixed. He would write to the Chief Constable and the Police and Crime Commissioner requesting a further review and seek an update on any impact and seek assurance that community concerns of safety were addressed as a priority.

Councillor Derek White asked a supplementary question relating to areas such as Sutton Hill who had seen a rise in antisocial behaviour from children of all ages for a few months. Staff and users of the hub felt afraid to attend the centre and felt at risk. The Police had limited knowledge of the problems on the estate compared to that of the PCSOs who had an in-depth knowledge and their influence was missed during the post 8pm hours. Could the Cabinet Member ask the Police and Crime Commissioner to reinstate the hotspot funding for Sutton Hill together with the PCSOs.

Councillor Richard Overton confirmed that a recent meeting was held to discuss the issues being experienced in Sutton Hill. An action was being produced and this would inform the meeting to be held with officers and police representatives to try and resolve the antisocial behaviour issues in Councillor White's Ward. The request regarding hotspot policing would also added to the letter to express the effectiveness of this in the Ward area.

26 Cabinet Decisions Made Since the Last Meeting of the Council

No questions of clarification were raised.

27 CSE Annual Report

Councillor Lee Carter, Leader of the Council, presented the report of the Director of Policy and Governance, which provided Members with the Annual

CSE Report 2026. This was the fourth annual report and set out data, analysis and trends in relation to CSE and the activity that had taken place to ensure the safeguarding of those at risk. The report set out the improvements made to referral pathways, practitioner training, consultation arrangements and safeguarding guidance that would support earlier identification of concerns. Investment into children's service including the CATE Team ensure that children and young people were treated as a priority.

The Leader detailed that the report improved understanding, supported effective safeguarding and maintained public confidence through transparency and in that regard, he would publish an exchange of letters between himself and the Police and Crime Commissioner on the CSE timeline for people to access. Any identified actions set out in the report had been accepted and would continue to be monitored via the Safeguarding Children Partnership.

RESOLVED – that the recommendations set out in the report be approved.

28 Recommendations from Cabinet

(a) 2025/26 Financial Outturn Report

Councillor Zona Hannington, Cabinet Member: Finance and Resident Services, presented the report of the Director for Finance, People and IDT, which presented the final outturn position for the year in respect of the Council's revenue budget, capital programme and income collection and sought the necessary approvals to comply with financial regulations.

RESOLVED – that:

a) the performance against the 2025/26 Net Revenue budget which resulted in outturn being within budget by £133k be noted;

b) the revenue outturn position for 2025/26, which remains subject to audit by the Council's external auditors, and related virements in Appendix C be noted;

c) the transfers to reserves, and associated approvals to the relevant members of the Senior Management Team after consultation with the relevant Cabinet Member to spend the reserves detailed in Appendix E be noted. In relation to the 2025/26 Financial Outturn Report Income/Budget equalisation reserve, delegated authority be granted to the Chief Executive, in consultation with the Section 151 Officer, to approve its use;

d) the capital outturn position and approvals related to supplementary estimates, re-phasing and virements shown in Appendix D and as summarised in the report be noted;

e) delegated authority be granted to the Director: Finance, People & IDT to make any changes required, in consultation with the Cabinet Member for Finance, Governance and Customer Services;

f) the performance against income targets be noted;

g) the Pay Policy Statement 2026/27 included at Appendix F be approved.

29 Motions on Notice

(a) Councillor Carolyn Healy will propose the following Motion:-

"This Council rejects the calls from the MP for the Wrekin to allow access to the Telford and Wrekin household recycling centres by residents from outside the borough. The household recycling centres are funded through the council tax payments of Telford and Wrekin residents who also benefit from weekly food waste collections and kerbside green waste collections at no extra charge, services not offered in neighbouring authorities. We send a strong message to the MP for the Wrekin that this Council will not subsidise the lack of services in neighbouring authorities and will always put Telford and Wrekin residents first."

Councillor Lee Carter seconded the motion.

Following a robust debate, the Motion was carried by a majority vote.

RESOLVED – that the motion be approved.

(b) Councillor Rachael Tyrrell will propose the following Motion:-

"This Council notes with concern the continuing problems experienced by residents, local businesses, community organisations and public services as a result of unreliable Royal Mail deliveries, including delayed letters, missed time-sensitive correspondence and inconsistent delivery patterns across the borough. This Council therefore resolves to:

1. Write to Ofcom to express this Council's concern about Royal Mail delivery performance and the impact of delays on residents, businesses and public services in the borough.

2. Ask Ofcom to ensure that Royal Mail is held fully accountable for meeting its universal service obligations and quality-of-service targets.

3. Request that Ofcom considers the particular impact of delivery delays on vulnerable residents, people who are digitally excluded, rural and hard-to-reach communities, and those dependent on postal correspondence for health, legal, financial and welfare matters.

4. Call on Ofcom to require Royal Mail to publish a clear, credible and locally meaningful improvement plan, including how service reliability will be monitored and reported.

5. Ask Royal Mail to provide the Council with information on local delivery performance, staffing levels, delivery office arrangements and the step across the borough."

Councillor Nigel Dugmore seconded the motion.

Following a robust debate, the Motion was carried unanimously.

RESOLVED – that the motion be approved.

(c) Councillor Andrew Eade will propose the following Motion:-

"This Council undertakes to write to the successor of Keir Starmer's short lived premiership to seek reassurance, on behalf of our communities in Telford & Wrekin, that taxation will not be increased any further from the current record levels but will be reduced by making savings elsewhere."

Councillor Andrew Eade requested that the Motion be withdrawn.

The withdrawal of the Motion was seconded by Councillor Paul Thomas.
The meeting ended at 8.24 pm

Chairman: ----------

Date: Thursday 26 November 2026

MAYORAL ENGAGEMENTS
July 2026 – November 2026

JULY	**15**	**M**	Wednesday Wizards Talk, Randlay
	18	**M**	Opening of Telford Amphitheatre, Telford
		M	TAARC Family Fun Day, Hadley
	20	**M**	West Midlands National Services Veterans Event, Wellington
	22	**M**	Introductions to Local Faith and Community Leaders, Wellington
	27	**M**	Lingen Davies Fundraising BBQ, Stirchley
	28	**M**	Annual Summer Social Evening, Newport
	29	**M**	Citizenship Ceremony, Wellington
AUGUST	**03**	**M**	PODS Picnic in the Park, Wellington
	07	**M**	Sant Sansad Event, Dudley
	08	**DM**	Telford Central Fire Station Open Day, Telford
	12	**M**	Veterans Lunch, Stirchley
	13	**M**	Games Day, Randlay
	15	**M**	Breast Cancer Now Fundraising Afternoon Tea, Arleston
	20	**M**	Telford Saheli Group Event, Hollinswood
	26	**DM**	Citizenship Ceremony, Wellington
	28	**M**	Balloon Fiesta Night Glow, Telford
	29	**M**	Balloon Fiesta, Telford
SEPTEMBER	**01**	**M**	Stirchley Bistro 1 Year Anniversary, Stirchley
	04	**M**	Fizz & Canapes in the Dingle, Shrewsbury
	05	**M**	Stirchley & Brookside Family Fun Day, Stirchley
		M	Altar of Worship Celebration, Wellington

07	**M**	Annual General Meeting of Telford Samaritans
10	**M**	BEM Ceremony, Lilleshall
13	**M**	Annual Model Railway Exhibition, Wellington
	M	Harvest Festival, Stirchley
14	**M**	Shropshire Fire and Rescue Service Long Service and Good Conduct Medal Ceremony, Telford
16	**M**	Harper Adams University Graduation 2026, Newport
18	**DM**	Grand Opening of Recharge Telford, Wellington
	M	Mayor's Charity Launch, Stirchley
19	**M**	Lilleshall Scarecrow, Lilleshall
25	**M**	Macmillan Coffee Morning, Donnington
	M	Randlay Sehelli Group Fundraiser, Randlay
26	**M**	Telford Rotary Fundraiser, Madeley
27	**M**	Wrekin Branch Royal Air Forces Association Battle of Britian Commemoration Service, St Georges
29	**M**	IRRV Open Conference, Telford
30	**DM**	Citizenship Ceremony, Wellington
	M	IRRV Awards Event, Telford

OCTOBER	**05**	**M**	Four Hills Education Trust Celebration, Telford
	12	**M**	Preferred Homes, Telford
		M	Oakengates Mayor's Charity Curry Evening, Oakengates
	16	**M**	Posh Frocks, Hadley
	17	**M**	The Gower Opening, St Georges
	20	**M**	Thomas Telford Primary Talk, Telford
	21	**M**	Winter Ready Together, Randlay
	24	**M**	Navaratri, Wellington
	28	**DM**	Citizenship Ceremony, Wellington
	31	**M**	Diwali & Halloween Community Celebration, Hadley
NOVEMBER	**02**	**M**	Book Launch, Wellington
	05	**M**	Maples Bonfire Night, Randlay
	06	**M**	Diwali Celebration Telford Interfaith, Wellington
	08	**M**	Festival of Remembrance, St Georges
	10	**M**	Loan Shark Wrapping Paper Competition, Telford
	11	**M**	Telford & Wrekin Armistice Day Service, Telford
	12	**M**	Breast Cancer Awareness Ladies Coffee Morning, Hadley
	15	**M**	RAF Cosford Midlands Community Day, Cosford

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Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Borough of Telford and Wrekin

Full Council

Thursday 26 November 2026

Cabinet Decisions Made Since the Last Meeting of the Council

Cabinet Member:	Cllr Zona Hannington - Cabinet Member: Finance and Resident Services
Lead Director:	Anthea Lowe - Director: Policy & Governance
Service Area:	Policy & Governance
Report Author:	Paige Starkey - Lead Democracy Officer
Officer Contact Details:	**Tel:** 01952 380110 **Email:** paige.starkey@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Full Council – 26 November 2026

1.0 Recommendations for decision/noting:

1.1 None. For information only.

2.0 Purpose of Report

2.1 This report sets out those matters determined by the Cabinet at its meeting on 16 July 2026, 24 September 2026, 15 October 2026 and 12 November 2026.

3.0 Background

3.1 The report sets out those matters determined by the Cabinet since the Full Council meeting on 16 July 2026 for the information of Full Council.

4.0 Summary of main proposals

4.1 This report is for the information of Members.

5.0 Alternative Options

5.1 Not applicable.

6.0 Key Risks

6.1 Key risks are described in each individual report presented at Cabinet. Copies of these reports have been circulated to all Members of the Council previously.

7.0 Council Priorities

7.1 The relevant Council Priorities for each Cabinet decision are described in the relevant report.

8.0 Financial Implications

8.1 As described in each report considered by Cabinet. Copies of all reports have been previously circulated to all Members of the Council.

9.0 Legal and HR Implications

9.1 Legal implications are described in each individual report presented at Cabinet. Copies of these reports have been circulated to all Members of the Council previously.

10.0 Ward Implications

10.1 Implications for individual wards are set out in the reports previously considered by Cabinet.

11.0 Health, Social and Economic Implications

11.1 These implications are considered with every report presented to Cabinet and make up a section of each individual report. These reports have already been circulated to all Councillors

12.0 Equality and Diversity Implications

12.1 As described in each report considered by Cabinet. Copies of all reports have been previously circulated to all Members of the Council.

13.0 Climate Change, Biodiversity and Environmental Implications

13.1 The climate change, biodiversity and environmental implications of reports are described in each individual report.

14.0 Background Papers

None.

15.0 Appendices

A Cabinet Decisions Made Since the Last Meeting of the Council

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Appendix A

Cabinet Business

Matters that have been determined by Cabinet are listed below:

	2.1	<u>16 July 2026</u>
NK	2.1.1	Annual Customer Feedback Report 2025/26
K	2.1.2	Best Start in Life Delivery Plan 2025/26 – 2027/28
NK	2.1.3	Better Buses in Telford & Wrekin
	2.2	<u>24 September 2026</u>
K	2.2.1	Empty Homes Strategy 2026 – 2031
NK	2.2.2	Telford & Wrekin Becoming Carbon Neutral and Climate Change Adaptation Update Report
	2.3	<u>15 October 2026</u>
K C	2.3.1	2026/27 Financial Monitoring Report
NK	2.3.2	Councillors Pride Fund 2025/26: Helping to Protect, Care and Invest to Create a Better Borough
NK	2.3.3	Report of the Business & Finance and Communities Scrutiny Committee - Innovative Approaches to Alternative Accommodation
NK	2.3.4	Telford & Wrekin Green Guarantee Scheme Update
	2.4	<u>12 November 2026</u>
K C	2.4.1	Adoption of Telford & Wrekin Local Plan
NK	2.4.2	Better Homes for All Update
K	2.4.3	Cost of Living Strategy 2026 - 2029
K C	2.4.4	Council House Building Programme

<u>Key</u>	
K	= Key Decisions
NK	= Non-Key Decisions
E	= Exempt Items
PE	= Part Exempt Item
C	= Council
PC	= Part Recommendation to Council

Delegation of Powers Granted by the Cabinet

REPORT HEADING	DELEGATION GRANTED TO	DETAIL OF DELEGATION GRANTED
Adoption Telford & Wrekin Local Plan	Executive Director: Place, in consultation with the Deputy Leader and Cabinet Member: Neighbourhoods, Planning and Sustainability	To undertake all necessary administrative and publication steps consequential upon and following Full Council's adoption of the Local Plan, including publication of the adopted documents, including the Policies Map and related notices. To update the Infrastructure Delivery Plan, when required.
Better Buses in Telford & Wrekin	Director: Neighbourhood & Enforcement Services, in consultation with the Cabinet Member: Jobs, Transport & Digital Connectivity Director: Policy & Governance	To take necessary steps to continue to evolve the bus network in Telford and Wrekin. In doing so, ensure the evolution continues to be founded on resident and user feedback to ensure affordable, reliable and well connected bus services are bought forward. To execute any legal documentation required to facilitate and implement the recommendations within the report.
Cost of Living Strategy 2026 – 2029	Director: Housing, Commercial & Customer Services, in consultation with the Cabinet Member: Public Health and Unlocking Opportunities for All	To take the necessary steps to implement the recommendations within the Cost of Living Strategy 2026–2029, including the approval and allocation of funding from the Crisis and Resilience Fund, together with any other funding awarded to the Council, to support residents and businesses to manage the impact of cost of living pressures and build longer-term financial resilience throughout the duration of the Strategy within approved budgets and in accordance with the Council's Constitution, Financial Regulations and Contract Procedure Rules.

REPORT HEADING	DELEGATION GRANTED TO	DETAIL OF DELEGATION GRANTED
Council House Building Programme	Director: Housing, Commercial & Customer Services and Director: Finance, People & IDT, in consultation with the Cabinet Member: Safer Streets and Better Housing	To approve investment, subject to business case and enter into any documentation necessary to give effect to the recommendations in the report.
Telford & Wrekin Green Guarantee Scheme Update	Executive Director: Place and Director: Policy & Governance, in consultation with the Deputy Leader and Cabinet Member: Neighbourhoods, Planning and Sustainability	To complete the declaration process.

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Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Borough of Telford and Wrekin

Full Council

26 November 2026

2026/27 Financial Monitoring Report

Cabinet Member:	Cllr Zona Hannington – Cabinet Member: Finance and Resident Services
Lead Director:	Michelle Brockway – Director: Finance, People and IDT
Service Area:	Finance, People and IDT
Report Author:	Ed Rushton – Head of Corporate & Capital Finance
Officer Contact Details:	**Tel:** 01952 383750 **Email:** edward.rushton@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Key Decision
Forward Plan:	Yes – 26 February 2026
Report considered by:	SMT – 22 September 2026 Business Briefing – 1 October 2026 Cabinet – 15 October 2026 Full Council – 26 November 2026

1.0 Recommendations for Decision/Noting

It is recommended that Full Council:

1.1 Approve the changes to the capital programme and all associated changes to the Medium-Term Financial Strategy, including Treasury Management Indicators and Prudential Indicators. Details of the Capital Programme changes are included in Appendix A and Treasury Management and Prudential Indicators are included in Appendix B.

2.0 Purpose of Report

2.1 The financial monitoring report to Cabinet on 15 October 2026 provided an update on the revenue budget and progress relating to the capital programme. The report

included some changes to the capital programme which now require formal approval by Full Council.

3.0 Background

3.1 The Medium-Term Financial Strategy (MTFS) 2026/27 to 2029/30 was approved at Full Council on 26 February 2026, which included the 2026/27 revenue budget, medium-term capital programme, the 2026/27 Treasury Management Strategy and 2026/27 Prudential Indicators.

3.2 Changes to the capital programme and use of balances are approved by Full Council.

3.3 The CIPFA Prudential Code for Capital Finance in Local Authorities and the CIPFA Code of Practice on Treasury Management, requires that performance against the Treasury Management Indicators and Prudential Indicators are reported to Full Council.

4.0 Summary of main proposals

4.1 The approvals required are attached at Appendix A, Capital Programme schedule of approvals, and Appendix B, Treasury Management Indicators and Prudential Indicators.

5.0 Alternative Options

5.1 Not Applicable.

6.0 Key Risks

6.1 Budget holders actively manage their budgets and the many financial risks and challenges that council services face, examples include the risk of a particularly harsh winter which would impact adversely on the winter gritting and adult social care budgets, the increasing dependency on income from a wide range of activities and the risk of interest rate movements and further inflationary pressures, the risk of changes in legislative or accounting requirements impacting on budgets etc. The Council has comprehensive risk management arrangements in place, which are reviewed and updated by the Senior Management Team.

7.0 Council Priorities

7.1 Delivery of all Council priorities depends on the effective use of available resources. Regular financial monitoring in the financial management reports helps to highlight variations from plan so that action can be taken to effectively manage the Council's budget.

8.0 Financial Implications

8.1 The financial impacts are detailed in the report.

9.0 Legal and HR Implications

9.1 The S151 Officer is responsible for the proper administration of the Council's finances. This includes monitoring the Council's income and expenditure and advising on any action required in response to material budget pressures. The Chief Finance Officer also has a duty under s.114 Local Government Finance Act 1988 to report in the circumstanced prescribed by that section, including where it appears that expenditure incurred or proposed in a financial year is likely to exceed the resources available to meet it.

9.2 To assist with performing those duties changes to the capital programme and associated Medium-Term Financial Strategy are required and, in making those changes, the Council must have regard to the applicable statutory framework and the relevant CIPFA Codes.

10.0 Ward Implications

10.1 There are no impacts on specific wards

11.0 Health, Social and Economic Implications

11.1 There are no Health, Social and Economic Implications directly arising from this report.

12.0 Equality and Diversity Implications

12.1 There are no Equality & Diversity implications directly arising from this report.

13.0 Climate Change and Environmental Implications

13.1 There are no Climate Change and Environmental Implications directly arising from this report.

14.0 Background Papers

1	Medium Term Financial Strategy 2026/27 to 2029/30	Council 26/02/2026
2	2026/27 Financial Monitoring Report	Cabinet 15/10/2026

15.0 Appendices

Appendix A	Schedule of Approvals
Appendix B	Treasury Management & Prudential Indicators

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	27/10/2026	28/10/2026	MLB
Finance	27/10/2026	27/10/2026	ER
Legal	27/10/2026	18/11/2026	EH

Appendix A

Capital Approvals - by Service Area

Virements

Scheme	Service Area	Funding Source	2026/27	2027/28	2028/29	2029/30	Later Years
			£	£	£	£	£
Highways & Bridges Capital Maintenance	Neighbourhood & Enforcement Services	Grant	(40,000)				
Rights of Way	Prosperity & Investment	Grant	40,000				
Service & Financial Approved Schemes	Neighbourhood & Enforcement Services	Prudential	(25,000)				
Local Regeneration Fund	Prosperity & Investment	Prudential	25,000				
Capital investment Fund	Corporate Items	Prudential		(500,000)			
Local Regeneration Fund	Prosperity & Investment	Prudential	500,000				
Virements - Total			**500,000**	**(500,000)**	**0**	**0**	**0**

Slippage

Scheme	Service Area	Funding Source	2026/27	2027/28	2028/29	2029/30	Later Years
			£	£	£	£	£
Integrated Community Schemes	Adult Social Care	Prudential	(60,430)	60,430			
Managing the Funding of the Capital Programme	Corporate items	Capital Receipts	1,137,861	(2,508,861)	1,371,000		
Managing the Funding of the Capital Programme	Corporate items	Prudential	(1,137,861)	2,508,861	(1,371,000)		
All Other School Schemes	Education & Skills	Grant	(9,211,071)	9,211,071			
Affordable Housing Programme	Housing Commercial & Customer Services	Prudential	(2,100,000)	2,100,000			
Climate Change	Housing Commercial & Customer Services	Prudential	(612,473)	612,473			
Housing	Housing Commercial & Customer Services	Capital Receipts	(101,861)	101,861			
Swimming Pool in the Dawley Area	Housing Commercial & Customer Services	Prudential	3,017,569	(3,017,569)			
Housing Company - Housing	Prosperity & Investment	Prudential	(10,280,339)	(6,882,143)	17,162,482		
Local Regeneration Fund	Prosperity & Investment	Prudential	(9,946,832)	9,946,832			
Local Regeneration Fund	Prosperity & Investment	Grant	(4,048,000)	4,048,000			
Local Regeneration Fund	Prosperity & Investment	External	(226,317)	226,317			
Property Investment Portfolio	Prosperity & Investment	Capital Receipts	(1,607,000)	1,607,000			
Property Investment Portfolio	Prosperity & Investment	Prudential	(5,152,576)	5,152,576			
Property Investment Portfolio	Prosperity & Investment	External	(1,321,424)	1,321,424			
Playing Pitch Investment	Prosperity & Investment	Prudential	(600,000)	600,000			
Levelling Up Fund	Prosperity & Investment	Grant	(2,249,447)	2,249,447			
Levelling Up Fund	Prosperity & Investment	Prudential	(250,000)	250,000			
Property Investment Portfolio	Prosperity & Investment	Capital Receipts	500,000	(500,000)			
Legal Fees	Policy and Governance	Prudential	(44,518)	44,518			
Integrated Transport	Neighbourhood & Enforcement Services	Prudential	(139,809)	139,809			
Safer Routes to Schools	Neighbourhood & Enforcement Services	Prudential	(65,176)	65,176			
Service & Financial Approved Schemes	Neighbourhood & Enforcement Services	Prudential	(100,000)	100,000			
Highways & Bridges Capital Maintenance	Neighbourhood & Enforcement Services	Prudential	200,000	(200,000)			
Managing the Funding of the Capital Programme	Corporate items	Capital Receipts	(500,000)	1,358,805	(858,805)		
Managing the Funding of the Capital Programme	Corporate items	Prudential	500,000	(1,358,805)	858,805		
Towns Fund	Prosperity & Investment	Prudential	(500,000)	500,000			
Property Investment Portfolio	Prosperity & Investment	Prudential		(9,614,104)	9,614,104		
Property Investment Portfolio	Prosperity & Investment	Capital Receipts		(858,805)	858,805		
Pride in Your Place Programme	Prosperity & Investment	Prudential	(1,000,000)	1,000,000			
Local Electric Vehicle Infrastructure	Neighbourhood & Enforcement Services	Grant	(510,000)	(510,000)	510,000	204,000	306,000
Slippage - Total			**(46,409,703)**	**17,754,312**	**28,145,391**	**204,000**	**306,000**

New Allocation

Scheme	Service Area	Funding Source	2026/27	2027/28	2028/29	2029/30	Later Years
			£	£	£	£	£
Efficiency Schemes Capitalisation	Corporate items	Capital Receipts			(471,000)		
All Other School Schemes	Education & Skills	Grant	(50,160)	50,160			
Culture	Housing Commercial & Customer Services	Revenue	(55,000)				
Culture	Housing Commercial & Customer Services	Prudential	55,000				
Culture	Housing Commercial & Customer Services	Grant	68,000				
Housing Investment in Sutton Hill and Madeley	Housing Commercial & Customer Services	Prudential		2,000,000			
Highways & Bridges Capital Maintenance	Neighbourhood & Enforcement Services	External	235,492				
Integrated Transport	Neighbourhood & Enforcement Services	External	9,320				
Local Regeneration Fund	Prosperity & Investment	Capital Receipts	353,324				
Playing Pitch Investment	Prosperity & Investment	External	(28,778)				
Site Preparation	Prosperity & Investment	Capital Receipts	(379,000)				
Playing Pitch Investment	Prosperity & Investment	Grant	904,231				
Integrated Transport	Neighbourhood & Enforcement Services	External	79,905				
Levelling Up Fund - Addenbrooke	Prosperity & Investment	Capital Receipts	7,319				
New Allocations - Total			**1,199,653**	**2,050,160**	**(471,000)**	**0**	**0**
Capital Allocation - Total			**(44,710,050)**	**19,304,472**	**27,674,391**	**204,000**	**306,000**

Appendix B

2026/27 Treasury Management & Prudential Indicators

Overall Treasury Portfolio at 31 August 2026 - £m

	2026/27 Original Estimate	2026/27 Latest Estimate	2027/28 Latest Estimate	2028/29 Latest Estimate
Gross Borrowing (at end of the year)	565.7	539.9	612.3	663.8
Investments (at the end of the year)	15.0	15.0	15.0	15.0
Net Borrowing	**550.7**	**524.9**	**597.3**	**648.8**

Capital Expenditure & Commitments - £m

This indicator shows actual capital expenditure for the previous year and planned capital expenditure for 3 years.
The table below reflects approvals througought the year at Full Council, including those proposed in this report

Capital Expenditure/Funding	2026/27	2027/28	2028/29
Grant Funded	43.91	55.14	23.49
Prudential Borrowing	55.49	73.58	52.25
Capital Receipts	20.85	10.54	6.90
Revenue / External	1.12	1.45	-
Total	**121.38**	**140.71**	**82.63**

Capital Financing Requirment (CFR) (Loans)	**681.19**	**750.64**	**798.37**	✓Gross borrowing above is below the CFR

Authorised Limit and Operational Boundary (Debt)

The Authorised Limit for borrowing is the maximum amount the Council may borrow at any point in the year. The Operational Boundanry is the maximum amount that the Council would normally borrow at any time during the year.

	2026/27	2026/27	2027/28	
Authorised Limit for borrowing - indicator set	780.0	840.0	860.0	✓CFR (above) is below both the Authorised Limit and the Operational Boundary
Operational Boundary for external debt - indicator set	760.0	820.0	840.0	

Security

The Council considers security, liquidity and yield, in that order, when making investment decisions.
Credit ratings remain an important element of assessing credit risk, but they are not a sole feature in the Council's assessment of counterparty credit risk.
The Council has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted credit score of its investment portfolio. This is calculated by applying

Credit Risk Indicator	Target	Actual - 31/08/2026	
Portfolio average credit score	6 or lower (which is equivalent to a credit rating of A or higher)	1.74	✓ The Average credit score for investments is within the target set

Maturity Structure

This indicator highlights the existence of any large concentrations of fixed rate debt needing to be replaced at times of uncertainty over interest rates and is designed to protect against excessive exposures to interest rate changes in any one period, in particular in the course of the next ten years.

Maturity Structure	Lower Limit	Upper Limit	Actual - 31/08/2026	Within Limit
Up to 1 year	0%	70%	38.2%	✓
1 year to 2 years	0%	30%	19.6%	✓
2 years to 5 years	0%	50%	9.4%	✓
5 years to 10 years	0%	75%	9.8%	✓
10 years to 20 years	0%	75%	1.4%	✓
20 years to 30 years	0%	75%	2.9%	✓
30 years to 40 years	0%	100%	4.3%	✓
40 years to 50 years	0%	100%	10.3%	✓
Over 50 years	0%	100%	4.1%	✓

Principal sums invested for periods longer than one year

Limit on principal invested longer than 364 days	2026/27	2027/28	2028/29	
Indicator Set	95%	95%	95%	✓currently 0% invested beyond 1 year
Actual at 30/06/2026	0%	0%	0%	

Ratio Affordability Measure

Ratio of finance cost to net revenue stream (%)	2026/27	2027/28	2028/29	
Indicator Set	7.64%	8.14%	7.96%	✓Financing cost to net revenue stream is inline with that budgeted
Current projection	7.64%	8.14%	7.06%	

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Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Borough of Telford and Wrekin

Full Council

Thursday 26 November 2026

Adoption of Telford & Wrekin Local Plan

Cabinet Member:	Cllr Carolyn Healy – Deputy Leader and Cabinet Member: Neighbourhoods, Planning & Sustainability
Lead Director:	Ross Cook – Executive Director: Place
Service Area:	Prosperity & Investment
Report Author:	Gavin Ashford – Head of Strategic Planning
Officer Contact Details:	**Tel:** 01952 384260 **Email:** gavin.ashford1@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Key Decision
Forward Plan:	Yes – 18 June 2026
Report considered by:	Full Council – 26 November 2026



1.0 Recommendations for decision/noting:

It is recommended that Full Council:-

1.1 Full Council adopt the Local Plan and agree it will form part of the Development Plan for the borough.

1.2 Note the Planning Inspectors found the Local Plan sound, subject to recommended modifications (accepted by Cabinet 12 November 2026).

1.3 Note that adoption will ensure a Local Plan is in place which will protect green spaces, care for existing communities and invest in the future as it will remove the risk of speculative development, create jobs and bring forward new affordable housing opportunities and support regeneration of existing housing stock.

1.4 Accept the recommendations set out in the Inspectors' report on the Examination of the Telford & Wrekin Local Plan (Appendix A) and accept their Schedule of Main Modifications (Appendix B).

1.5 Approve the further Local Plan Additional Modifications and Policies Map Modifications (Appendix C, D and E).

1.6 Approve the Local Plan Policies Map (Appendix H and I) incorporating changes set out in Appendix D and F, which illustrates geographically the policies in the new Local Plan 2021-2041 and forms part of the Local Plan documents.

1.7 Delegate authority to the Executive Director of Place (or any other authorised officer), in consultation with the Cabinet Member, to undertake all necessary administrative and publication steps consequential upon and following Full Council's adoption of the Local Plan, including publication of the adopted documents, including the Policies Map and related notices.

1.8 Agree that on adoption by Full Council, the Telford and Wrekin Local Plan 2031 in its entirety will be withdrawn and cease to have effect.

2.0 Purpose of Report

2.1 The new Local Plan provides a clear vision for sustainable growth which will ensure that Telford & Wrekin remains one of the greenest, and most popular boroughs in the UK. Telford and Wrekin has been recognised as the best place in England to raise a family in a recent Money Supermarket poll. This is validation of the area being a great place to not only live, but also to study, work and invest. Those components provide a great basis to set out the spatial vision for the borough in this new Local Plan.

2.2 The vision for Telford continues the Forest Community approach of setting the town in the landscape, this has been positively recognised and strengthened throughout the Plan as a result of the examination process. The Forest Community will see new developments with additional tree planting, accessible open space, parks and recreation areas that will benefit not only our existing and new residents

but help extend the towns diverse natural environment and green network of interlinked green areas. The borough has amazing green spaces and more accessible open space and access to nature will help improve the physical and mental wellbeing of all our residents.

2.3 Addressing climate change through the planning process is a key priority for the plan with more energy efficient buildings helping to lower the cost of living by lowering the cost of running homes and businesses, especially for our most vulnerable residents. Policies have also been introduced to reduce carbon emissions and improve sustainability in areas such as electric vehicles and renewable energy, getting the borough climate ready.

2.4 The plan delivers new areas of employment land which will help retain existing jobs and secure new jobs through the growth of existing businesses and new businesses investing in the borough. As part of improving the economy the plan will support investment into our established communities, towns and district centres by revitalising high streets and tackling derelict and vacant sites that blight local people's daily lives. This will support wider Council led regeneration programmes such as Pride in Our High Street and Pride in Place, creating communities that are great places to live.

2.5 The Plan will provide good growth for our existing residents and new householders with funding for new infrastructure including six new schools, investment into existing schools, new parks and open space, better transport connectivity and investment into utilities and flood risk management. A plan led approach provides all our partners including the NHS, highway authorities, utilities providers, education establishments and transport operators with a clear long term 15 year forward plan of where and when growth will come forward. This enables our partners to plan for the long term with certainty, as most other public and infrastructure providers plan on five yearly cycles. In the absence of a plan there would be a loss of investment into public services and infrastructure.

2.6 The plan is an opportunity to introduce new policy approaches that extend housing choice and provide our residents with good quality affordable housing for affordable and social rent across the borough. It will also provide homes to meet the needs of our community, including homes for our young people, families, older people, key workers and care leavers. Good quality adaptable housing will enable residents to live at home longer and reduce pressure on the NHS and social care services.

2.7 The Plan underpins the Councils commitment to deliver high quality, affordable homes that meet the needs of our residents and to support residents tackle rising costs of living. This includes supporting the delivery of more energy efficient, accessible and affordable homes and providing a framework for further direct intervention in the housing market through the proposed new Council Housing Delivery Programme which will see 300 new affordable social homes for local residents.

2.8 It is critical the borough has a robust up to date plan in place that provides a clear framework for decision making when determining planning applications and

protect our communities against unwanted speculative development. The Five Year Housing Land Supply (FYHLS) position will be 6.2 years on adoption of the Plan, giving the Council a strong basis for defending the borough against unwanted speculative development. If the Council did not plan to meet its development needs and demonstrate a FYHLS, it would lose planning powers making it easier for developers to seek planning permission in areas this Plan seeks to protect.

2.9 Population growth of c28,500 is projected over the 20 year plan period, with a total borough population still well below the original vision by Telford Development Corporation of a new town consisting of 260,000 people. Telford remains the key population centre, most accessible location and destination for jobs and inward investment and will continue to grow. The Council are also planning for development needs of our communities in Newport and the rural area.

3.0 Background

3.1 The existing Telford & Wrekin Local Plan was adopted in Feb 2018 so is subject to review. The adoption of the new plan is the final stage in this process. The purpose of this report is to present the main modifications recommended by the Planning Inspectors to Cabinet for acceptance in readiness to present the plan to Full Council for formal adoption as the boroughs new development plan.

3.2 This final stage in the plan making process follows extensive examination of the plan by the independent Planning Inspectors' appointed by the Secretary of State.

3.3 In line with national guidance the Council previously consulted on Issues & Options (I&O) during 2020/21. The findings from the Issues & Options consultation informed the draft plan (Regulation 18) which was consulted on between October 2023 and January 2024. The Council reviewed comments received and amended the plan where deemed appropriate. A further period of public engagement was undertaken on the Publication Version of the plan during early 2025, following which the Plan was submitted to the Governments Independent Planning Inspectorate for examination in September 2025.

3.4 Public hearings were held in February and March 2026, the Inspectors' concluded that the Plan could be made sound subject to modification. A set of main modifications recommended by the Inspectors, as well as additional minor modifications identified by the Council were consulted on during June and July 2026. The responses received were forwarded to the Planning Inspectors for consideration to inform the final set of main modifications and Inspectors' report on the Local Plan.

3.5 A total of 3,323 residents and stakeholders engaged with the plan making process across all four periods of consultation.

3.6 Nationally government planning policy through the National Planning Policy Framework (NPPF) has over a number of years been clear that LPAs are expected to meet their obligations to maintain up to date local plans. National planning policy expects Councils to review and update local plans regularly, with a

review at least every five years. The Government requires Councils to objectively assess their area's development needs and plan accordingly.

3.7 The Plan has been progressed taking account of the changes set out in the revised NPPF, which was published on 12 December 2024. The Government has released a new version of the NPPF (August 2026), this does not impact on the adoption of the Local Plan, and it is broadly aligned to the new NPPF.

3.8 The changes to the planning system continue to place significant weight on having an up-to-date local plan and on maintaining a five-year housing land supply in order to maintain control of local housing supply policies.

3.9 The local plan review will support the delivery of Council strategies that will help the borough thrive and grow in a sustainable manner, this includes the Economic Development Strategy, Local Transport Plan and Health & Wellbeing Strategy. The proposals in the Draft Plan will make a positive impact on the Council's ambition of a carbon neutral borough by 2030 as set out in the Councils Climate Change Action Plan.

4.0 Summary of main proposals

Main Modifications consultation

4.1 Following the closure of the public hearing sessions the Council consulted on a proposed schedule of main modifications to the Publication Version of the Telford and Wrekin Local Plan. The consultation received representations from 74 different residents, organisations, community groups, charities and government bodies. The 74 representations resulted in 305 individual comments in relation to the proposed main modifications.

4.2 The consultation ran for 6 weeks between the 8 of June 2026 to the 20 of July 2026. Responses could be submitted via e-mail, physical response forms or the Councils online consultation platform. Alongside the consultation on proposed main modifications the Council also provided opportunity for comments on proposed additional minor modifications, proposed policy map changes as well as the updated Integrated Impact Assessment (IIA) Addendum document, these are explained further below:

- The main modifications are a list of proposed changes which have a material impact on the plan.
- The additional modifications address typographical and grammatical errors, number corrections, formatting changes and factual updates that do not materially change policy.
- The Policy Map changes are proposed to ensure the plan policies map stays consistent with the local plan and to amend any labelling errors.
- The updated Integrated Impact Assessment (IIA) Addendum assesses the impact that the proposed modifications would have on the conclusions drawn in the previous IIA document.

4.3 All of the above-mentioned documents were posted on the Telford and Wrekin Local Plan Review website accompanied by a press release. Hardcopies were made available at community and Council libraries and community hubs across the Borough.

4.4 Letters were sent out to all parties which had commented at the previous Regulation 19 Publication Version stage of the plan making process as well as other key stakeholders such as infrastructure providers to make them aware of the consultation. Residents, visitors and stakeholders on the Councils Local Plan database were also informed.

4.5 Ward members, local Town and Parish Councils were informed by e-mail in advance of the start of the consultation.

4.6 Other methods of communications included the Councils e-shott notifications, social media and press releases.

4.7 The six-week consultation on proposed main modifications and additional modifications was undertaken as described, and the responses were forwarded to the Inspectors for consideration before finalising their report.

4.8 The consultation met applicable legal standards for fairness, accessibility, and representations were duly considered.

Main Modifications

4.9 The plan is subject to 147 main modifications and 18 additional modifications. The number of main modifications proposed by the inspectors is lower than the number of changes required for other midland authorities whose plans were adopted in 2026.

4.10 The key changes, recommended by the Inspectors' included within the schedule of main modifications are as follows:

- An update to the housing requirement figure as a result of the plan period being pushed back a year from 2020-2040 to 2021-2041 to ensure the plan period provides 15 years of certainty from adoption, consistent with national policy expectations.
- Positive recognition of the *"Forest Community"* throughout the plan to further clarify the desired outcome of development set within the landscape by ensuring new development remains committed to enhancing, for example, tree coverage, provision of open space and improved ecology and biodiversity.
- Further clarity provided on the Councils expectations that development will take a holistic approach to tackling climate change throughout the design process to ensure that Biodiversity Net Gain (BNG), development greening, heating / cooling strategies and sustainable drainage systems all work together to facilitate sustainable development.

- Recognition of the Councils ambitious approach to working with developers to aim to secure increased levels of BNG above the statutory minimum.
- Strengthening of town centre protections through restrictions on change of use and floor space allowance to ensure our local, district and market town centres remain prosperous and viable places for our residents to meet up, work and shop.
- Strengthening of policy HO2 to ensure consistent delivery across all 3 Sustainable Communities and to appropriately control the nature of development on the relevant allocations.
- A retention of the 35% affordable provision on homes in Newport and the Rural Area and an additional requirement for developers to seek affordable housing grant funding on schemes which would otherwise deliver below the policy requirement.
- The introduction of a clawback mechanism to ensure the Council receives fair contributions when viability of a scheme improves during the lifetime of a development.
- Modifications have been made to the plans Heritage and Natural Environment policies through productive work with Historic England and Natural England respectively, both of which expressed support during the most recent consultation.

4.11 The majority of main modifications add clarity, respond to new information which has become available since the plan was drafted and / or strengthen the plans policies to make them more effective in practice.

Additional Modifications and Policies Map changes

4.12 The additional modifications predominantly aim to address formatting errors within the plan. In total, there are 18 additional modifications proposed and as previously stated, these modifications do not have a material impact upon the plan and are a matter to be addressed by the Council not the Inspectors.

4.13 Similarly, the Policies Map proposed changes include 6 modifications primarily to address the formatting of the map. These changes include adding clearer labels to allocated sites, re-labelling certain allocations to reflect consequential changes in the main modifications and updating the extent of the green network in line with the most up to date mapping that reflects an increased area of protection.

Next steps

4.14 Following Cabinet approval of the main modifications a ‘Consolidated Version’ of the Local Plan has been produced which incorporates all main and additional modifications. It is recommended that the Local Plan is adopted by Full Council. Following adoption, the adopted Local Plan and Policies Map will be published, together with an adoption statement, and made available on the Council’s website and at appropriate locations. Those who submitted representations will be notified.

5.0 Alternative Options

5.1 The alternative to progressing with the adoption of the Plan would be withdrawal of the plan at this late stage. This is a highly risky and damaging approach that would expose the borough to a considerable period of unplanned speculative development.

5.2 The Council is required to maintain an up-to-date local plan under the NPPF in order to demonstrate a FYHLS and maintain control of its housing supply policies. The FYHLS position will be 6.2 years on adoption of the Local Plan, giving the Council a strong basis for defending the borough against unwanted speculative development. This would also see reduced protection for the boroughs green and natural environment as the Council would be forced to rely on increasingly out of date policies in the current Local Plan.

5.3 Not progressing the plan would result in a loss of infrastructure funding from developer contributions and government grants to support growth in the borough. This would impact the Councils ability to make improvements to the highway networks, fund improvements bus, walking and cycling networks as well new and expanded schools. It would also result in less good quality affordable and adaptable housing for rent for our residents coming forward.

6.0 Key Risks

6.1 There are a number of risks associated with alternative options to the timely adoption of the Plan these include:

- A delay in adoption of the plan or withdrawal which would undermine the Councils Housing Land Supply position increasing risk of unplanned speculative development. If developers feel the Council is unduly delaying the process they are increasingly likely to challenge the adopted local plan.
- As plans age policies require updating. A delay in the adoption process or withdrawal of the Plan would leave the Council unable to maximise benefit from development and provide the protection for areas of value such as conservation areas, landscapes and the natural environment. It also means the opportunity to introduce new policy approaches that extend housing choice and support climate change mitigation and resilience will be missed.
- The Plan will help create new jobs and bring forward new affordable housing opportunities as well as support regeneration of existing housing stock. Failure to bring the plan forward, either by delay or withdrawal, will put the boroughs most vulnerable residents at risk.

7.0 Council Priorities

7.1 The report recommendations link to the following Council priorities:

- Every child, young person and adult lives well in their community;
- Everyone benefits from a thriving economy;

- All neighbourhoods are a great place to live;
- Our natural environment is protected, and the Council has a leading role in addressing the climate emergency; and
- A community-focussed, innovative council providing efficient, effective and quality services.

8.0 Financial Implications

8.1 The Local Plan review obtained Cabinet approval on 2nd January 2020 with funding covered by approved budgets. All costs associated with this review to adoption stage will be met from within this funding allocation.

8.2 The Infrastructure Delivery Plan (IDP) details and quantifies the impact on the Borough's infrastructure if the developments set out in the Local Plan were to be delivered. The IDP does not commit the Authority to undertaking any works if sufficient funding cannot be secured from central government grant, private funding and developer contributions, although the Authority may choose to use council prudential borrowing to bridge the funding gap for projects, either on a temporary basis whilst funding is secured or to facilitate developments which are of strategic importance. There is currently no budget provision for this, and any Council prudential borrowing would add pressure to both the capital and revenue budgets in future years. Projects will be brought forward for funding approval as the subject of separate reports, if necessary.

9.0 Legal and HR Implications

9.1 The planning system in England and Wales is plan-led. This means that the process of managing the development and use of land centres around policies set out in development plans. LPAs must prepare a local plan under Planning and Compulsory Purchase Act 2004 (PCPA 2004). The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the statutory requirements for the form and content of local plans.

9.2 The Local Planning Regulations 2012 at regulation 10 set out specific matters which the LPA must have regard to when preparing a local plan. Regulation 10A of the Local Planning Regulations 2012 provide that in respect of a local plan, a review must be completed every five years, starting from the date of adoption of the local plan.

The product of the review will be a new Local Plan document and the process for review is as follows:

- The Local Planning Regulations, regulation 18 set out specific bodies or persons that the LPA must notify and invite representations from in developing its local plan.
- The LPA must take into account any representation made and set out how the main issues raised have been taken into account.

- After this Regulation 18 stage is completed, the Council prepares the version of the local plan which it considers is ready for submission to the Secretary of State for independent examination. (The draft Local Plan document produced as part of the Regulation 18 consultation).
- The draft plan is then submitted to the Secretary of State (Regulation 19). Approval is sort from Full Council to do this.
- A forum for examination is then decided, and a pre-examination assessment is undertaken by the planning inspectorate.
- The purpose of the independent examination will be to determine whether, in respect of the reviewed local plan, a number of specified requirements are satisfied and whether the local plan is “sound”. Details of the examination are published as are the Planning Inspector recommendations. Reasons for recommendations are also given. The outcome of this stage of the process may be a recommendation that the local plan be adopted or that it not be adopted or the independent examiner may recommend modifications which enable the Council to adopt.

9.3 This report proposes that Full Council adopt the Telford & Wrekin Local Plan 2021–2041, incorporating the Inspectors’ Schedule of Main Modifications, together with Additional (Minor) Modifications and associated Policies Map changes. Full Council is the decision-maker for adoption as set out in this report.

9.4 Public hearings were held in February and March 2026. The Inspectors concluded that the Plan could be made sound subject to Main Modifications. A schedule of Main Modifications and Additional (Minor) Modifications was consulted upon for six weeks between 8 June and 20 July, with responses forwarded to the Inspectors to inform their final report and modifications.

9.5 Adoption is proposed on 26 November 2026, following Cabinet’s recommendation on the 12 November 2026. The Policies Map will be adopted to illustrate geographically the policies in the Local Plan 2021–2041. On adoption, the Telford and Wrekin Local Plan 2031 will be withdrawn.

9.6 The Inspectors recommended 147 Main Modifications to make the Plan sound. The Council identified 18 Additional Modifications that do not materially change policy. Consultation has been undertaken on both the Main Modifications and Additional Modifications, and the Inspectors’ final Main Modifications and report have been received. Adoption is proposed on the basis of these modifications.

9.7 Adoption of the local plan is a non-executive function to be exercised by Full Council. Section 33A Planning and Compulsory Purchase Act 2004 places a legal duty on local planning authorities and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of the local plan and in the context of strategic cross boundary matters. Officers are responding to this duty as required and as explained in this report.

9.8 It is proposed to delegate authority to the Executive Director: Place (and authorised officers) to undertake post-adoption processing, publication and other

ancillary steps. This delegation will be limited to administrative actions consequential on Full Council's adoption decision.

9.9 Withdrawal or delay at this late stage would undermine the Council's position on housing land supply and increase risk of speculative development. The approach set out in the report mitigates these risks by progressing to adoption with the Inspectors recommended Main Modifications.

9.10 Section 15C(2) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) expressly provides that only one local plan may have effect in relation to a local planning authority's area at any one time. Upon adoption, the new local plan becomes part of the statutory development plan, and the previous local plan ceases to form part of it.

9.11 The proposals contained in this report can be delivered using existing resources.

10.0 Ward Implications

10.1 The proposals contained within the Plan will have implications for all wards in the borough as it will, upon adoption, be used to determine planning applications that are submitted to the Council.

11.0 Health, Social and Economic Implications

11.1 The Plan seeks to deliver positive health, social and economic outcomes including:

- Better quality housing meeting a greater range of needs, including the elderly, frail and young residents. This includes supported and specialist accommodation, allowing people to live at home longer, benefitting communities and reducing pressure on health and social care services.
- The protection and creation of green accessible spaces for play, recreation and exercise which will improve the physical and mental wellbeing of residents.
- New job opportunities through new and expanded businesses in the borough.
- New investment into public infrastructure including the green and natural environment, schools, roads, play facilities and utilities.
- Improved air quality through more investment in sustainable travel and improved development layouts.
- Supporting opportunities to regenerate town centres, derelict buildings and older areas of new town estates.
- Greater opportunities for engagement with the health sector to plan for community and primary healthcare provision up to 2041.

12.0 Equality and Diversity Implications

12.1 The Council has had due regard to the Public Sector Equality Duty (Equality Act 2010, s149) in preparing the Plan and in recommending its adoption. Equality has been assessed through the Integrated Impact Assessment (IIA), which

incorporates an Equality Impact Assessment alongside the Sustainability Appraisal, Health Impact Assessment and Habitats Regulations Assessment.

12.2 Equality and Diversity is a dedicated IIA objective, with the aim of tackling inequalities, ensuring decisions do not disproportionately affect those who share protected characteristic and those who don't, and ensuring services are accessible to all.

12.3 The assessment identified the following positive impacts:

- Age and disability: a wider mix of housing, including specialist and supported accommodation, supporting independent living for older and disabled residents.
- Low income and socio-economic disadvantage: retention of 35% affordable housing in Newport and the Rural Area, a requirement to seek grant funding where schemes would otherwise fall below policy, and stronger energy-efficiency policies that reduce running costs.
- Health inequalities: protected and new accessible green space, and regeneration of town centres and older estates, in areas where the IIA baseline shows greater need.
- Rural and urban access: a balanced distribution of growth across Telford, Newport and the rural area.

12.4 During the development of the plan no significant negative equality impacts have been identified. The plan and its policies will continue to be analysed through an equality lens over the lifetime of the plan.

12.5 The main modifications consultation (8 June to 20 July 2026) used online, email and paper responses, with hard copies at libraries and community hubs, letters to previous respondents, and e-shots, social media and press releases to be as inclusive as possible.

12.6 In conclusion, no significant adverse equality impacts have been identified, and positive impacts are expected for older people, disabled people and low-income households.

13.0 Climate Change, Biodiversity and Environmental Implications

13.1 The Plan will have a positive impact on the Councils ambition for a carbon neutral borough by 2030 and maintaining the borough's position as one of the greenest in the UK. This is demonstrated by:

- The protection and creation of multifunctional green spaces across developments.
- Expansion of Green Network and designation of new Local Nature Reserves helping increase residents' access to green spaces.
- Delivering investment into sustainable travel solutions including walking and cycle networks and public transport routes across the borough.

- Strengthened policies that will deliver thermal efficient climate ready homes, helping to reduce energy bills for residents across affordable and open market homes.
- Greener developments by embedding a development greening factor and Bio-diversity Net Gain into the Draft Plan.
- Strengthening policy to ensure a positive approach to the right renewable energy in the right place and the delivery of renewable solutions that meet the scale and needs of housing and employment developments.

14.0 Background Papers

1 Telford and Wrekin Local Plan - Issues & Options Consultation 24/09/20
2 Telford and Wrekin Local Plan - Draft Plan Consultation 19/10/23
3 Telford and Wrekin Local Plan - Publication Version Consultation 13/02/25

15.0 Appendices

A Inspector's Report on the Examination into the Telford & Wrekin Local Plan
B Inspector's Schedule of main modifications
C Telford & Wrekin Council Schedule of additional modifications
D Telford & Wrekin Council Schedule of Policies Map modifications
E Telford & Wrekin Council Second Schedule of additional modifications and Policies Map modifications
F Telford & Wrekin Local Plan (Publication Version)
G Consolidated Version of the Local Plan incorporating Appendices A, B and C
H Policies Map (Telford) incorporating modifications
I Policies Map (Borough wide) incorporating modifications

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	01/10/2026	06/10/2026	RC
Legal	17/09/2026	23/09/2026	SH
Finance	17/09/2026	01/10/2026	TD

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Planning Inspectorate

Report to Telford and Wrekin Council

by Mike Worden BA(Hons) Dip TP MRTPI and Catherine Carpenter BA MA MRTPI

Inspectors appointed by the Secretary of State

Date: 25 September 2026

Planning and Compulsory Purchase Act 2004 (as amended and applied by the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026)

Report on the Examination of the Telford and Wrekin Local Plan Review

The Plan was submitted for examination on 12 September 2025

The examination hearings were held between 24 and 26 February, 3 and 5 March, and 17 and 19 March 2026

File Ref: PINS/C3240/429/12

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Abbreviations used in this report

AM	Additional modification
BNG	Biodiversity Net Gain
GTAA	Gypsy and Traveller Accommodation Assessment
ha	hectares
HRA	Habitats Regulation Assessment
IIA	Integrated Impact Assessment
IDP	Infrastructure Delivery Plan
LNRS	Local Nature Recovery Strategy
m	metres
MM	Main modification
NHS	National Health Service
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SEA	Strategic Employment Area
SFRA	Strategic Flood Risk Assessment
The Council	Telford and Wrekin Council
The Plan	Telford and Wrekin Local Plan Review

Non-Technical Summary

This report concludes that the Telford and Wrekin Local Plan Review (the Plan) provides an appropriate basis for the planning of the Telford and Wrekin borough, provided that a number of main modifications (MMs) are made to it. Telford and Wrekin Council (the Council) has specifically requested that we recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and, where necessary, carried out sustainability appraisal as part of an updated Integrated Impact Assessment (IIA) and habitats regulations (HRA) assessment of them. The MMs were subject to public consultation over a six-week period. In some cases, we have amended their detailed wording and/or added consequential modifications where necessary. We have considered the IIA and HRA and all the representations made in response to the consultation and have recommended inclusion of the MMs in the Plan, except for MM030**,** for the reasons set out in the report.

The MMs can be summarised as follows:

- Moving the plan period forward by one year to 2021- 2041, with consequential amendments throughout, including to the Vision and housing requirement.
- Revising the housing trajectory to take account of the above changes and several adjustments to housing supply based on updated evidence.
- Clarifying the meaning of 'Forest Community' in the Vision and throughout.
- Amending the non-housing Strategic Policies to be consistent with national policy and to reflect updated evidence on employment land need and supply.
- Amending the Strategic Policy on developer contributions to include an effective and justified approach to viability review mechanisms.
- Aligning development management policies on climate change and the natural environment with national policy and the Plan's evidence base.
- Clarifying the allocations for Sustainable Communities for effectiveness.
- Various amendments to the other housing, mixed-use and employment allocations for clarity and to reflect updated evidence.
- Changing the affordable housing policy requirements in respect of the Telford built up area to reflect the Council's submitted viability evidence.
- Inserting a monitoring framework.
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains our assessment of the Telford and Wrekin Local Plan Review (the Plan) in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) and as applied by Regulation 4 and paragraph 2 schedule 1 of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026. It considers whether the Plan is compliant with the relevant legal requirements (including in terms of the Town and Country Planning (Local Planning) (England) Regulations 2012, also as applied by Regulation 4 and paragraph 2 schedule 1 of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026) and whether it is sound.

2. This Plan has been prepared and examined in accordance with the National Planning Policy Framework (NPPF) 2024 and this is consistent with the implementation provisions of the version of the NPPF published in August 2026. The NPPF 2024 (paragraph 36), to which we have had regard, advises that, in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

3. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound and legally compliant plan. The Telford and Wrekin Local Plan Review Publication Version (February 2025) submitted in September 2025 is the basis for our examination. It is the same document as was published for consultation in March 2025.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council requested that we should recommend any main modifications (MMs) necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. Our report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM001, MM002** etc, and are set out in full in the Appendix.

5. Following the examination hearings, the Council prepared a schedule of proposed MMs and, where necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MM schedule was subject to public consultation for six weeks. We have taken account of the consultation responses in coming to our conclusions in this report and in this light, we have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal/habitats regulations assessment that has

been undertaken. Where necessary we have highlighted these amendments in the report.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as 'Telford and Wrekin Local Plan Policies Map – Borough wide' and 'Telford and Wrekin Local Plan Policies Map – Telford'.

7. The policies map is not defined in statute as a development plan document and so we do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map.

8. These further changes to the policies map were published for consultation alongside the MMs in the 'Telford and Wrekin Local Plan Review Main Modifications June 2026'. In this report we identify the amendments that are needed to those further changes in the light of the consultation responses.

9. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the set of plans identified above and the further changes published alongside the MMs, incorporating the necessary amendments identified in this report.

Context of the Plan

10. The Telford and Wrekin Local Plan Review is proposed to replace the Telford and Wrekin Local Plan 2011-2031 in its entirety.

11. The borough of Telford and Wrekin is located between the Birmingham/Black Country conurbation to the east, and rural Shropshire to the west. It is served by the M54 and three railway stations. Most of the unitary authority's resident population (around 180,000) lives in the new town of Telford, with smaller concentrations in the market town of Newport and in rural areas. The latter include the Weald Moors and Wrekin Forest.

12. Urban Telford has an extensive network of green and natural spaces, which emerged from the original masterplan for the new town. The Ironbridge Gorge World Heritage Site and Wrekin Hill (part of the Shropshire Hills National

Landscape) are historic and natural landmarks that attract considerable tourism. Other key economic sectors in the borough include advanced manufacturing, defence, engineering and IT, as well as agri-tech associated with Harper Adams University. Notwithstanding this, some areas of Telford are in the top ten percent most deprived nationally.

Public Sector Equality Duty

13. The Council prepared an Equality Impact Assessment as part of the Integrated Impact Assessment (IIA) of the submission Plan. We have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included our consideration of several matters during the examination including specific policies to provide for the accommodation needs of Gypsies and Travellers; and those who require supported and specialist housing. The policies should directly benefit those with protected characteristics. In this way the disadvantages that they suffer would be minimised and their needs met in so far as they are different to those without a relevant protected characteristic. There is, also, no compelling evidence that the Plan as a whole would bear disproportionately or negatively on them or others in this category.

Assessment of Legal Compliance

14. The Plan has been prepared in accordance with the Council's Local Development Scheme.

15. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement.

16. The Council carried out an IIA of the Plan, which incorporated Sustainability Appraisal. The Council prepared a report of the findings of the IIA and published the report along with the Plan and other submission documents under Regulation 19. The IIA was updated to assess the main modifications.

17. The document called 'Habitats Regulation Assessment of the Telford and Wrekin Regulation 19 Local Plan February 2025' sets out that the Plan may have some negative impact which requires mitigation and that this mitigation can been secured through the plan as modified. Therefore, in practice it is not expected there would be any adverse effect on the integrity of any habitats sites either alone or in combination with other plans or projects.

18. The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area. These are set out in the Vision Priorities and Profile section of the Plan and are: Tackling climate change and achieving carbon neutrality; protection and enhancement of the green natural and historic environment,

maximising inward investment and employment opportunities; securing better homes for all; delivering regeneration, renewal and stronger communities and; improving health, wellbeing and tackling health inequalities.

19. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. Tackling climate change and achieving carbon neutrality is the first of six defined priorities of the Plan and the Plan includes specific policies to support this ambition and drive climate change action. These include Policy Strategic S5 (Mitigating and adapting to climate change), Policy CC1 (Sustainable construction and carbon reduction), Policy CC2 (Renewable energy in developments) and Policy CC3 (Strategic renewable energy development).

20. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

21. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, we have identified six main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Have the vision, priorities and development strategy been positively prepared, are they justified and consistent with national policy, and can they be realistically achieved?

The Plan Period

22. The plan period is 2020 to 2040. This would mean that on adoption the Plan would have less than 14 years of the period remaining. The NPPF seeks that strategic policies should look ahead for a minimum 15 years from adoption of a plan. Moving the plan period by one year at both start and end to 2021-2041 would, whilst still marginally short of the expectation in national policy nevertheless ensure that the Plan is positively prepared. This can be accommodated with little change or update to the evidence base and helps to ensure that the Plan can be adopted without delay.

23. **MM001** makes a number of general changes to update references to the plan period references throughout the plan and **MM002** makes a specific

consequential change to the introduction to the Plan. These modifications are necessary for the Plan to be positively prepared.

The Vision

24. The Plan sets out a Vision for the borough based on six key principles. Given that the plan period is being extended to 2041, the references in the Vision need to be changed to reflect this. Some of the wording of the Vision description also needs to be changed to recognise that some parts of the Vision will be achieved during the plan period not just at the end.

25. A fundamental part of what the Plan seeks to achieve is to embed development within an extensive tree planted landscape. This concept is cross cutting and embedded within the plan strategy and policies. This "Forest Community" has been a key part of the way in which the borough has developed and will continue to develop. The Vision needs to be strengthened and developed to reflect the importance of this Forest Community concept to the future of Telford. In addition, it is necessary for a definition of Forest Community to be added to the Glossary.

26. **MM003 and MM145** make these necessary changes for the Vision to be positively prepared and to be effective.

The Strategic Priorities

27. To support the Vision, the Plan sets out six Priorities which each have a number of supporting objectives. These provide context for the plan strategy. Each Priority also sets out a number of key policies which relate to that Priority. However, the policy references are both incomplete and inconsistent and so to be effective **MM004** is necessary to address this and also to ensure that the description of the Priorities is up to date.

The Development Strategy

28. In preparing the Plan the Council considered a number of development strategy options. These included different roles for the towns and the rural area, but through consultation and an IIA process the Council decided to maintain the strategy of the adopted plan of focussing growth in and around the edges of Telford, allowing some growth in and on the edge of Newport and allowing some housing growth in key rural settlements.

29. The Council has promoted significant economic growth in Telford which has capitalised on the town's location and transport links. The strategy in this Plan is to continue with that growth and attract inward investment. This strategy was first tested through the Regulation 18 stages and reappraised when the housing

requirements increased before Regulation 19 stage. We consider that the continuation of the existing strategy is a reasonable approach to adopt given consideration of all of the evidence including detailed consultation exercises. The housing and employment requirements have changed from the adopted plan, and we consider these elsewhere in the report, but the spatial strategy approach remains broadly the same.

30. The Council looked at a number of options for expanding Telford town. Five new broad growth areas were considered from which through detailed appraisal processes the three Sustainable Communities in the Plan were consequently selected. The other two broad areas for growth were discounted for a combination of reasons including constraints such as landscape, biodiversity, transport and deliverability. The Council's discounting of growth to the west, east and south of Telford and focussing on an expansion of the town northwards has been arrived at through detailed assessments of the evidence including the IIA. Expansion to the south is constrained by the borough boundary and the potential growth areas at Dawley Road and Redhill did not score so well on assessments looking at constraints, opportunities and deliverability, as the areas now known as the Sustainable Communities did.

31. A detailed site assessment and selection process considered potential allocations and led to the selection of sites identified in the Plan including the re-use and intensification of brownfield and town centre sites. We consider the site selection methodology to be sound

32. We consider that the strategy is positively prepared and is justified in that it is appropriate, has been arrived at by considering reasonable alternatives and is based upon proportionate evidence. We also consider that the development strategy is achievable.

Conclusion

33. Subject to the MMs identified above the Plan's vision, priorities and development strategy have been positively prepared, are justified, are consistent with national policy and can be realistically achieved.

Issue 2 – Is the approach to housing requirement and supply justified by the evidence and consistent with national policy?

Housing requirement

34. Policy S4 sets out the housing delivery strategy. It identifies a housing requirement of 20,200 dwellings (net) for the period 2020-2040. This is 1,010 dwellings per year for each year of the plan period. This was informed by the Standard Method which gives a figure of 857 dwellings per year plus a figure of 153 dwellings per year which is a contribution to the unmet need of the Black Country authorities.

35. However, the assessment needs to use the updated Standard Method figure and needs to be adjusted for the changed plan period 2021-2041. This would give a Standard Method calculation of 881 dwellings per annum.

36. The NPPF also indicates that as well as the local needs figure any needs that cannot be met in neighbouring areas should also be taken into account in determining the amount of housing to be planned for. Telford and Wrekin has a long history of a connection to the Black Country and migration from there has played a key part in the growth of the borough. Having assessed migration data the Council calculated that an appropriate figure to reflect trends would be around 126 dwellings per annum but considered that this should be increased to 153 dwellings per annum to account for support to the wider housing market area. This figure has the formal support of the Black Country authorities through statements of common ground. We consider this to be an appropriate contribution towards the unmet need of the Black Country authorities and demonstrates a housing requirement that accords with the provisions of the NPPF, and which is positively prepared.

37. Taking the two elements together for the adjusted plan period the overall housing requirement would be 20,680 dwellings for the period 2021-2041, the equivalent of 1,034 dwellings per annum. **MM005, MM006, MM007, MM008, MM015** and **MM016** are necessary to amend a number of elements of the Development Strategy and the Housing Delivery Strategy as set out in the Plan including the change in the housing requirement from 20,200 dwellings to 20,680 dwellings over the plan period for the reasons set out above, and to make it clear that the 153 dwellings per annum is a contribution, not an offer, to towards meeting the unmet needs of the Black Country authorities unmet housing needs. These changes are necessary for effectiveness and to ensure that the Plan is justified and positively prepared.

Housing supply for the plan period

38. The Plan makes provision for housing supply to meet the identified requirement. This comprises of extant permissions, site allocations and a windfall allowance.

39. The Plan includes a windfall allowance of 60 dwellings per annum. However, the assessment used to assess historic windfall contributions used a site threshold of 5 dwellings, whereas it would be more appropriate for the windfall allowance assessment to be based on a site threshold of less than10 dwellings, to be consistent with the NPPF definition of major sites being of 10 or more dwellings. This, and more up to date evidence on windfalls, provides compelling evidence that a windfall allowance of 120 dwellings per annum would be more realistic.

40. Commitments for the adjusted period 2021-2041 total 3,858 which when added to the completions from 2021/22 to 2024/25 and the windfall allowance gives a total of around 11,300 units. New allocations in the Plan are expected to deliver 10,231 units in the plan period. We deal with the allocations elsewhere in this report.

41. We consider the delivery expectations to be a reasonable assumption for the plan period given the evidence before the examination and which we assessed for each of the allocations and commitments. This provides a total supply of around 21,500 dwellings against the plan period requirement of 20,680 dwellings. We therefore consider that the Plan provides specific and developable sites for the plan.

42. **MM015, MM016 and MM139,** amongst other things, replace the housing trajectory graph in the Plan with an updated trajectory graph to show the changed housing requirement and supply position over the plan period. They also add a detailed housing trajectory table as a new appendix to the Plan and add a specific reference to the role of the three Sustainable Communities to the delivery of the housing strategy. These changes are necessary for effectiveness.

Housing supply for the five-year period following adoption

43. NPPF expects plans to identify a specific and deliverable supply of sites for the first five years following the date of adoption. Given the most up to date housing supply information before the examination, we consider that the five-year period should be calculated from 1 April 2026. We consider that the oversupply of completions from the start of the plan period can be taken account of in calculating the five-year supply requirement. This would give an annual requirement of 956 dwellings per annum for the first five years of the plan period taking account of the contribution towards the Black Country authorities unmet needs and applying a 5% buffer. Given the Council's Housing Delivery Test position, there is no need to apply a higher buffer to accord with the NPPF. This means that there is a total supply of around 5,914 dwellings against a five-year requirement of 4,781 dwellings representing a supply of 6.2 years.

44. Even if the oversupply of past completions since the start of the plan period was not taken into account there would still be around 5.4 years' housing land supply. We can therefore be confident that the Plan provides for a specific and deliverable supply of sites for the first five years following adoption.

Conclusion

45. Subject to the modifications set out above, the approach to housing requirement and supply is justified, effective and consistent with the evidence and national policy.

Issue 3 – Are the other, non-housing strategic policies positively prepared, do they reflect the priorities and development strategy, are they justified by a robust and credible evidence base, and are they effective and consistent with national policy?

Policy Strategic S1 – Protecting and enhancing the borough's green spaces

46. Policy S1 is supportive of the NPPF's objectives for green infrastructure and generally links relevant development management policies to the Plan's Forest Community vision, priorities and strategic objectives in an effective way. However, **MM009** and **MM010** add missing context for subsequent detailed policies on biodiversity, green infrastructure and trees and **MM146** inserts a definition of "Green Guarantee Sites" in the Glossary, so Plan users understand the term's local meaning and do not misinterpret it as a development plan designation. These MMs are necessary for the Plan to be effective.

Policy Strategic S2 – Nature conservation

47. This policy reflects the NPPF's overall objectives for nature conservation and recovery but makes no reference to the 'Shropshire and Telford and Wrekin Local Nature Recovery Strategy' (LNRS), which identifies and maps nature recovery priorities and actions for the area with the involvement of local organisations and partners. **MM011** and **MM012** insert a provision, with supporting text, that applicants must have regard to the latest LNRS, subject to which Policy S2 is effective and consistent with national policy and guidance on nature.

Policy Strategic S3 – Economic delivery strategy

48. Policy S3 links Priorities 3 and 5 with the detailed policies affecting the local economy. These include the development management policies specifically addressing economy and centres, as well as those with economic implications such as on communication networks, rural areas, leisure, culture and tourism.

49. The 'Employment Land Delivery Topic Paper June 2026' updates the data on employment land need and supply and demonstrates Telford and Wrekin has a strong industrial base with potential to grow. Delivery of additional employment land (broadly defined as land within use classes B2, B8 and E(g)) to at least meet identified need over the plan period is therefore a central plank of the Council's economic development strategy, and Policy S3 rightly sets this out. However, the change in plan period necessitates a slight adjustment in the employment land requirement figure to 168ha. In addition, the policy and supporting text do not accurately reflect the evidence on principal sources of employment land supply and corresponding development management policies.

50. **MM013** and **MM014** rectify these issues. This includes taking account of site allocations carried forward into the Plan from its predecessor (to which we will return under Issue 4 below); and giving an indicative breakdown in supporting text of anticipated supply by use class to assist monitoring. These MMs also insert text to explain the relationship between planned housing growth and economic development; and to acknowledge that other sectors such as tourism, town centres and the rural economy can contribute to economic development in the area. Given the area's mixed economy, these MMs are necessary for the Plan's economic delivery strategy to be justified and consistent with national policy on building a strong, competitive economy.

51. **MM144** adds a definition of "employment land" to the Glossary for clarity and therefore the effectiveness of Policy S3.

Policy Strategic S5 – Mitigating and adapting to climate change

52. This policy supports Plan Priority 1 and the Council's ambition for Telford and Wrekin to be a "climate neutral" borough. Its strategic approach is consistent with the NPPF's objectives on climate change mitigation and adaptation and is supported by detailed development management policies on climate change, and others covering aspects of the natural environment, design and sustainable transport.

53. Building Regulations are the primary mechanism for managing the energy performance of, and carbon emissions from, development. The government has confirmed that the Future Homes and Future Buildings Standards will come into force through Building Regulations, which will introduce more stringent mandatory requirements for energy performance and sustainable design. The Council clarified at the hearing sessions that its Plan policies are intended, rightly, to complement Building Regulations rather than require applicants routinely to exceed them. It wishes applicants to take a proactive and holistic approach to climate change mitigation and adaptation in the design process and to consider all Plan policies relevant to this matter alongside Building Regulations. Applicants are expected to demonstrate this through a supporting Sustainability Statement.

54. This approach is justified given the multiple and inter-related elements of development design that can influence climate change mitigation and adaptation. It is also consistent with the Council's 'Whole Plan Viability Assessment 2023' and 'Regulation 19 Viability Note December 2024' (the viability report), which has tested the cost of the emerging higher Building Regulations standards alongside the Plan's various policy requirements.

55. However, to be effective and consistent with national policy, Policy S5 and its supporting text require modification to clarify the relationship between Building Regulations, the policy and Sustainability Statements. This includes making clear how a Sustainability Statement can be used to streamline the various application requirements in development management policy (having regard to guidance where relevant), such as in relation to heating and cooling; and that a Sustainability Statement should only quantify a proposal's carbon reduction where Building Regulations standards are proposed to be exceeded.

56. **MM017** and **MM018** make these changes. That said, after considering the consultation responses and for the policy to be fully effective, we have amended **MM017** to make clear that, when required, Sustainability Statements should be commensurate with both the scale and type of development proposed.

Policy Strategic S6 – Healthy stronger communities

57. The Plan's strategic policy for healthier and stronger communities generally aligns with the NPPF and is supported by development management policies covering community facilities, active travel and hot food takeaways, among others. It is also underpinned by evidence in the 'Infrastructure Delivery Plan' (IDP) on the future health and wellbeing infrastructure needed to support new development. For the policy to be fully effective, however, relevant stakeholders need to be engaged through the development management process. The additional supporting text in **MM019** is therefore necessary for Policy S6 to be sound. In addition, **MM020** is necessary for effectiveness, to make clear the policy's expectations on health and wellbeing will be applied where relevant.

Policy Strategic S7 – Developer contributions and infrastructure delivery

58. Policy Strategic S7 sets out the approach to developer contributions and infrastructure delivery. The provisions of the policy which relate to the review of development on completion are not justified nor effective. The wording of the relevant part of the policy needs to be amended such that it is clearer how the review mechanism would operate and on what basis. It needs to specify the thresholds to which the mechanism would apply.

59. On the basis of the evidence put to us, including the suggestion by the Council at the hearings, we consider that that the provision should apply to major

development on completion (and for schemes of more than 500 units on completion of 75% of the units) and that a viability review should refer to a policy compliant or capped financial contribution whichever is the lowest. This gives certainty to developers and makes the policy effective and justified. A number of other wording changes are necessary for effectiveness and all changes to policy wording are made by **MM021.**

60. **MM022** makes consequential changes to the supporting text to outline how the review mechanism would operate and **MM134** updates the list of policies which would be used to secure developer contributions, both modifications being necessary for effectiveness.

List of strategic policies in appendices

61. Appendix G of the Plan lists the strategic policies and identifies how they have changed compared to the previous plan. That was a helpful guide for consultation but is now superfluous and **MM135** removes it for effectiveness.

Conclusion

62. Subject to the MMs identified above, the non-housing strategic policies reflect the priorities and development strategy and are positively prepared, justified, effective and consistent with national policy.

Issue 4 – Are the allocations and their requirements, including those for Sustainable Communities, justified, effective, and consistent with national policy?

Sustainable Communities

63. Policy HO2 allocates the three Sustainable Communities and sets out detailed policy wording for each of them.

64. The Sustainable Communities are urban extensions to the north of Telford and are important components of both the spatial strategy and housing delivery strategy for the Plan as referred to elsewhere in our report. The delivery of these three sites is critical to the future of the borough.

65. Together the Sustainable Communities account for a supply of nearly 8,000 new homes, close to 7,000 of which are expected to be delivered within the plan period. Each Sustainable Community will also provide employment to varying degrees along with new local centres and supporting infrastructure. They have been selected following the IIA and a detailed site selection process.

66. Significant progress has been made in the pre-planning work between the Council and developers/promotors although we consider that there needs to be greater community involvement in the design and detailed shaping of the sites, and we recommend modifications which include this. Although each site is at different stages, we see no evidence of potential impediment to them being brought forward and delivered within the envisaged timescales.

67. The allocation of the three Sustainable Communities accords with the development strategy of the Plan and represents the logical extension of Telford northwards. The principle of the allocations is sound.

Policy HO2 Sustainable Communities

68. Policy HO2 is a single policy which allocates and sets out requirements for each of the three Sustainable Communities. There are common requirements set out in the policy for each of the sites but also specific ones for each setting out a vision for each one and delivery expectations. However, the policy needs to be modified to make it clear that there is a common requirement that a Design Brief and Masterplan must be submitted for each Sustainable Community early in the planning process, be informed by public consultation carried out in line with the approach set out in the Statement of Community Involvement and be approved before the first grant of planning permission. To be effective a definition of Design Brief and Masterplan needs to be added to the appendix and **MM142** achieves this.

69. **MM067** is necessary for effectiveness to set out these general requirements and to provide clarification that the three Sustainable Communities will be considered as part of the urban area of Telford for decision making purposes.

70. The Sustainable Communities are not listed in the appendices unlike the other allocations. To address this inconsistency and for effectiveness **MM133** introduces a new appendix listing the three Sustainable Communities, their estimated housing numbers and employment land take and uses.

SC1 Land at Bratton

71. This Sustainable Community would comprise around 2,100 dwellings, 2ha of employment land and a new local centre. Whilst from the evidence presented to us SC1 is the Sustainable Community that has the potential to commence on site first, we consider that this will not be as early as the Council had anticipated. Nonetheless, we consider that there is a reasonable prospect of it delivering homes within 5 years of adoption of the Plan and that the site could be completed within the plan period.

72. The vision section of the policy needs to make stronger reference to the need for the development to delivered in line with the Local Plan vision for Telford as a Forest Community and to set out what that means. This is a common change needed across all three Sustainable Communities visions. The vision for SC1 also needs to be clearer in terms of its expectations for onsite facilities including a primary school and local centre and how the site should be connected to the existing community.

73. The delivery section of the policy needs to make stronger, more detailed and clearer references to matters such as: infrastructure requirements, phasing, design, landscaping, green infrastructure, flood mitigation, heritage assets protection, access arrangements, open space provision and delivery mechanisms.

74. These modifications are necessary for the policy to be effective and **MM068** sets them out.

SC2 Land North East of Muxton

75. This Sustainable Community would comprise around 2,700 dwellings with nearly all units to be delivered in the plan period and around 5.6 ha of employment land and new local centres. From the evidence presented to us we consider that the site would start delivering homes in year 5 from adoption of the plan.

76. As with other the sections relating to the other Sustainable Communities, the vision section of the policy needs to make stronger references to the need for the development to be delivered in line with the Local Plan vision for Telford as a Forest Community and to set out what that means. The vision for SC2 also needs to be clearer in terms of its expectations for onsite facilities including two new primary schools, the principles of the proposed employment area including the expected use classes, and how the site should be connected to the existing community by public transport and cycle links. The evidence from the consultation responses on the modifications indicates that the site might be required to deliver two or three local centres and therefore to be effective it is necessary for this to be added to the vision for site.

77. The delivery section of the policy for SC2 needs to make stronger, more detailed and clearer references to matters such as: infrastructure requirements, phasing, landscaping, green infrastructure, design, access arrangements, flood mitigation, open space provision and delivery mechanisms.

78. The bulk of the allocation lies to the north west of Muxton rather than the north east, and therefore it is necessary for effectiveness for the name of the site to be changed accordingly to Land North West of Muxton. This change will result

in a number of consequential changes where the site is referenced elsewhere in the Plan including in the title of the site plan. There will also be a consequential change in respect of the policies map.

79. These modifications are necessary for the policy to be effective and **MM069** sets them out.

SC3 Land North of A442 Wheat Leasows

80. This Sustainable Community site is expected to deliver around 3,100 new homes with around 2,190 to be delivered in the plan period. It is also expected to deliver around 68ha of employment land and two new local centres. On the evidence before us, we consider that there is a reasonable prospect of houses starting to be delivered in year 5 following adoption of the plan.

81. As with the other the sections relating to the other Sustainable Communities, the vision section of the policy needs to make stronger references to the need for the development to delivered in line with the Local Plan vision for Telford as a Forest Community and to set out what that means. The vision for SC3 also needs to be clearer in terms of its expectations for onsite facilities including new schools, two local centres, open space, the principles of the proposed employment area, and how the site should be connected to the existing community by public transport and cycle links. It is also clear that the site has potential for tourism activity given the restoration of the Shrewsbury and Newport Canal at adjacent Wappenshall Wharf and reference to this should be added to the vision section to be consistent with Policy CI4 of the Plan.

82. The delivery section of the policy for SC3 needs to make stronger, more detailed and clearer references to matters such as: infrastructure requirements, phasing, landscaping, green infrastructure, design, access arrangements including a restriction on vehicular access from Wellington Road and encouraging the use of existing accesses for pedestrians and cyclists only, flood mitigation, drainage asset retention, heritage asset protection, open space provision and key delivery mechanisms. There is also a justified need for a reference to secure a suitable buffer to protect the character of existing adjacent communities, in particular those of Eyton Upon the Weald Moors and Wappenshall Wharf.

83. These modifications are necessary for the policy to be effective and **MM070** sets them out.

Housing allocations

84. Policy HO1 allocates a number of housing sites. The housing allocations are listed in Table 7 in Appendix A. The estimated housing number for each

allocation is included in the table. The Sustainable Communities are not included in the list and so to be effective, the wording of the introductory text, policy and supporting text of Policy HO1 needs to be modified, through **MM0064, MM0065** and **MM066** to make this clear. None of the housing allocations in Policy HO1 have any site-specific policy requirements and we are satisfied that this is an effective approach given how the policies of the plan as a whole will be applied to proposals for each site.

85. Out of the 35 housing allocations listed in Table 7, one site HO26 Land South of Old Vicarage is not justified as an allocation due to issues around unresolved ball strike concerns from Sport England relating to the adjacent cricket club. On the basis of the evidence before us, and as detailed below, we consider all of the other 34 housing allocations are justified and sound.

86. We heard considerable evidence at the hearings in relation to two proposed housing allocations on the edge of Newport, HO3 Land South of the Dale, Church Aston and HO18 Old Railway Line, Church Aston. However, we consider both of these allocations to be well located in relation to the existing settlement and that the level of growth proposed in total is consistent with the development strategy for Newport. The evidence does not indicate that the sites are subject to unresolvable technical constraints. They are deliverable. In the case of HO3 the Council has now resolved to grant planning permission.

87. The evidence indicates that the estimated dwelling numbers on some sites in Table 7 of the Plan are not realistic or achievable. Some changes required are relatively minor based on new information about capacity or estimated likely numbers associated with an emerging scheme. Some though are more significant. Evidence indicates that HO4 the Former Phoenix School on Manor Road, can accommodate around 207 dwellings as opposed to the 128 in Table 7, that HO28 Land south and west of Somerfield Road, can accommodate significantly more than the 15 indicated but delivery would be at the back end of the plan period given that the site is an active quarry and would need significant groundwork. HO23 Land southern side of Waters Upton, can accommodate around 40 dwellings as opposed to 26 in the Table.

88. At the hearings the promoters of HO24 Land at the junction of Hay Street Tibberton indicated that due to access constraints it was no longer realistic to assume that the site could accommodate the estimated 25 dwellings. We consider that a more reasonable estimated figure of 7 dwellings is justified based on evidence submitted by the Council. An expansion of the site boundaries is not justified and having established the principle of development through the allocation it is up to the developer to work with the Council and statutory bodies to design and finalise an appropriate and acceptable scheme for the site including the final number of houses, through the planning application process.

89. All of the estimated housing numbers are however simply that, and they may change during the plan period as updated information comes forward and schemes are worked up. Policy HO1 does not cap numbers nor set them out as minimum. Whilst the modification alters the estimated housing numbers column in Table 7 it does not alter site boundaries.

90. At the modifications consultation stage, objections were made by local residents to two housing allocations set out in the revised table in **MM130**. The sites concerned, are HO5 Land North of Allscott Meads and HO15 Land West of Allscott Meads. Having looked at the evidence before us we consider these allocations to be soundly based and justified. The evidence indicates that there are no technical constraints that could not be overcome and housing development would support the defined rural settlement of Allscott. Many of the representations on these two allocations relate to detailed matters and these can be addressed through the planning application process in due course.

91. There is a need to add an additional housing allocation, which is set out in the adopted plan but which needs to be carried over to this Plan as it will replace the adopted Telford and Wrekin Local Plan in its entirety. This site is HA35 which is Lawley West and is expected to deliver around 250 dwellings. It has outline planning permission and a reserved matters application is in preparation. It is justified as an allocation and there is reasonable prospect that it can start delivering houses within five years of adoption of the plan. A consequential change to the policies map will need to be made.

92. In order to be effective, it is necessary to amend the reference to each housing allocation from HO to HA thereby avoiding any confusion with policy numbering for the housing policies in the Plan.

93. All of these changes to Table 7 are necessary to ensure that the housing allocations are justified and effective and are made through **MM130.**

Mixed-use allocations

94. These are listed in Table 9 in Appendix C. Information about estimated housing numbers and the anticipated quantum of commercial/town centre development is included for each site. However, it is not clear which planning use classes would be supported in each case, or how decision-makers would be expected to respond to proposals that vary from those listed. This information should be added for effectiveness, along with guidance on how to obtain site-specific advice given the allocations themselves do not include these details. Main town centre uses are defined in the NPPF and Glossary of the Plan.

95. Sites MU1 to MU7 are located within Telford Town Centre and all have potential for both residential and commercial development. This includes the site at

Telford Station (MU7), which the Council has confirmed has capacity for about 100 homes in addition to Class E uses. This needs to be added to the estimated housing numbers column in Table 9. The approximate unit numbers for Land off Ironmasters Way (MU1) and Land at Southwater Phase 2 (MU4) also require amendment to reflect the housing supply position set out in the updated Housing Delivery Topic Paper and Master-sheet of June 2026.

96. At the hearing on this issue, the Council said allocation of the site known as Mere Park (MU8) for mixed use is no longer justified, as planning permission for a residential care home on the site has been granted on appeal. We see no reason to disagree. In the case of the site known as Wheat Leasows (MU9), there is nothing in the retail evidence before us to justify allocating this out of centre site for main town centre uses, but employment uses are justified, particularly given the site's proximity to a Strategic Employment Area (SEA). Consequently, Wheat Leasows should be allocated for employment rather than mixed use. Both MU8 and MU9 therefore need to be deleted from Table 9, with consequential changes to the policies map.

97. **MM132** makes the above amendments to Appendix C, subject to which the mixed-use allocations are justified and effective.

Employment allocations

98. These are listed in Table 8 in Appendix B. As above, for clarity and thus effectiveness the table should include the use classes that would be supported on each site, and that applicants should be advised to seek pre-application advice regarding site-specific details. The table also needs to make clear that the quantum of "employment" estimated in each case relates to employment land in hectares rather than any other interpretation of that word. Some of these allocations are rightly also designated as Strategic Employment Areas (SEA) (as listed in new Appendix G inserted via **MM136** and shown on the policies map) because, once developed, they will make a significant contribution towards meeting the identified need for employment land and need to be protected accordingly.

99. Table 8 does not include the eight "carried forward" allocations noted under Policy Strategic S3 above. These are nevertheless referred to in the Plan at paragraph 8.10 and shown on the policies map that underwent consultation alongside it. They were also considered within the IIA. On this basis, we are satisfied the spatial strategy and appraisal of reasonable alternatives took account of these existing allocations, and that there was an opportunity for interested parties to comment on their inclusion in the Plan. However, for the Plan to have a consistent and therefore effective approach to allocations, they should be listed alongside the new employment sites in Table 8, Appendix B.

100. The site known as Wheat Leasows (MU9) also needs to be added to Table 8 for the reasons explained under mixed use allocations above. Conversely, Land at Madeley Court Way (reference EC6) should be deleted. This is because it is a small site within a town centre boundary and evidence in the relevant site assessment sheet recommends its development for town centre uses rather than those falling within the definition of employment land. Development of this type and scale can be adequately managed by the detailed policies for town centre uses, so a site-specific allocation for that site is not justified.

101. **MM131** makes the above changes to provide a justified and effective list of employment allocations, with appropriate explanatory text. It also renumbers the sites to remove unnecessary differentiation between new and existing allocations. Consequential changes to the policies map are also needed.

Conclusion

102. Subject to the MMs identified above, the allocations and their requirements, including those for Sustainable Communities, are justified, effective and consistent with national policy.

Issue 5 – Are the development management policies positively prepared, justified, effective, and consistent with national policy?

103. The Plan contains development management policies that collectively seek to set out the requirements for and manage impacts from development. These include policies relating to climate change; green and natural environment; economy and centres; housing; development design; sustainable travel and transport networks; community infrastructure, culture and open space; historic environment; and minerals and land. As noted under Issue 2, these detailed policies generally align with the Plan's vision, priorities and strategic policies and with the relevant objectives in national policy.

104. Policies NE6, EC5, EC7, EC8, EC10, HO6, HO7, HO9, DD3, DD4, DD5, DD6, ST2, CI2, CI5, HE3 and HE5 and the corresponding supporting text are sound without MMs. However, we have soundness concerns with the remaining development management policies, as set out below.

Policy CC1 – Sustainable construction and carbon reduction

105. To align with Policy S5 and the viability evidence discussed above, **MM023, MM024** and **MM025** are necessary to make clear that Policy CC1's provisions complement the standards required by Building Regulations rather than expecting applicants routinely to exceed them; that they will apply only where relevant and practicable; to cross-refer to Policy S5 in relation to Sustainability Statements; and to remove unjustified references to viability testing where requirements cannot be met. **MM024** also removes unnecessary duplication

with Policy CC2 in relation to renewable energy. Subject to these MMs, Policy CC1 is justified, effective and consistent with national policy.

Policy CC2 – Renewable energy in developments

106. Policy CC2 requires all new development to incorporate renewable energy production and storage on site unless existing local renewable energy sources are available to power the site. This is an onerous provision for which there is no pertinent local justification, and which does not appear to have been tested across all development typologies in the viability report. As regards policy on installation of district heat networks, this was considered but not recommended as a matter of course in the viability evidence.

107. These requirements in parts 1 and 2 of the policy and in supporting text therefore need to be replaced by less restrictive wording. Part 3 on micro-generation should be similarly modified, and parts 5 to 6 and associated supporting text should be deleted because they unnecessarily duplicate the text on heating and cooling strategies added through modifications under Policy S5. **MM026** and **MM027** make these changes, subject to which Policy CC2 is justified, effective and consistent with national policy.

Policy CC3 – Strategic renewable energy development

108. This policy includes safeguards against significant adverse impacts on a range of factors including landscape and heritage. However, to be fully consistent with national policy, **MM028** is necessary to ensure heritage assets and their settings are considered.

Policy CC4 – Water re-use, conservation, efficiency and quality

109. Policy CC4 is supported by evidence in a comprehensive 'Water Cycle Study', which notes Telford and Wrekin was classified by the Environment Agency as an area under serious water stress in 2021 and therefore recommends adoption of the optional higher Building Regulations standard for water efficiency for new housing. That standard is currently 110 litres/person/day (l/p/d), which is reflected in the policy. However, the Government is reviewing the optional water efficiency standard with the potential of tightening it further through an update to Building Regulations Part G. We therefore considered the inclusion of this emerging standard in the Plan.

110. Notwithstanding the involvement of the Future Homes Hub in the review, given the timetable for and outcome of any change to Building Regulations Part G on water efficiency are not yet known, specifying an emerging standard would be neither justified nor consistent with PPG on water efficiency. Therefore, MM030, as consulted on, proposed instead to amend the policy to require compliance with the optional technical standard in force at the time an application is

submitted. However, as pointed out in the responses to the consultation on MM030, whilst the viability report considered the current optional standard of 110 l/p/d, it did not test the impact on development viability of a potentially more stringent and yet unknown future standard. Therefore, we have concluded that, on reflection, this suggested change would not be appropriate and that in this particular respect the policy is sound as submitted for examination. Consequently, we do not include MM030 in our recommendations.

111. However, **MM029** amends the policy's introductory paragraph, to refer to the area's water stress classification. **MM031** inserts supporting text to give examples of water efficiency measures; clarify the assessment required to demonstrate mitigation of impacts on water quality in designated Source Protection Zones; encourage early engagement with Severn Trent Water on water supply and wastewater infrastructure; and alert applicants to the Environment Agency's technical guidance on groundwater protection. These additions are necessary for Policy CC4 to be fully effective and to make clear the justification for including the optional technical standard. However, to be consistent with our finding above, we have removed from **MM031** any reference to an emerging higher standard.

Policy CC5 – Flood risk management and sustainable drainage systems

112. Policy CC5 is justified by an up-to-date Strategic Flood Risk Assessment (SFRA) but reference to this key information source is absent from the policy and supporting text, which is unhelpful to Plan users. Consequently, a reference should be inserted for effectiveness. In addition, to be fully consistent with PPG on flood risk, the Plan should set out local criteria for assessing whether wider sustainability benefits to the community outweigh flood risk in circumstances in which the exception test in national policy applies.

113. In part 1b of the policy, the words "now or in the future" are not justified by the evidence and introduce ambiguity for decision makers so require deletion for effectiveness. Part 1 also needs two additional criteria: firstly, to ensure proposals investigate the capacity of existing drainage assets and, bearing in mind the MM consultation responses, to allow for any adverse effects to be appropriately mitigated; and secondly, to explore opportunities to de-culvert watercourses where possible. These additions are necessary to fully reflect the recommendations of the SFRA and Strine Internal Drainage Board, and therefore for the policy to be effective. Finally, the reference in part 2b to a handbook on sustainable drainage should be reworded so this guidance is not elevated to the status of development plan policy.

114. **MM032**, as amended following consultation to refer to potential for mitigation, and **MM033** make the changes above, subject to which the policy and supporting text are justified, effective and consistent with national policy.

Policy CC6 – Managing air quality

115. Policy CC6 is generally consistent with the NPPF on air quality and applies to all relevant development proposals, so does not need to name specific sites. However, in part 1b on mitigation measures, references to health and wildlife sites are not clear enough to be fully effective, so **MM034** is necessary to rectify this.

Policy NE1 – Biodiversity and geodiversity

116. This policy's approach to mitigation of adverse impacts on biodiversity and geodiversity is broadly consistent with section 15 the NPPF but some of the wording is ambiguous or unexplained. **MM035** and **MM036** replace the reference to "the Lawton principles" by a description of the relevant objectives; clarify industry standards and guidance for ecological surveys; explain in supporting text how to interpret the term "appropriate buffer zones"; and remove Green Guarantee Sites from the table of biodiversity and geodiversity designations because, as noted above, they have no status in Plan policy. Subject to these MMs, the policy is effective.

Policy NE2 – Trees, hedgerows and woodlands

117. Part 2 of this policy lists actions expected of applicants, but the words "where relevant" need to be inserted in the preliminary sentence to ensure these are applied proportionately. For the same reason, Part 2a should make clear impacts only need to be assessed on trees, hedgerows and woodland that are within or adjacent to the proposed development site. The requirement for a mix of native and non-native trees in part 2c is justified by the evidence, but the prescriptive 50:50 ratio is not, so that element should be deleted. Part 2f includes a confusing reference to Biodiversity Net Gain (BNG), which is covered separately in Policy NE3 and the statutory BNG framework (see further explanation under Policy NE3 below), and is therefore superfluous.

118. Part 4 addresses development proposals affecting ancient woodland and/or irreplaceable habitats, but the wording is not fully consistent with NPPF paragraph 193c). "Where relevant" should be inserted here too, as the provisions will only be relevant to circumstances where offsite planting is justified. The considerations relevant to removal of mature tree specimens in reasonable condition need to be explained for the policy to be effective in these circumstances. Finally, as tree plantations managed on a commercial basis will generally undergo regular tree felling, the list of circumstances in supporting paragraph 7.12 should be extended to include this.

119. **MM037** and **MM038** make the changes identified above, subject to which Policy NE2 is justified, effective and consistent with national policy.

Policy NE3 – Biodiversity Net Gain

120. In England, under a statutory framework introduced through the Environment Act 2021, development is required to deliver at least 10% BNG, subject to some exemptions. This is measured according to a nationally prescribed metric and can be achieved through on-site biodiversity gains, registered off-site gains or statutory biodiversity credits, determined through application of a statutory Biodiversity Gain Hierarchy. Information requirements for planning applications are prescribed, and every relevant grant of planning permission is deemed to be subject to the statutory biodiversity gain condition.

121. PPG states local plans do not need to duplicate the detailed provisions of this statutory framework; and it is inappropriate to include policies which are incompatible with it, such as by applying BNG to exempt categories of development or encouraging the use of a different biodiversity metric or biodiversity gain hierarchy. In addition, plan-makers should not seek more than 10% BNG unless justified. As well as evidence of local need and opportunity for a higher percentage, justification for such policies will need to assess the impact on viability for development. Local plan policies can, however, complement the statutory framework by setting local preferences for off-site provision of BNG, for example.

122. The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026 came into force on 6 August 2026 and change the exemptions for BNG provision in several categories of development. They also modify the Biodiversity Gain Hierarchy for minor development, so that minor developments which remain subject to BNG can choose to go straight to off-site gains in the first instance. We have had regard to these regulatory changes in our conclusions below.

123. Policy NE3 deviates from the statutory framework for BNG and associated PPG in several ways. By stating all new development should deliver BNG, the policy inappropriately brings exempt categories of development within scope of its requirements. This is reinforced by the wording in part 2 of the policy, which supports measurable net gains in biodiversity in developments not legally required to provide them. Part 1 also relies on a different mitigation hierarchy for off-site contributions from the Biodiversity Gain Hierarchy, and parts 4 and 5 and several paragraphs of supporting text unnecessarily duplicate statutory provisions.

124. In addition, the policy requires major development proposals to exceed 10% BNG, subject to viability. However, the viability report relies on one high-level study from another county, with no published data pertinent to Telford and Wrekin. It is also unclear whether the cost of land for BNG beyond 10% has been factored in. Consequently, we are not persuaded the costs assumed in the viability report for BNG beyond 10% are realistic, or that the impact of up to 20%

BNG would be as limited as the Council suggests. Moreover, the provision for case-by-case viability assessment is not consistent with national policy on viability, which prioritises deliverable policy requirements over routine viability assessment at the decision-making stage.

125. Nonetheless, given the vision for a Forest Community, we consider that it is justified for the policy to set out an aim, rather than a requirement, for major schemes to exceed 10% BNG. The policy wording requires amendment to reflect this, and in the supporting text reference to submission of a viability report should be replaced by provision of a reasonable justification. In addition, having considered the supporting text wording further following the MM consultation, we find the first sentence of supporting paragraph 7.17 needs to state more clearly that it is achieving more than 10% BNG which may be difficult for some developments. We have amended the wording of **MM041** accordingly.

126. **MM039, MM040** and **MM041** are therefore necessary to: make the above changes; delete the parts of the policy and supporting text that duplicate and/or are inconsistent with the statutory framework; align wording with the provisions in national guidance and eliminate ambiguity; clarify the role of the LNRS in informing on- and off-site BNG provision; and encourage applicants to consider BNG early in the design process and seek pre-application advice. Subject to these changes, Policy NE3 is justified, effective and consistent with national policy.

Policy NE4 – Development greening factor

127. Policy NE4 applies a greening factor to major development proposals with the objective of optimising green infrastructure in the borough. The tool applies a weighting to different surface cover types to incentivise those most valuable for green infrastructure, resulting in a score between 0 and 1. The 'Green Space Factor Study 2023' explains this in the context of Natural England's Green Infrastructure Framework, which aims to improve the quality, quantity, accessibility and connectivity of green infrastructure for the benefit of wildlife, climate change resilience and well-being. These are also objectives in the NPPF.

128. We are therefore satisfied the overall objective of Policy NE4 is justified and consistent with national policy and aligned with the Plan's Forest Community vision. However, the target scores specified (0.4 and 0.3 for residential and non-residential respectively) are derived from analysis of just ten planning permissions in the area, several of which do not appear to have achieved the greening factor that would be sought under the policy. This evidence is not compelling enough to justify framing the scores as targets to be met in every case. Instead, the scores should be expressed as an aim for proposals in both categories of development. The "subject to viability" clause in part 1 also needs

to be deleted because it is neither justified nor consistent with national policy on viability.

129. Part 4 of the policy allows for off-site provision where the greening factor cannot be met on-site, with the implication that it could be entirely provided elsewhere. This is not fully consistent with the intention of the tool, which is to improve the extent and quality of green infrastructure within developments, according to the Green Space Factor Study. For this element of the policy to be justified and effective, it should require the greening factor to be met as far as possible on site, with any shortfall provided off-site but as close as possible nearby, having regard to relevant guidance such as the LNRS.

130. **MM043** makes the above changes for the policy to be justified, effective and consistent with national policy. In addition, **MM042** and **MM044** clarify the principle of the greening factor and the calculation tools to be made available to applicants, based on the existing Natural England Green Infrastructure Framework; and explain that other statutory and Plan requirements such as BNG, open space and sustainable drainage are not separate and can contribute to a proposal's greening factor score. These supporting text changes are necessary for effectiveness.

Policy NE5 - Green Network

131. This policy protects the Green Network, which is an interconnected network of open spaces within the urban areas of Telford and Newport. The extent of the Green Network has been updated in the Plan, following an assessment based on five principles, explained in the 'Green Network Topic Paper. We are satisfied with this justification. However, the term Green Network should be defined in the Glossary of the Plan for clarity and therefore effectiveness, as set out in **MM147**.

132. Part 3 of the policy expects development proposals to be assessed and justified against the five principles described in the Topic Paper, with the implication that this will be required for all applications. This is neither proportionate nor justified by the evidence and needs to be modified to make clear such an assessment would be expected only of proposals with adverse effects on the Green Network. **MM045** achieves this. In addition, **MM046** inserts an explanatory table in the supporting text to help Plan users understand how the Green Network principles interact with other relevant policies, necessary for the Plan overall to be effective.

Policy NE7 – Strategic Green Gaps

133. The Plan defines two strategic green gaps which have the purpose of preventing the coalescence of the villages of Lilleshall and Wrockwardine with Telford. Policy NE7 sets out the policy approach to development within the

gaps. The policy and the identification of these gaps are justified in that they are narrow gaps between self-contained villages which would otherwise be in danger of coalescing and significantly harming the character and appearance of the area. We do not consider that there is a justified case to identify a further Strategic Green Gap to separate Eyton on the Weald Moors from Telford. Nonetheless we recognise the need to create an appropriate landscaped buffer between that village and the Sustainable Communities in order to help protect its character, and we recommend a modification to Policy HO2 to address that, and to which we have already referenced in this report.

134. There is a need for clarification to the supporting text to Policy NE7 as to how the policy would operate and this clarification is made, for effectiveness, by **MM047.** This includes the need to make it clear in the supporting text which are the two Strategic Green Gaps as this is not specified and for effectiveness is necessary. Whilst this was not consulted on as part of **MM047** we consider this would not materially alter the intention of the policy.

Policies EC1 and EC2 – Employment/economic development in the urban area and SEAs

135. According to their titles, Policies EC1 and EC2 deal respectively with employment development in the urban area and SEAs, and economic development in the urban area. Policy for urban areas (outside SEAs) is therefore split between the two policies, with Policy EC2 dealing only with the proposed loss of employment uses in such locations. Moreover, the two policies share much of their supporting text, but it is unclear which paragraphs relate to which policy. These issues result in considerable ambiguity for Plan users.

136. For clarity and effectiveness, the policies and their supporting text require significant reorganisation, so that Policy EC1 deals primarily with development within SEAs and is clear which types of use will be supported within them; and Policy EC2 addresses proposals for, and loss of, employment uses in the urban area. The title of Policy EC1 and introductory paragraphs to both policies should also be amended to reflect this.

137. In addition, Policy EC1 and its supporting text require further amendments for clarity and effectiveness. Introductory paragraph 8.6 explains SEAs but would be clearer with the addition of a full list in an appendix. Reference to allocations carried forward should be deleted from part 1a for the reasons explained under Policy S3 above. The definition of employment uses in supporting text also needs to be explicit that only sub-class (g) of use class E is included along with B2 and B8 uses. This is because other uses in class E fall within the definition of main town centre uses, which are not supported in out of centre locations including SEAs. Although part 1 of the policy addresses this issue, the supporting text should alert Plan users to the use of conditions as the mechanism of control.

138. Furthermore, Policy EC1 is insufficiently clear in its approach to proposals that could adversely affect the day-to-day operation of existing uses and the SEA, both during construction and once operational. An additional criterion is therefore needed to address this. This is particularly relevant to operational defence and security uses associated with Ministry of Defence facilities at Donnington, which can be *sui generis* uses. Given their strategic importance, and to avoid ambiguity, the policy should express specific support for this type of use within SEAs, with further explanation in the supporting text.

139. **MM048, MM049** and **MM050** make the above changes to Policy EC1 and its introductory/supporting text and **MM136** adds the list of SEAs in an appendix. These MMs are necessary for effectiveness. For additional clarity, we have amended **MM050** following the MM consultation to change the unnecessarily narrow term "military operation" to "defence interests" and to include operational defence and security as an example of an appropriate *sui generis* use.

140. **MM051** and **MM052** reorganise Policy EC2 and its supporting text as described above. **MM052** also clarifies the minimum marketing period and requirements where loss of employment land outside SEAs is proposed. These MMs are necessary for Policy EC2 to be justified and effective.

Policy EC3 – Employment in the rural area

141. This policy sets out the approach to supporting a prosperous rural economy as required in national policy. The extent of the rural area to which it applies is shown on the policies map, so there is no need to explain this in the Plan. However, the policy's title describes its scope as "Employment in the rural area", which is misleading because, as explained in the supporting text, the policy is concerned with more than jobs and/or the narrow range of uses defined elsewhere in the Plan as "employment uses". Other references to "employment development" in some parts of the policy wording and supporting text have a similarly confusing effect. This ambiguity undermines the effectiveness of the policy, as Plan users may overlook it in some relevant circumstances.

142. Modifications to the policy title, wording and supporting text are therefore necessary to make clear the policy is concerned more broadly with economic development in the rural area; and that this includes the full range of business-related uses, activities and infrastructure envisaged in NPPF paragraphs 88 and 89. In addition, for the Plan to be consistent with national policy on best and most versatile agricultural land, the policy's supporting text needs to acknowledge the economic benefits of such land and how these will be taken into account.

143. The Plan acknowledges the importance of Harper Adams University as a major employer in the rural area, and that its world-leading education and research in agriculture, sustainable food production and agri-tech support rural economic

development in the borough. However, the application of Policy EC3 to development within the University's rural campus is not fully clear. An addition to supporting text to explain this will make the policy effective in this regard.

144. **MM053**, **MM054** and **MM055** make the changes described above for the policy and its supporting text to be effective and consistent with national policy.

Policy EC4 – Waste management facilities

145. This policy sets criteria against which to assess applications for and affecting waste management facilities and is supported by the 'Waste Study Update 2024'. The policy's provisions are generally consistent with National Planning Policy for Waste. However, we have four soundness concerns.

146. Firstly, for an applicant to demonstrate that waste management capacity is no longer required, the expectations in part 1b and paragraph 8.24 need further explanation to be effective. This is particularly important for strategic waste management facilities of sub-regional importance, to ensure all relevant stakeholders are consulted. Additional supporting text should be added to rectify this. Secondly, the requirement in part 1c for new or altered facilities to create new employment opportunities is not justified by the evidence and requires modification to make clear that, to be acceptable, such development could alternatively support and/or improve existing employment opportunities.

147. Thirdly, the wording of part 3 regarding development proposals in the vicinity of an existing waste site is too onerous to be effective. Instead of demonstrating no conflict, proposals should be required to assess potential impacts and provide any necessary mitigation in accordance with the 'agent of change' principle enshrined in the NPPF. Finally, for clarity and effectiveness, additional supporting text is needed to explain that applications for sites within 800m of a waste water treatment works may require an odour assessment.

148. **MM056, MM057** and **MM058** modify Policy EC4 and its supporting text accordingly. Subject to these changes, the policy is justified, effective and consistent with national policy and provides a sound basis for assessing relevant applications, with no need to name individual sites.

Policy EC6 – Telford Town Centre

149. Policy EC6 manages development within Telford Town Centre, to support its ongoing vitality and viability in accordance with national policy. No changes to the town centre boundary are proposed and we are satisfied this remains justified and rightly includes both the Town Park, which is closely connected to the primary shopping area, and land allocated for mixed use development. We also find that differentiation of a secondary frontage within the primary shopping

is justified to manage an existing cluster of *sui generis* uses and is consistent with PPG which allows for this. However, the reference to "Primary Centre Area" in the key to the policies map needs to be changed to primary shopping area, for clarity and consistency with the Plan and the NPPF.

150. Whilst part 1a of Policy EC6 rightly supports diversification of activities and services that complement main town centre uses, a direct reference to use class E is needed to remove ambiguity.

151. In part 1b, the terms "high-tech"' and "gateway" are undefined, which undermines the policy's effectiveness. Clarification, with examples, should be added in supporting text. In part 4, there is no compelling justification for only supporting residential development in the town centre where it is part of "a major, comprehensive development", so long as a proposal is appropriate to its location and satisfies other relevant policy requirements. The requirement for "multi-generational" town centre living also lacks clear justification. Those provisions should therefore be deleted from parts 4a and 4b of the policy.

152. **MM059** and **MM060** make the changes above, subject to which Policy EC6 is justified and effective.

Policy EC9 – Out of centre and edge of centre development

153. This policy rightly directs main town centre uses in the first instance towards locations within centres in the borough's retail hierarchy. In so doing, it makes appropriate reference to the sequential test in section 7 of the NPPF.

154. The policy includes locally set floorspace thresholds for submission of an impact assessment, where retail and/or leisure uses are proposed and a suitable site cannot be identified through the sequential test. The thresholds are recommended in the 'Retail & Leisure Capacity Study and Health Check Final Report 2014'. Notwithstanding the age of this evidence, the factors supporting the range and level of the floorspace thresholds remain relevant, including the relative size of the borough's centres and the anticipated impact of different scales of development on them. We are therefore satisfied the locally set floorspace thresholds are justified and consistent with national policy, subject to the additional supporting text in **MM062** to explain their rationale to Plan users.

155. **MM061** inserts policy wording in part 2 of the policy to make clear the types of development that will trigger application of the impact assessment floorspace thresholds, such as amalgamation of units or creation of mezzanine floors. This is necessary for effectiveness.

156. As well as floorspace thresholds, part 2 of the policy specifies that, for a retail and/or leisure proposal to undergo an impact assessment, it must be located

within 500 metres (m) of the boundary of Telford town centre or a district centre, or within 500m of a local centre (the boundaries of which are not defined). This part of the policy is problematic for two reasons. Firstly, it exempts proposals beyond 500m of a centre from submitting an impact assessment, which perversely sets a lower policy bar for proposals furthest away from a centre. Secondly, it introduces a tension with the definition of 'edge of centre' in the NPPF glossary, which generally uses a 300m metric and measures distances differently according to use. This introduces ambiguity to the Plan, particularly around application of the nationally prescribed sequential test.

157. Both factors therefore undermine implementation of national town centre first policy. There is scant explanation for this approach in the evidence before us beyond reference to 500m as an easy walking distance, the relevance of which is unclear. We therefore find the distances in part 2 of Policy EC9 unsound because they are unjustified, ineffective and inconsistent with national policy. **MM061** rectifies this by deleting the 500m distances. This MM also modifies the wording in part 3 of the policy to make it consistent with the two-part impact test in NPPF paragraphs 94 and 95.

158. The effectiveness of the town centre first approach also depends on effective monitoring of town centre vitality and viability, and a proportionate and manageable set of relevant indicators should be included in the Plan's monitoring framework. This is addressed under Issue 6 below.

159. Finally, **MM061** adds wording to part 4 of the policy and to the supporting text, to explain that planning permissions for class E uses may be restricted by condition to enable control of non-main town centre uses within that use class. Clarity about this mechanism is necessary for the policy's local application of the national town centre first approach to be effective, although requiring its application in every case would not be consistent with the case-by-case justification required under national policy.

Policy EC11 – Shopfront and advertisement design

160. Part 1d of this policy requires blinds and canopies to be appropriate to the character of the shopfront. To be fully effective, the same requirement needs to be imposed on shutters, as they can also have a deleterious effect on town centre character and vitality if poorly designed. **MM063** makes this modification.

Policy HO3 - Housing mix and quality

161. Policy HO3 sets out that new residential development is required to provide a variety of types, tenures and sizes of houses that reflect local housing need, but to be effective it needs to be clear that it relates to all new major residential development. The evidence supports the policy requirement that new development should meet the internal space standards set out in the Nationally

Described Space Standards. This is justified. However, to be effective this needs to refer to the requirement that it applies to all new residential development.

162. The policy also needs to be amended, for effectiveness, to make it clear the circumstances where alternative forms of amenity space may be allowable in schemes.

163. **MM071** makes these changes and **MM072** and **MM073** make consequential changes to the supporting text for effectiveness.

Policy HO4 - Affordable Housing Requirements

164. This policy sets out the affordable housing requirements that apply to all major residential development and identifies two different requirements, one for the Telford built up area and one for Newport and the rural area. However, based upon the Council's own viability evidence a requirement of 25% affordable housing in the Telford built up area is not justified and the evidence clearly indicates that this should be 20%.

165. It is possible that higher levels of affordable housing could be achieved in both areas if public subsidy was forthcoming for particular schemes and the evidence presented to the examination by the Council suggests that it might. Consequently, a reference to this needs to be added to the policy, to make it clear that the percentage requirements are without public subsidy. A change to the supporting text to the policy is also necessary for effectiveness to provide greater clarification around the use of public subsidy in affordable housing schemes, and we have altered this reference in light of consultation comments made at the modifications stage to recognise that applications for public subsidy cannot be applied for until planning permission has been granted.

166. Also, for effectiveness, policy changes need to be made to include examples of exceptional circumstances where levels below the specified percentages would be considered. This includes a viability assessment at the planning application stage.

167. **MM074** makes the above changes to the policy wording, and **MM075** makes changes to the supporting text in order for the policy as a whole to be justified and effective.

Policy HO5 Affordable housing delivery

168. The policy sets out the different means by which affordable housing could be delivered but to be effective a reference to the objective of seeking provision in

small manageable clusters and to clarify when s106 agreements would be used are both necessary. An erroneous reference to Policy HO5 in section 3 of the policy needs to be altered to Policy HO4. The supporting text to the policy, where it refers to clawback arrangements, needs to be amended so it is consistent with the modified Policy S7.

169. **MM076** and **MM077** make these changes for effectiveness.

Policy HO8 - Gypsy, traveller and showpeople's accommodation

170. The policy details the requirement for gypsy, traveller and showpeople's accommodation will be met in accordance with the need identified in the 'Gypsy and Traveller Accommodation Assessment' (GTAA). In order to meet the identified need for an additional 26 pitches over the plan period, two existing sites will be expanded. These are Lawley Furnaces which could accommodate an additional 3 pitches, and Lodge Road. More up to date evidence indicates that the 17 pitches identified as being feasible on the Lawley Road site should be revised to 'at least 13' and consequently the policy needs to be amended to reflect this in order to be justified and effective. The balance of the identified need for pitches would be met through a positively prepared criteria-based policy approach to proposals for new sites. This combined approach is justified based on the evidence and we are satisfied that despite significant efforts to identify additional sites to allocate to meet that need in full, it has been unable to do so.

171. There is no need to identify any further sites for travelling showpeople in the borough based on the evidence as it is reasonable to assume that the existing site at Hadley can accommodate small additional capacity that could be required during the plan period according to the GTAA.

172. The above necessary changes are made by **MM078** and a number of necessary amendments to the supporting text which would clarify how the policy would operate, are made for effectiveness by **MM079**

Policy HO10 - Stalled development sites

173. This positively worded policy encourages land owners and developers to work with the Council to help progress sites which have stalled. The reference in the policy to the joint production of a "realistic" development brief is unclear and so this word should be deleted for effectiveness. **MM080** makes this change. In addition, it is necessary, for effectiveness, to add a definition of development brief to the Glossary and this is made by **MM143.**

Policy HO11 - Self build and custom housebuilding

174. The policy sets out the Council's approach to supporting self-build and custom build housing as encouraged by the NPPF. On the register held by the Council there are around 200 entries. The general approach is justified but the percentage of self and custom build plots being sought on schemes of over 100 dwellings is too high. A lower figure of 3% is one which can be justified on the evidence of being an appropriate figure to meet the expected need. For effectiveness, there are some changes necessary to those parts of the policy and supporting text which set out how plots are to be marketed.

175. **MM081** and **MM082** make these changes.

Policy HO12 - Housing development in the rural area

176. The policy encourages appropriate new housing development in the rural areas subject to certain criteria, but there are some inconsistencies with other policies including Policy HO11 and Policy HO13 particularly in respect of which rural settlements development proposals would be allowed in. It is also very unclear in some aspects of what would be allowed especially in what would constitute limited development. To be effective therefore a number of amendments are necessary such that the operation of the policy is clear and unambiguous.

177. **MM083** and **MM084** make these necessary changes for effectiveness.

Policy HO13 - Affordable rural exception sites

178. The introduction and supporting text to the policy which sets out how affordable housing schemes in rural areas would be supported as exceptions to normal rural housing needs to be amended to be consistent with the modifications to Policy HO12 and to clarify some aspects of how the exceptions approach would apply. These changes, set out in **MM085** and **MM086**, are necessary for effectiveness.

179. The Plan does not include a list of rural settlements to which the policy would apply and relies upon a list in a separate technical paper which is not part of the Plan. To be effective it is necessary to add such an appendix to the Plan, and this is made through **MM137.**

Policies DD1 and DD2 – Design

180. Policy DD1 sets criteria for achieving high-quality design and Policy DD2 addresses housing development design. There is considerable overlap in the content of the two policies. For example, sections m and o of Policy DD1 deal with aspects of housing design, while section 1j of Policy DD2 addresses safety, which is also covered in DD1. In addition, both policies include requirements that are addressed in other development management policies. Examples

include design for active travel, which is covered in Policy ST4, or carbon reduction and energy efficiency, which are dealt with in Policies CC1 and CC2. Policy DD2 also includes superfluous cross-references to Policy HO4

181. This unnecessary duplication of policy requirements, sometime aggravated by inconsistent wording and/or ill-defined terms, leads to ambiguity and potential confusion for decision makers. This compromises the effectiveness of several policies and should be rectified by streamlining the requirements.

182. **MM087**, **MM088** and **MM089** amend Policy DD1 and its supporting text to include a single set of design criteria applicable to all development proposals, including those for housing. The modifications remove provisions covered elsewhere in the Plan and add text explaining that good design requires application of all relevant Plan policies. They also make clear that additional specific requirements for Sustainable Communities are set out in Policy HO2; and that design briefs will be expected for larger, more complex estate developments, albeit rightly to be considered on a case-by-case basis given that circumstances will vary. Following consultation on the MMs, we have amended **MM088** so that part 1c of Policy DD1 requires respect for "the vision for Telford as a Forest Community", to be consistent with the MMs to Policy HO2 noted above.

183. Alongside these changes, **MM090**, **MM091** and **MM092** fully delete Policy DD2 and its associated supporting text, including Figure 27. Together, these modifications are necessary for the Plan and its approach to design to be effective.

184. In addition, **MM088** and **MM089** insert policy wording and supporting text in DD1, to reflect the 'agent of change' principle in NPPF paragraph 200. A further supporting paragraph makes clear this will apply to development proposals affecting strategic defence facilities, of which there are two in the borough. These modifications are necessary for the Plan to be consistent with national policy, and for the agent of change principle in Policy DD1 to be effective.

Policy ST1 – Sustainable travel

185. Policy ST1 promotes sustainable travel in accordance with the objectives in section 9 of the NPPF and gives due recognition to the area's extensive network of Public Rights of Way and other local routes. However, the various requirements to be met by major development proposals in part 1 of the policy are preceded by the words "where viable". This suggests development viability testing would be expected if one or more of the requirements cannot be met. Given these criteria are not necessarily all applicable to every major development proposal, even in urban areas, this circumstance could occur frequently, and PPG on viability discourages such routine viability testing at application stage. "Where viable" should therefore be replaced by "where

appropriate", for the approach to be justified, effective and consistent with national policy.

186. The word "viable" also occurs in part 1g of the policy and supporting paragraph 11.9, as a test for whether a site can be connected to public transport services. Such connections are more generally impeded by feasibility rather than viability issues, so routine viability testing in these circumstances would also be unjustified. "Viable" should be replaced by "feasible" in both places.

187. For the policy to be effective, the reference to "Dementia friendly design" in part 1c requires clarification through rewording and additional supporting text; and the ambiguous reference to users "accrued" by development in part 1g should be replaced by the more generally understood term "generated" to avoid misinterpretation. In addition, the meaning in part 2 of "development served by one of the borough's rail and bus stations" is unclear and requires rewording to be effective, along with new supporting text to explain how proximity to a rail and/or bus station will be measured. Finally, Plan users' attention should be drawn to the Council's 'Local Cycling and Walking Infrastructure Plan' and 'Bus Service Improvement Plan', so that their recommendations are considered in development proposals.

188. **MM093** and **MM094** make the changes identified above.

Policy ST3 – Impact of development on highways

189. Policy ST3 is supported by comprehensive borough-wide traffic modelling and identification of key infrastructure interventions to support the growth planned. We are satisfied this evidence is sufficiently up to date to provide a sound and proportionate justification for the policy approach in the Plan, subject to periodic updates to the IDP. As development proposals come forward, the policy is clear there will need to be application-level assessment and mitigation of impacts on highways. However, the word "residual" needs to be inserted in part 1a for the test of cumulative impacts to be consistent with NPPF paragraph 116. In addition, for effectiveness applicants should be advised to have regard to background evidence in the IDP and 'Telford Growth Strategy'; and that the borough's road hierarchy is shown on the policies map. **MM095** and **MM096** make these changes, subject to which the policy is sound.

Policy ST4 – Design of roads and streets

190. Policy ST4 requires all development to accord with government guidance on the design of roads and streets, which elevates that guidance to the status of development plan policy without justification. To rectify this, the word "accord" should be replaced by "have regard to". Additional policy wording also needs to be inserted in part 1f to be consistent with NPPF paragraph 136 and footnote 52, which require planning policies to ensure new streets are tree-lined unless,

in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate. **MM097** makes these changes. In addition, for effectiveness **MM098** deletes the last sentence of paragraph 11.27 as it includes an incorrect and misleading cross-reference to Policy CI1. However, there is no need to prescribe the detail of tree species or placement in the Plan as those matters are more effectively addressed on a case-by-case basis.

Policy ST5 – Electric vehicle infrastructure and parking design

191. The Council's parking standards are included in a separate guidance document, which does not have development plan status. Therefore, for part 1 of Policy ST5 to be justified, all new development should "have regard" to the standards rather than be expected to meet them. Part 2 needs to be similarly reworded to make clear the Council's guidance on design of electric vehicle charging infrastructure complements rather than replaces Building Regulations standards in this regard. **MM099** makes these changes, subject to which the policy is effective and consistent with national policy.

Policy CI1 – Community facilities

192. The purpose of this policy is to meet community infrastructure needs through protection and enhancement of existing community facilities and/or by securing new provision to meet additional demand arising from development. The scope of facilities covered by the policy is defined in general terms but does not preclude those that are not explicitly listed. This is reasonable as planning judgement will be required about the policy's case-specific relevance.

193. For the loss or reduction of land or buildings currently or last used as a community facility to be supported, part 4 of the policy requires an applicant to demonstrate either a lack of need through marketing evidence or that acceptable alternative provision exists. The policy is not clear how the marketing should take place, so this should be explained in the relevant section of supporting text. Furthermore, there may be circumstances in which loss of an existing community facility is necessary to support implementation of a wider service reconfiguration. This is relevant to public services that operate out of several community buildings in the area, such as the NHS.

194. In such circumstances, assuming an estate reconfiguration strategy or service transformation plan has been agreed, and this justifies the loss of the building or land in question, it would be onerous also to require an applicant to meet one of the other two tests in part 4 of the policy. Therefore, a third test in part 4 is necessary to cover this scenario, with supporting text to recognise the particular circumstances that can affect healthcare infrastructure.

195. **MM100** and **MM101** make these changes and thereby ensure the policy is both effective and positively prepared. **MM101** also adds supporting text to explain

that contributions towards new or expanded community infrastructure, to meet additional need generated by development, will be secured through planning obligations; that the nature and scale of the contributions will be determined having regard to relevant guidance; and that key stakeholders should be engaged in such cases. This is necessary for effectiveness, so Plan users are clear how planning obligations arising from the policy will need to be justified.

Policy CI3 – Provision and management of public open spaces

196. Policy CI3 seeks provision and management of public open spaces to meet need arising from new development, which is consistent with the NPPF's approach to open space for the health and well-being of communities and rightly allows for assessment in the context of local infrastructure. However, the wording in part 3 of the policy about how the need for additional children's play areas will be calculated is ambiguous. It also requires proposals to accord with Council guidance, which elevates that guidance to the status of policy without justification. A modification is therefore necessary to rectify these issues, with consequential amendments to the supporting text to explain that bed spaces will be the metric used.

197. Elsewhere in the supporting text, an additional reference to technical guidance from National Governing Bodies for Sport is necessary for the policy's approach to design of new sport and recreation facilities to be effective. Clarification is also needed to explain when and how appropriate landscape management mechanisms will be discussed with applicants and secured, particularly to assist those submitting outline proposals.

198. **MM102**, **MM103** and **MM104** make these changes for the policy to be effective.

Policy CI4 – Leisure, culture and tourism

199. Policy CI4 supports development for new cultural, tourism and leisure activities and improvements to existing facilities where various tests are met. There is no need to duplicate statutory provision for planning obligations. However, for the policy to be fully effective, additional wording is needed to make clear its provisions cover both indoor and outdoor activities, that the policy support extends to ancillary development associated with such uses, and that glamping is included. In addition, the policy should differentiate its approach between proposals in urban and rural areas. This is necessary to be consistent with NPPF paragraph 88, which requires policies to enable sustainable rural tourism and leisure development that respects the character of the countryside. **MM105** and **MM106** effect these changes in the policy and supporting text.

Policies for the historic environment HE1, HE2, HE4, HE6 and HE7

200. The Plan's suite of historic environment policies is justified by a proportionate evidence base, but their wording and introductory and supporting text are not fully consistent with legislation and/or national policy and guidance relevant to heritage assets. These inconsistencies introduce ambiguity for decision makers and undermine effectiveness.

201. Examples include references to "historic" rather than registered parks and gardens, "local listing" rather than buildings of local interest and not consistently requiring consideration of the setting of heritage assets. Policy HE1 partially misrepresents the process for identifying and considering harm to heritage assets, and its supporting text is not clear enough to be effective on use of heritage assessment and sources of heritage information. There are several incomplete descriptions of statutory provisions and procedures applicable to the World Heritage Site, including in Policy HE2. Policy HE4 requires further explanation about use of conservation area appraisals and management plans for effectiveness. Reference to appropriate mitigation is also missing from Policy HE7 on archaeological remains, which is inconsistent with national policy.

202. **MM107 to MM117** are necessary to rectify these issues and make the historic environment policies consistent with national policy and effective.

Policy ML1 – Mineral safeguarding

203. In accordance with section 17 of the NPPF, Policy ML1 aims to protect mineral resources in the borough and identifies Mineral Safeguarding Areas with buffer zones. Part 1 of the policy sets out circumstances in which exceptions to such protection would apply. This list does not include allocated sites, which creates uncertainty for developers and risks delay in delivery of housing to meet objectively assessed needs over the plan period. This a particular practical concern for the Sustainable Communities sites given their scale and complexity. For the policy to be clear and effective, and to support timely delivery of housing in accordance with national policy and the housing trajectory, an exception for allocated sites should be added, along with supporting text to explain this.

204. The policy nevertheless supports the prior extraction of minerals in other circumstances and where projected housing delivery would not be adversely affected, which is consistent with the encouragement sought in NPPF paragraph 223.

205. Part 6 of the policy is unnecessary because it is not relevant to minerals safeguarding, and part 8 duplicates the requirements in part 7. Parts 6 and 8 should therefore be deleted to remove ambiguity. In part 7, a and b are alternative tests, so should be linked with "or" rather than "and" to be effective. Also, for clarity and effectiveness, the order of parts 4 and 5 should be reversed,

so all the relevant policy provisions precede the list of development types that are exempt from them. Finally, as the buffer zones are shown on an on-line version of the policies map only, this needs to be made clear in supporting text.

206. **MM118** and **MM119** make the above changes for effectiveness and to be consistent with national policy taken as a whole.

Policy ML2 – Maintaining aggregate supplies

207. As required by the NPPF, this policy is supported by a Local Aggregates Assessment prepared jointly with Shropshire Council. However, to be fully justified and effective, and to enable effective monitoring, the data cited in the Plan needs to reflect the most up-to-date evidence. The figures given in the supporting text to Policy ML2 should therefore be taken from the most recent 'Local Aggregates Assessment 2023', rather than its predecessor.

208. The word "only" in part 1 of the policy is restrictive and does not meet the test of being positively prepared, so it should be deleted. The policy reference in part 2 should be to Policy ML3, to reflect the numbering in the Plan rather than its predecessor. There is also a tension between parts 1a and 2, leading to ambiguity for decision-makers. Part 2 requires new aggregate extraction to be consistent with Policy ML3, which includes tests for acceptable environmental impacts. However, part 1a allows for material planning objections arising from Policy ML3 to be outweighed by the need for the mineral. Whilst it is appropriate for harms and benefits to be weighed in the planning balance, the wording of the policy needs to express this more clearly to be effective. Additional supporting text explaining relevant benefits will also assist.

209. **MM120** and **MM121** make the changes identified above, subject to which the policy is positively prepared, justified and effective.

Policy ML3 – Mineral development

210. The environmental impact tests for minerals development in Policy ML3 part 1 broadly reflect those listed as principal issues to be addressed by mineral planning authorities in PPG on minerals. This list is not exhaustive and does not preclude additional factors being included in local plan policies. In the case of Telford and Wrekin, farming, horticulture and forestry are relevant considerations given the nature of the area and its local economy. We are therefore satisfied that criterion 1e in Policy ML3 1e is justified and consistent with national policy and guidance. However, heritage and archaeological assets at criterion 1k should include reference to the assets' setting to be consistent with national policy, and **MM122** inserts this.

Policy ML4 – Land stability

211. For Policy ML4 to be effective, Plan users should understand that it applies where development has potential to lead to land instability issues as well as where they have already been identified; and that the risks of land instability affect property and assets as well as people. Applicants should also be advised to engage with the Canal and River Trust, given that group's local knowledge and the risks potentially associated with land near water bodies in the area. **MM123** and **MM124** add these points to the policy and its introductory text.

212. In addition, **MM138** inserts a plan of the Mining Consideration Area, referred to in part 1 of Policy ML4, in an appendix. The area is not shown on the policies map, so this modification is necessary for effective implementation of the policy.

Policy ML5 – Land contamination

213. National policy on land contamination is clear that mitigation proposals should include land remediation. Although remediation is mentioned in the supporting text to policy ML5, this is not sufficient for it to be effective and fully consistent with NPPF paragraphs 196 and 197. In addition, the supporting text is not entirely clear about circumstances where further site investigations may be required, the competence of the person undertaking them, or the sources of government information and guidance available to applicants. Nor does it clearly state that one of the key purposes of the policy is to protect controlled waters.

214. Consequently, modifications are needed to insert a new clause on remediation into the policy and to address the other points above. **MM125 to MM128** make these changes for effectiveness and consistency with national policy.

Conclusion

215. Subject to the MMs identified above, the development management policies are positively prepared, justified, effective and consistent with national policy.

Issue 6 – Does the Plan have clear and effective mechanisms for monitoring?

216. The Plan does not include a monitoring framework, which undermines its effectiveness. **MM140** inserts a proportionate monitoring framework to satisfy the various monitoring requirements within national policy, underpin mandatory annual Authority Monitoring Reports, and inform Plan reviews. This includes a suite of indicators to measure town centre vitality and viability for effective implementation of national and local town centre first policy. We have amended one of these in response to MM consultation comments, so that it tracks both convenience and comparison retail floorspace.

217. The monitoring framework is to be added as an appendix. **MM129** adds a list of updated appendices for effectiveness.

Glossary

218. It is necessary to make a number of changes to the Glossary, and these are referenced in this report where they relate to the relevant policies. **MM141** is necessary to simply change the reference letter of the Glossary for effectiveness given that the list of appendices is to be updated.

Conclusion

219. Subject to **MM140**, the Plan has clear and effective mechanisms for monitoring.

Overall Conclusion and Recommendation

220. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that we recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

221. The Council has requested that we recommend MMs to make the Plan sound and capable of adoption. We conclude that with the recommended main modifications set out in the Appendix the Telford and Wrekin Local Plan Review satisfies the requirements referred to in the Section 20(5)(a) of the 2004 Act and is sound.

Mike Worden and Catherine Carpenter

Inspectors

This report is accompanied by an Appendix containing the Main Modifications.

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Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Telford and Wrekin Local Plan Review

MAIN MODIFICATIONS





September 2026



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Schedule of Main Modifications

1 Telford and Wrekin Local Plan – Schedule of Main Modifications

1.1 This schedule sets out proposed wording amendments, correction of factual errors or similar to the Publication Version of the Local Plan (CD01). Proposed deletions are shown as a ~~strikethrough~~, proposed additions are in <u>underlined</u> and consequential / formatting changes are in *italics*. Only text referenced within this schedule are subject to proposed modifications.

2 General Changes

Modification Reference	Page	Modification
	N/A	*Letter ordering will be amended throughout the plan, an example of the amendment is shown below.* *1. When selecting heating systems it is expected that the following hierarchy will be followed:* *a. New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation;* *b. New development should be designed with a communal heating system which could connect to future heat networks; then* *c. Sustainable alternatives to heat networks such as individual renewable heat should be utilised.* *2. When selecting cooling systems it is expected that the following hierarchy will be followed:* *~~d.~~ <u>a.</u> Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then* *~~e.~~ <u>b.</u> Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then* *~~f.~~ <u>c.</u> Address residual cooling load through renewable sources.*
		Paragraph numbering will be amended throughout the plan as a result of consequential additions, removals and reordering's
		Footnote reference numbers will be amended through the plan to account for new additions and removals
		Table numbers and figure references will be amended throughout the plan to account for consequential additions and removals

2.1 MM001 (General Changes)

Modification Reference	Page	Modification
MM001	N/A	*All references to the plan period throughout the Local Plan should be amended to reflect an adjusted plan period of 2021 to 2041.* *Paragraphs 1.1, 1.5, 1.6, 2.1, 2.2, 2.14, 3.2, 3.6, 3.8, 4.7, 4.12, 4.15,* *Policy S4.1* *Table 4*

Schedule of Main Modifications

3 Introduction

3.1 MM002 (Introduction)

Modification Reference	Page	Modification
MM002	9	2.2 ~~The Council adopted the existing Telford and Wrekin Local Plan (Local Plan) in 2018~~. ~~As part of ensuring the Local Plan remains up-to-date the council is required to review plans five years after adoption.~~ This document is the new Local Plan for the borough for the period 202~~0~~1 to 204~~0~~1.

4 Vision, Priorities and Profile

4.1 MM003 (Vision for the borough)

Modification Reference	Page	Modification
MM003	15	3.2 To achieve this purpose the Local Plan vision sets out a description of the type of place we aspire to be and involves the responsible and sustainable stewardship of the borough's resources and assets: • By ~~2040~~ 2041,Telford and Wrekin will be a Forest Community with an enhanced and protected natural environment that local residents can enjoy close to their doorstep • It will be a borough that is adapted to climate change through well connected sustainable transport, energy efficient homes, renewable energy and the location and design of developments. • During the plan period development will be focussed in the most sustainable locations with good access to facilities, services and job opportunities • New development will continue to contribute~~s~~ to the health and wellbeing of residents and will provide a mix of homes that meets the changing needs of our population; and • Inward investment to create jobs and regeneration opportunities will be achieved through new development supporting a more prosperous borough. • The Council, residents and stakeholders are custodians of the borough's historic assets and environment and these will be given the highest levels of protection for future generations to come throughout the plan period **Forest Community**: Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies within the Plan to help create vibrant communities that are well adapted to climate change.

4.2 MM004 (Strategic Local Plan Priorities)

Modification Reference	Page	Modification
MM004	15	3.3 The vision is underpinned by six strategic priorities which together have shaped the Local Plan spatial strategy, strategic policies and development management policies. The priorities are aligned with the Council Plan to Protect, Care and Invest to Create a Better Borough. Figure 4 illustrates the inter relationship between the vision priorities and key policies included in the plan. **Figure 4: Local Plan policy framework** **PRIORITY 1: Tackling climate change and achieving carbon neutrality**

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Modification Reference	Page	Modification
		The Council declared a climate emergency on 25 July 2019 and committed to carbon neutrality for its own operations by 2030. The declaration also recognised that the Council has a role to play in helping to facilitate the aspiration for the borough to be carbon neutral by 2030. The UK legal target is now net zero emissions by 2050. The Council's Becoming Carbon Neutral Action Plan identifies ways to use its powers to support the transition to a low carbon future. **Objectives:** • Design developments to address climate change, be thermally efficient and reduce energy consumption; • Investment in sustainable travel networks to support active lifestyles and reduce car use; • Deliver new strategic renewable energy schemes in the right place~~;~~. **Key policies:** S5, CC1, CC2, CC3, CC4, CC5, CC6, DD1, DD3, DD4, DD5, DD6, ST5, EC2 and EC3 **PRIORITY 2: Protection and enhancement of the green, natural and historic environment** 3.5 **Key policies:** S1, S2, NE1, NE2, NE3, NE4, NE5, NE6, NE7, CI2, CI3, HE1, HE2, HE3, HE4, HE5, HE6, ~~and~~ HE7, ML1, ML2, ML3 and ML5 **PRIORITY 3: Maximising inward investment and employment opportunities** 3.6 Through the new Invest in Telford Strategy the Council is committed to supporting all existing businesses and to attract new inward investment, support job opportunities and to sustain and enhance the borough's strong economic performance. The Local Plan policies and site allocations can help accelerate delivery and support economic growth by planning for changing work patterns including home working, changes in travel patterns, increasing land available for employment development that is accessible to local communities and supporting leisure, retail and tourism sectors. The Local Plan will also help capitalise on further inward investment through new trading relations between the UK and other countries. **Objectives:** • Deliver a minimum 16~~7~~8 ha employment land up to 204~~0~~1 to support investment and job creation; • Invest in key infrastructure including transport, broadband and the natural environment; • Invest in education, training and skills facilities to support a diversified and agile workforce; • Diversification of the rural economy to support jobs and innovation; and • Reduce youth unemployment. **3.7 Key policies:** S3, S7, EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10, ST3, ST4, CI4, and CI5. **PRIORITY 4: Securing better homes for all** 3.8 The Local Plan has a key role in housing delivery ensuring a range of homes that meet local needs and supporting regeneration and renewal that address the quality of existing housing stock. As well as delivering more affordable homes there is a need to ensure that housing is developed to more accessible standards that enable people to live at home for longer improving quality of life and life expectancy and reducing pressures on health and social care services. **Objectives:** • Meet the housing needs of the borough through delivery of 20,680~~200~~ homes up to 204~~0~~1 across a range of types and tenures including more affordable, supported, specialist and accessible housing; **3.9 Key policies:** S4, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO11, HO12, ~~and~~ HO13 and DD2 **PRIORITY 5: Delivering regeneration, renewal and stronger communities**

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		3.10 Telford faces challenges – the legacy of the original New Town – with ageing infrastructure and the fabric of some of the town's estates, particularly in South Telford now requiring physical regeneration. As well as sites such as Parsons and Venning Barracks which represent a significant opportunity to regenerate brownfield land. While this will require major Government investment the Local Plan can support the regeneration and renewal of these areas to create stronger more cohesive communities that benefit from lower energy costs, better quality housing and improved health and wellbeing. The challenge of regenerating town and local centres is compounded by the impact of changing patterns of shopping and leisure time. This is evident in reduced demand for office space, vacant commercial properties such as pubs and reduction in demand for retail space in some areas. The Local Plan will help deliver new uses and investment into centres helping to revitalise key centres of the community, including rural communities. **Objectives:** • Support for mixed use (including residential led) development schemes and uses that will improve long term sustainability of Telford Town Centre, such as Station Quarter; • Strengthen Newport and Wellington's role as key market towns in the borough and support the diversification of centres from retail to a greater mix of uses; • Encouraging new uses including residential, leisure and employment that support footfall and create flexible adaptable places in the borough's centres as they evolve, adapt and renew; and • Setting a positive policy approach to support the renewal and regeneration of housing estates. **3.11 Key policies:** S6, S7, EC5, EC6, EC7, EC8, EC9, E10, EC11, HO9, ~~and~~ HO10, CI1 and CI4 **PRIORITY 6: Improving health, wellbeing and tackling health inequalities** 3.12 Planning can help to reduce health inequalities, promote better physical and mental health and wellbeing and improve educational attainment, productivity and economic growth. Factors include property conditions, development design, and access to healthy food, sports and physical activity, opportunities for education, outdoor amenity space and employment. Obesity is a critical issue which planning can help address through the control of uses in town ~~and local~~ centres as well as the layout and design of developments to help increase levels of active travel. The borough has an ageing population and ensuring developments are designed to enable people to live at home longer will support independence and reduce pressures on health and social care. The Local Plan will help deliver the objectives of the Joint Strategic Needs Assessment (JSNA), Playing Pitch and Outdoor Recreation Strategy, Indoor Leisure Strategy and the boroughs Health and Wellbeing Strategy. **Objectives:** • Designing developments to meet the needs of a changing population, increasing independence and inclusion and reducing reliance on health and care services over the long term; • Creating multi-generational communities through housing mix where people can live in their community for longer and lead more active lifestyles by investing in sustainable travel and green space; • Investing in measures to improve mental health and wellbeing including dementia friendly developments; • Tackling obesity through creating space for people to grow their own food and healthy eating environments in centres, and ensuring there is a diversity of food options in centres; and • Improving the wider determinants of resident's health and welling as identified in the JSNA and Health and Wellbeing Strategy. **3.13 Key policies:** S5, S6, EC6, EC7, EC9, EC10, HO3, CI1, ST1, ~~and~~ ST2 and ML5

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5 Development Strategy and Strategic Policies

5.1 MM005 (Development Strategy)

Modification Reference	Page	Modification
MM005	25	4.2 The strategy reflects the distinct roles and characteristics of the areas and recognises their capacity for growth. The Local Plan has identified a housing requirement of around 20,~~200~~680, of which over ~~57.5~~0% of these homes have already been identified in the Councils housing supply, this includes homes completed, under construction, have planning permission or are included in an allowance for small sites (under 5 homes).

5.2 MM006 (Telford)

Modification Reference	Page	Modification
MM006	25	4.7 Over the course of the plan period 2021 to 204~~1~~0 the Council are planning for around 17,~~372~~785 homes in and on the edge of Telford.~~, this includes 9,060 homes already consented or completed. This means the Council is planning for around 8,312 net new homes coming forward for Telford up to 2040.~~

5.3 MM007 (Newport)

Modification Reference	Page	Modification
MM007	26	4.12 Over the course of the plan period the Council are planning for around 1,4~~14~~48 new homes in or on the edge of Newport.~~, of this over 1,239 homes have already been completed or have planning permission. This means the Council are planning for around 175 net new homes for Newport up to 2040.~~

5.4 MM008 (Rural area)

Modification Reference	Page	Modification
MM008	26	4.15 Over the course of the plan period the Council are planning for around 1,448~~14~~ new homes for the rural area.~~, of this over 1,313 homes have already been competed or have planning permission. This means the Council are planning for around 101 net new homes for the rural area up to 2040.~~

5.5 MM009 (Policy S1 Protecting and enhancing the Boroughs Green Spaces)

Modification Reference	Page	Modification
MM009	28	1. Development should support the ~~e~~Council's priority in the protection and enhancement of green spaces by: a. Protecting existing green spaces set out in the Local Plan; b. Delivering new green space and enhancing and diversifying existing green spaces, that are accessible to local communities; c. Protecting and enhancing woodland and trees to build high quality, resilient woodlands and green space; d. Prioritising nature recovery; and e. Helping to address the climate change and biodiversity crisis, by securing a net gain in biodiversity and enhanced green infrastructure.

5.6 MM010 (Supporting text to Policy S1)

Modification Reference	Page	Modification
MM010	28	4.20 The majority of tree cover in Telford and Wrekin is located within the urban area with values ranging from 55% in the Ironbridge Gorge Ward to 8% in Edgmond and Ercall Magna Wards, which reflects the more open agricultural landscape in those areas. It is recognised that in some areas of the borough woodlands are managed on a commercial basis.

5.7 MM011 (Policy S2 Nature Conservation)

Modification Reference	Page	Modification
MM011	29	1. Development can bring opportunities to restore the natural environment or may harm it, therefore: a. Developments are expected to protect, maintain and enhance biodiversity and geodiversity. b. Impacts on biodiversity and geodiversity can arise from development or exacerbate existing issues through in-combination effects. These impacts need to be identified and the mitigation hierarchy of avoid, mitigate and finally compensate be followed. Similarly, a hierarchy of location should also be used to protect local biodiversity with onsite enhancement/compensation being preferred, then within the borough, an adjacent LPA and finally further afield. 2. Development should have regard to the principles set out within the latest adopted Shropshire and Telford & Wrekin Local Nature Recovery Strategy.

5.8 MM012 (Supporting text to Policy S2)

Modification Reference	Page	Modification
MM012	29	4.27 As a borough we expect developments to avoid harm and where this is not fully possible this must be minimised and, as a last resort, compensated for. We expect any mitigation to be delivered onsite, to protect and restore the wildlife within the immediate area. Further guidance on this can be found within the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2026)[1] 4.30 Impacts on ~~P~~protected and priority species are also material planning considerations that will be weighed during the determination of planning applications. Footnote: 1 Shropshire and Telford & Wrekin Local Nature Recovery Strategy

5.9 MM013 (Policy S3 Economic delivery strategy)

Modification Reference	Page	Modification
MM013	30	1. The Council is planning for the delivery of a minimum of 16~~7~~8ha of employment land over the plan period. 2. Employment development will be supported and delivered through: a. The completion of sites with planning permission;

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Modification Reference	Page	Modification
		b. The allocation of ~~new~~ employment sites listed in Appendix B ~~as~~ and shown on the Policies Map for the uses specified in Appendix B ~~and in accordance with Policy S1~~; *New criteria after b.* The allocation of employment land on Sustainable Communities sites in accordance with Policy HO2; *2nd New criteria after b.* The allocation of mixed use sites listed in Appendix C and shown on the Policies Map for the uses specified in Appendix C. c. Directing development to the Strategic Employment Areas in accordance with Policy EC1; d. Development of suitable sites in the urban area in accordance with policy EC2~~1~~; e. Development of suitable sites and economic development opportunities, in the rural area in accordance with Policy EC3~~2~~; and f. The delivery of sites, where identified in Neighbourhood Plans

5.10 MM014 (Supporting text to Policy S3)

Modification Reference	Page	Modification
MM014	31	4.34 ~~To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. To date the Council has an existing supply of 119ha and the Plan allocates land to deliver a minimum of 100ha of new~~ The Councils employment land supply is made up of completions since the start of the plan period (25ha), existing commitments (56ha), allocated employment sites (72ha) and employment land to be delivered as part of the Sustainable Communities in accordance with Policy HO2 (76ha)**.** ~~employment land together to meet our need and provide choice and supply in the market for new inward investment.~~ *New para after 4.34* The delivery of new employment land is supported by housing allocated within the Local Plan which will enable sustainable economic growth and the ongoing competitiveness of the borough as a destination for inward investment. To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. This approach provides choice and flexibility to inward investors and complements the Councils long term approach to supporting economic development. *2nd New para after 4.34* The Local Plan recognises the broader economic development opportunities across the borough including tourism and leisure potential in rural areas and town centres. Encouraging a broad range of economic development helps create a diversity of employment opportunity and innovation across the borough. 4.35 The 16~~7~~8ha employment land requirement is informed by the Telford and Wrekin Economic and Housing Development Needs Assessment (EHDNA) Part 1 (2020) and 2 (2023) and the updated Newport Employment Land Needs Study (2023). 4.36 This overall residual requirement includes the following indicative split in uses, for monitoring purposes: **Table 3 ~~Table 2~~** **Class Eg(i) and Eg(ii)): offices or the research and development of products or processes** — **3~~2~~3ha** Class Eg(iii)/B2: industrial processes or general industrial — 62ha Class B8: Storage and distribution — 7~~2~~3

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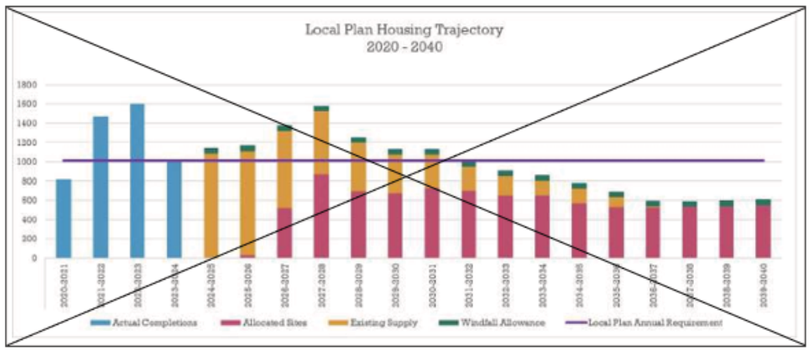
5.11 MM015 (Policy S4 Housing delivery strategy)

Modification Reference	Page	Modification
MM015	31	**Housing delivery strategy** 1. The e<u>C</u>ouncil will deliver 20,~~200~~680 homes over the plan period (until 204<u>1</u>~~0~~). 2. The Council recognise the request of the Black Country Authorities for a contribution towards their unmet housing needs – <u>153 dwellings of the 1034 per year requirement is a contribution towards meeting the unmet needs of the Black Country Authorities</u> ~~therefore an offer of 153 dwellings per year over and above the boroughs housing need has been included within the 1,010 per year requirement.~~ 3. The delivery of new dwellings will be managed and monitored on an annual basis against the housing trajectory <u>shown in the graph below and the accompanying table in Appendix K</u>. 4. If monitoring indicates that delivery is likely to fall below the level required to maintain an adequate supply of deliverable sites then the Council will proactively seek to increase the delivery of sites through the planning process, <u>in line with the requirements of the Housing Delivery Test[x].</u> 5. Housing development will be supported and delivered through: a. The completion of sites with planning permission; *New criteria between a and b* <u>The allocation of three Sustainable Communities sites as shown on the Policies Map and in accordance with Policy HO2 (New Sustainable Communities);</u> b. The allocation of new housing sites as shown on the Policies Map and <u>Appendix A</u> in accordance with Policy HO1 (Housing development principles); c. Well-designed windfall development in the built up areas on <u>suitable brownfield sites</u> ~~a 'brownfield first' approach~~; d. On identified stalled sites; e. Where supported in the rural area by Policies HO12 (Housing development in the rural area) or HO13 (Rural exception sites); and f. Well-designed self-build homes where they are in accordance with Policy HO11. <u>Footnote: National Planning Policy Framework, paragraph 79</u> 

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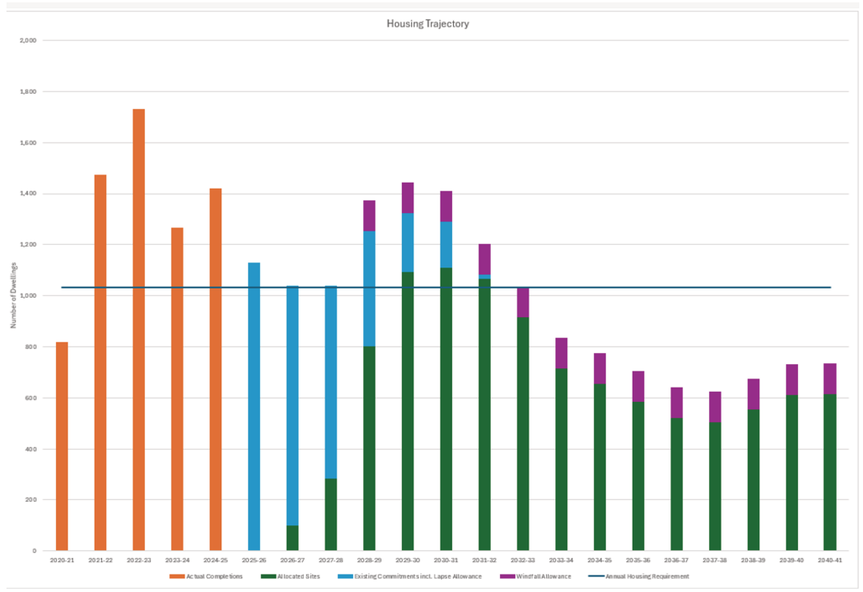
5.12 MM016 (Supporting text to Policy S4)

Modification Reference	Page	Modification
MM016	32	 4.38 The e<u>C</u>ouncil has identified ~~57.~~5% of homes within the existing housing supply meaning only ~~42.~~5% of the housing requirement will need to come through new housing site allocations. **Table 4 Housing supply and requirement** **Type** / **Number of dwellings (net)** / **Comments** Overall housing target 202~~0~~<u>1</u>-204~~0~~<u>1</u> / 20,~~200~~<u>680</u> / 1,0~~10~~<u>34</u> dwellings per year for 202~~0~~<u>1</u>-204~~0~~<u>1</u> Existing supply[1] / ~~11,612~~ <u>11,307</u> / Commitments (sites with permission not expired), sites with resolution to grant planning approval and remaining Local Plan allocations <u>and windfall allowance</u> Net supply from new allocations / ~~8,588~~ 9,373 / New housing allocations to meet the requirement Net new dwellings per annum for new allocations / ~~429~~ 469 4.40 An allowance of ~~60~~ <u>120</u> dwellings per year on small windfall sites (sites not identified in the Local Plan) is based on past delivery. The overall housing supply includes a flexibility allowance to ensure choice and a buffer against non-delivery

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Modification Reference	Page	Modification
		New para after 4.40 An assessment of broader migration patterns between the Black Country and Telford and Wrekin identified a dwelling equivalent figure of 126 units per annum. The Council has taken a positive approach and recognised the scale of the request by the Black Country LPA's and provided a further uplift of 27 dwellings to give a total of 153 dwellings per annum as its contribution toward unmet housing needs arising in the Black Country area. Footnote: Includes sites with outline and detailed planning permission.

5.13 MM017 (Policy S5 Mitigating and adapting to climate change)

Modification Reference	Page	Modification
MM017	33	1. Development should positively contribute to meeting local ambitions and national targets to address climate change including reducing greenhouse gas emissions. 2. In determining planning applications, the council will support development proposals that help mitigate climate change, giving consideration to how proposals: a. Are designed to reduce the need to travel and encourage sustainable modes of travel including active travel; b. Are designed to reduce energy consumption; c. Maximise opportunities for natural heating ~~and,~~ventilation and use of sustainable heating and cooling systems; d. Support the move towards low/no carbon technology and renewable energy; e. Incorporate electric vehicle charging facilities; and f. Incorporate multi-functional green space including that which support active travel, recreation and carbon storage. 3. In determining whether development supports adaptation to climate change, including resilience to climate change, and does not make other areas more susceptible to the impacts of climate change~~,~~; the Council will consider how proposals: g. Will reduce demand on water resources; h. Consider the risk and impact of flood risk; i. Incorporate well-designed multi-functional sustainable drainage systems; j. Incorporate design features to ensure development, including open spaces and the public realm, is resilient to climate change; and k. Balance~~s~~ the need to protect and conserve heritage assets and their settings ~~historic assets~~. 4. Sustainability Statements, commensurate with the scale and type of development proposed, ~~will be required to~~ must be submitted with applications for: • All new build homes including flats; • Non-residential development of 1,000sqm or more of floor space; and • Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more. ~~new development.~~ They must demonstrate how the development will positively, and measurably, contribute to mitigating and adapting to climate change and local and national climate objectives including contributing to ~~achieving~~ Net Zero as set out in points 2 and 3.

5.14 MM018 (Supporting text to Policy S5)

Modification Reference	Page	Modification
MM018	34	4.44 The eCouncil has prepared, and keeps updated, a Climate Change Action Plan which identifieds ~~an~~ actions for the Local Plan Review [8].

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Modification Reference	Page	Modification
		4.45 The ~~e~~Council has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and the most up to date Council guidance on SuDS ~~Handbook~~. 4.46 The ~~e~~Council adopted a Climate Change Supplementary Planning Document (SPD) in July 2023 which will be updated to support the new climate change policies in the Local Plan. 4.47 Sustainability ~~sS~~tatements are reports which demonstrate how a development proposal ~~will address~~ has had regard to relevant Local Plan policies around sustainability, such as CC1, CC2, CC4, CC6, NE3, NE4, DD1, DD2, DD5, DD6, ST5, CI3, HE1, and where relevant to guidance in the Climate Change SPD. The statement provides applicants the opportunity to demonstrate a holistic approach to design ensuring a consistent and cohesive strategy is in place for climate change mitigation and adaptation. In the context of the Future Homes and Future Buildings Standards set out in Building Regulations, the statement should summarise ~~They should include details of~~ how the proposal uses sustainable design and construction methods as well as how the development would reduce the energy and water demands. ~~They~~ It should also address how materials have been selected and waste reduced in design and construction. *New para after 4.47* A Heating and Cooling Strategy should be included within the Sustainability Statement to demonstrate how a development proposal will meet local ambitions and national energy efficiency targets. Strategies should address the energy hierarchy by demonstrating how the development will: 1. Reduce the demand for energy; 2. Supply energy requirements efficiently; and 3. Use renewable energy. *2nd New para after 4.47* Sustainability Statements should set out whether the level of greenhouse gas emission reduction proposed would be consistent with or would exceed the latest standards in Building Regulations. If proposed to exceed them, the statement should explain how, by how much, and the means by which this additional reduction would be measured and monitored. Provision for measurement and monitoring of any additional reduction in greenhouse gas emission beyond Building Regulation standards will be secured via condition. ~~4.48 Sustainability Statements should be submitted with applications for:~~ • ~~All new build homes including flats;~~ • ~~Non-residential development of 1,000sqm or more of floor space; and~~ • ~~Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more.~~ Footnote: 1 – www.sustainabletelfordandwrekin.com

5.15 MM019 (Introduction to Policy S6)

Modification Reference	Page	Modification
MM019	34	*New para between 4.49 and 4.50* The Health and Wellbeing Board ensures that the Council and the Shropshire, Telford and Wrekin Integrated Care Board work effectively together in planning health and social care services to improve health and wellbeing in Telford and Wrekin as well as promoting integrated working among local providers and partners. As part of broader efforts to improve health and wellbeing of the population of the borough the Council works with an array of together partners such as Sports England.

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5.16 MM020 (Policy S6 Healthy stronger communities)

Modification Reference	Page	Modification
MM020	35	1. Telford and Wrekin is a varied and diverse community with an ageing population and residents with a range of health needs. In order to help improve the health and wellbeing of the boroughs communities, where relevant, development will be expected to: a. Demonstrate a positive approach to healthy design principles that provide opportunities to be physically active, active travel, improved air quality and improved mental wellbeing; b. Provide accommodation that is thermally efficient and helps reduce instances of fuel poverty and damp; c. Prioritise the safety and security of residents and users enabling safe movement of walkers, wheelers and cyclists, encourages community activity and designs out the potential for anti-social behaviour; d. Help create a cohesive and sustainable community by, for example, delivering tenure blind housing, taking account of the different needs of residents and users in design and siting of facilities including, for example, less able bodied, people with dementia, the needs of younger residents and people at risk of social isolation; e. Support residents to live well in their own communities for longer by, for example, providing more accessible homes; and f. Contribute positively to the physical and mental health and wellbeing of residents through, for example, guarding against an over predominance of uses such as hot food takeaways, betting and vape shops in town and district centres and by encouraging access to a healthy environment providing the local community with access to a diversity of food outlets selling healthy food options and the opportunity to grow their own food in designated public and private spaces accessible from the home, school, or workplace.

5.17 MM021 (Policy S7 Developer contributions and infrastructure delivery)

Modification Reference	Page	Modification
MM021	36	1. New, ~~improved~~ expanded, or enhanced infrastructure ~~is necessary for the delivery of~~ provision will be sought from new development. This can include but is not limited to community, education, open space and sustainable travel infrastructure including highways, as well as affordable housing. Contributions towards infrastructure will be used to mitigate the adverse impacts arising from a development (or the cumulative impact) and provide community benefit. Major development proposals (10) will be required to provide a contribution towards the cost of infrastructure. Subject to statutory processes and regulations, contributions may be collected towards; a. Initial costs, e.g. design and development work and pump-priming of projects or programmes; b. Capital costs; c. On-going revenue via commuted sums ~~such as~~ for the management and maintenance of services and facilities; and d. Any other infrastructure related costs permitted by law and identified as a local need. 2. Contributions will be collected through Section 106 agreements which will be secured at appropriate trigger points, to be agreed with the Council. 3. The e~~C~~ouncil will secure the delivery of infrastructure through the following means; a. Onsite, delivered either by the developer or, with an appropriate contribution by the Council; b. Offsite either by the developer in agreement with the Council where it is necessary to make the development happen; and / or c. Offsite funded, in whole or in part, by financial contributions from developers. 4. For major developments (10 homes or more),~~W~~where a viability case has been made to the Council at the planning application stage, the Council reserve the right to review viability developments upon completion, or in the case of strategic schemes of over 500 units on completion of 75% of housing units. In all cases where a schemes gross development value against updated costs/normal profit has been exceeded the ~~Council will claw back funding up to the delivery of a policy compliant scheme~~ applicant shall pay a financial contribution equivalent of:

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		a. Up to a maximum of 70% in the uplift in the value of the scheme; or b. The policy compliant level, whichever is lowest. Any clawback contribution shall be used by the Council for the delivery of affordable housing and/or infrastructure intended to be delivered as part of the development, in accordance with the priorities set out in the Local Plan or Infrastructure Delivery Plan.

5.18 MM022 (Supporting text to Policy S7)

Modification Reference	Page	Modification
MM022	37	*New para before 4.57* Assessments of infrastructure capacity may, on occasion, have cross boundary implications between Telford and Wrekin and neighbouring local planning authorities. This may require, where justified, the deployment of developer contributions on a cross boundary basis**.** 4.58 In some cases the National Planning Policy Framework allows for developers to make a case for a reduction in contributions to allow developments to come forward. The eCouncil will resist a reduction in contributions and, where this does occur, will exercise its right to review and reassess the viability case on completion of a development and recoup any reduced contributions~~. Where the Gross Development Value (GDV) plus Consumer Prices Index (CPI) is exceeded at the point of completion the Council will recoup the difference~~ up to meeting a full policy compliant scheme. Review mechanisms will take the form of a full reappraisal for schemes over 50 units and a lighter touch approach for schemes below 50 units, with a review of GDV against original costs plus RICS BCIS All-in Tender Price Index, normal profit and land value. Reviews will be undertaken on a transparent open book approach. The clawback provisions will be secured by use of appropriate clauses in s.106 agreements. 4.59 Policy S7 supports the delivery of new infrastructure secured through the development management policies listed in ~~Annex C~~ Appendix E.

6 Climate Change

6.1 MM023 (Introduction to Policy CC1)

Modification Reference	Page	Modification
MM023	42	6.8 Policy CC1 supports development which ~~is~~ aspires to be designed with sustainability and carbon reduction at its heart. Minimum requirements are set in Building Regulations. This policy identifies ways to optimise sustainable construction and carbon reduction in the design of development proposals.

6.2 MM024 (Policy CC1 Sustainable construction and carbon reduction)

Modification Reference	Page	Modification
MM024	43	1. All new ~~development~~ buildings should ~~must~~ follow a fabric first approach, aiming to maximise energy efficiency at the outset~~. Development must then demonstrate how it provides for energy needs by using on-site or local renewable energy sources.~~ 2. All new buildings should where relevant and practicable: a. Be designed and sited to maximise the benefits of solar gain whilst protecting from overheating; b. Be flexibly designed to enable future changes to easily be accommodated, extending the life span of development; c. Maximise the use and efficiency of passive ventilation;

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		d. Be constructed from carefully selected materials for high thermal mass, low embodied carbon and durability, unless this would conflict with the character and appearance of conservation areas, the Ironbridge World Heritage Site or the setting of listed buildings; e. Maximise insulation; f. Include facilities to recycle water; g. Incorporate or be designed to enable the installation of low / zero carbon technologies in the future; h. Demonstrate where Modern Methods of Construction[X] have been used in order to reduce carbon emissions; and i. ~~Should m~~Maximise the use of recycled material and ensure the recyclability of new materials use 3. All development should aim to achieve net zero carbon emissions.~~ and~~ 4. Proposals for alterations and extensions to existing buildings, will be supported as a means of making use of embodied energy. They should maximise opportunities to reduce carbon emissions, improve the energy efficiency of the building and where possible integrate on-site renewable energy technologies such as community heat networks.; ~~and~~ 5. Where proposals affect a building of traditional construction, energy efficiency will be expected to be improved as far as possible without prejudicing the character of the building or increasing the risk of long term deterioration of the existing fabric. Footnote: X - Modern Methods of Construction

6.3 MM025 (Supporting text to Policy CC1)

Modification Reference	Page	Modification
MM025	43	6.9 The Future Homes and Future Buildings Standards are expected to come into force through Building Regulations in 2027. ~~The council are setting the framework for s~~Sustainable construction and reducing carbon emissions ~~from development. This could be done in a variety of ways and~~ should be considered at the outset of the design process. ~~The methods chosen should be identified and demonstrated as the most appropriate way to achieve sustainable construction and carbon reduction in the application submission.~~ Policy CC1 complements the standards required by Building Regulations and seeks to ensure that opportunities to maximise carbon reduction are pursued through the development process. The policy applies to all new buildings regardless of their proposed use. 6.11 Planning ~~Planning~~ applications should clearly set out how a proposal has been designed from the outset with climate change action at its heart. ~~This should include information on the energy efficiency of buildings, how energy needs will be met and how carbon emissions will be reduced.~~ Where relevant, this should be incorporated within a Sustainability Statement as per policy S5.~~This should be measurable to enable to the council to quantify the contribution the development makes to reducing carbon emissions.~~ ~~6.12 The requirements in Policy CC1 will apply unless it is demonstrated, through the submission of a viability report, that they would make the development unviable. In which case, the development should achieve the highest standard possible without making the development unviable or preventing the delivery of essential development contributions.~~ 6.13 At Nuplace's Woodland Walk site in Muxton, Nuplace are delivering 18 of its 66 homes to Future Homes Standard, a new Building Regulations standard, set to come into force in ~~2025~~2027, which will require new homes to deliver a 75-80% reduction in carbon emissions from the previous version of the regulations. This will be delivered through a mixture of fabric improvements to the envelope of the building, coupled with a range of technology including solar panels and battery storage, air source heat exchangers etc.

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6.4 MM026 (Policy CC2 Renewable energy in developments)

Modification Reference	Page	Modification
MM026	44	1. ~~All new development should incorporate renewable energy production and storage onsite, unless existing local renewable energy sources are available and achievable to provide power to the site.~~ The Council will support applications for new housing and employment development which incorporate renewable energy production and storage subject to compliance with other relevant policies in the Local Plan and/or National Policy. 2. ~~All~~ Where feasible, new build development should seek to incorporate opportunities to deliver or connect to community and/or district renewable power and heat networks~~, where possible~~. 3. The eCouncil will support development proposals for micro generation ~~unless unless in consideration or conflict~~ subject to compliance with other relevant policies in the Local Plan and/or National Policy. 4. ~~Major development will be expected to be supported by a Heating and Cooling Strategy which demonstrates that the most sustainable heating and cooling systems have been selected.~~ 5. ~~When selecting heating systems it is expected that the following hierarchy will be followed:~~ a. ~~New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation;~~ b. ~~New development should be designed with a communal heating system which could connect to future heat networks; then;~~ c. ~~Sustainable alternatives to heat networks such as individual renewable heat should be utilised.~~ 6. ~~When selecting cooling systems it is expected that the following hierarchy will be followed:~~ a. ~~Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then~~ b. ~~Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then~~ c. ~~Address residual cooling load through renewable sources.~~

6.5 MM027 (Supporting text to Policy CC2)

Modification Reference	Page	Modification
MM027	45	6.17 Renewable energy and heat networks can ~~often~~ sometimes be more efficient than individual solutions, particularly in the context of the current grid capacity. These can be on various scales such as community heat networks which generally supply heating and hot water to a single building with several units within or a district heat network which generally involves a local energy centre that supplies heat and hot water to customers in more than one building. ~~6.20 A Heating and Cooling Strategy should demonstrate how a development proposal will meet local and national energy efficiency targets including reductions in carbon emissions and energy use. This may be combined with Sustainability Statements as required by Policy S3. Heating and Cooling Strategies should address the energy hierarchy by demonstrating how the development will:~~ • ~~Reduce the demand for energy; then~~ • ~~Supply energy requirements efficiently; and~~ • ~~Use renewable energy.~~ ~~6.21 Heating and Cooling Strategies should include the following:~~ • ~~Baseline CO2 emissions calculations;~~ • ~~Energy and CO2emission reduction targets and demand for the development;~~ • ~~Specifications of the materials, heating, lighting and ventilation; and~~ • ~~Proposed renewable energy sources/development and its contribution to the development.~~

6.6 MM028 (Policy CC3 Strategic renewable energy development)

Modification Reference	Page	Modification
MM028	48	1. The eCouncil will support proposals for strategic scale renewable energy production, including re-powering or life-extension, on appropriate sites in the borough where they have: a. No significant adverse impact on landscape and biodiversity; b. No significant adverse impact on heritage assets and their settings; c. No significant adverse impact on amenity; d. No significant adverse impact on highway safety; e. No significant adverse impact on local health and quality of life as a result of noise, emissions to atmosphere, electronic interference, fire risk or outlook through unacceptable visual intrusion; f. Demonstrated that the community have been actively engaged from the early stages of the proposal to inform the design, siting and mitigation required for the development; and g. An agreed decommissioning strategy is in place where there is a temporary consent for the operation of the site. 2. Where development of renewable energy is granted permission, mitigation measures will be required as appropriate to minimise any adverse impacts. 3. Proposals for renewable energy schemes on land protected under the Local Plan including Strategic Landscapes and Green Network, or Nationally will not be supported, unless there are exceptional circumstances. 4. Schemes for renewable energy that are led by the community and / or directly benefit local communities will be supported in appropriate locations. 5. All development proposals will be required to ensure any biodiversity or other environmental improvements secured under the consent are protected should the development cease to be operational and the site returned to its previous use. 6. Where strategic renewable energy schemes are supported, they should maximise opportunities for multi-functionality and community benefit such as sheep grazing, food growing and improvements of Public Rights of Way.

6.7 MM029 (Introduction of Policy CC4)

Modification Reference	Page	Modification
MM029	**49**	6.28 Alongside other impacts of climate change, the impact on water supply has been significant. Water is becoming a scarce resource and therefore there is a need for more efficient use as well as supporting the resilience of our water supply. Telford and Wrekin is in an area classified by the Environment Agency in 2021 as seriously water stressed[x]. Footnote: X - Water Stressed Areas Policy Paper – 2021 classification

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6.8 MM031 (Supporting text to Policy CC4)

Modification Reference	Page	Modification
MM031	50	6.30 ~~All new homes are required to meet the national standard for water efficiency of 125 litres/person/day. National Policy states that where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the optional requirement of 110 litres/person/day.~~ The optional technical standard for water efficiency in new homes, in Part G of Building Regulations, is 110 litres per person per day (l/p/d). Applicants for new residential development will be expected to achieve this standard. The Council will be supportive of developments aspiring to achieve a further reduction in this target in line with recommendations set out in the Council's Water Cycle Study (2024). *New para after 6.30* There are a range of measures that could be provided through development to ensure the efficient use of, and conservation of, water including, for example; the use of water butts in gardens, permeable surfaces. 6.32 Various types of development can have an impact on water quality. This could include intensive agricultural practices, development close to water courses which might receive surface water runoff, industrial development, ground engineering and burial grounds. Where a development could have an impact on water quality, supporting documents will be required to demonstrate there would not be a significant adverse impact on water quality and appropriate mitigation is secured. An assessment to inform the appropriateness of development within designated Source Protection Zones (SPZ's) will be required to demonstrate that any impacts can be mitigated. *New para after 6.32* Development proposals should demonstrate they separate foul and storm drainage and restrict surface water connections to reduce pressures on the wastewater network, improve water quality and reduce flood risk. Applicants should engage early with Severn Trent Water to ensure that any required upgrades to water supply and/or wastewater infrastructure are in place prior to occupation of the developments as recommended within the Water Cycle Study (Phase 1 and 2). *2nd New para after 6.32* Where development has the potential to increase abstraction from groundwater and surface water sources this should not have an adverse impact on the Water Framework Directive[1]. The Environment Agency provides further technical guidance regarding groundwater protection which should be considered in advance of an application[2]. Footnotes 1- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 2 - Environment Agency Groundwater Protection Technical Guidance (2017)

6.9 MM032 (Policy CC5 Flood risk management and sustainable drainage systems)

Modification Reference	Page	Modification
MM032	50	1. Development will be supported where: a. The development accords with the sequential and exception tests for flood risk as set out in the NPPF and in accordance with the Local Flood Risk Management Strategy; b. The development does not prejudice land needed for flood management, where identified by the Council~~, now or in the future~~; c. The development will be safe from flooding from all sources over its lifetime and will not increase flood risk elsewhere; *New criteria between c. and d.* Investigation of the capacity of existing drainage assets serving a site has been undertaken to ensure that any potential overloading of the asset can be identified and, where feasible, mitigated in discussion with the relevant authorities; d. Flood prevention, protection and resilience measures where required are incorporated into designs and are well-designed and effectively managed e. Post development discharge rates and volumes do not exceed the site-specific Greenfield runoff rate;

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Modification Reference	Page	Modification
		f. On-site surface water is managed as close to the source as possible~~.~~: g. Construction phase run off is considered and appropriately managed to prevent flood risk and pollution during construction phase; and *New criteria after g.* i. Opportunities to de-culvert or reduce the length of culverts for water courses have been, where possible, explored. 2. All developments that require Sustainable Drainage Systems must: a. Be designed with regard to ~~in accordance~~ the ~~c~~Council's most up to date guidance ~~SuDS Handbook~~ and relevant national standards; b. Ensure that surface water discharge rates do not exceed the site specific Greenfield runoff rates and that increases in peak rainfall due to climate change are taken into account in the drainage design; c. Incorporate SuDS into the green space strategy for the site, ensuring they are designed to be multi-functional where possible designed to provide amenity, biodiversity value and water quality improvements as well as being visually appealing such as mimicking biodiverse natural features where possible; d. Be integrated throughout development as part of a management and treatment train; and e. Include details of future maintenance over the lifetime of the ~~proposal~~ development. 3. Surface Water Drainage Strategies and site Flood Risk Assessments are required for developments within areas of high cumulative flood risk as identified in the SFRA.

6.10 MM033 (Supporting text to Policy CC5)

Modification Reference	Page	Modification
MM033	51	*New para before 6.35* In scenarios where an exception test is required, wider sustainability benefits will be considered by the Council upon applicants providing relevant and proportionate evidence. Examples of wider sustainability benefits include, but are not limited to: • The re-use of brownfield land as part of a local regeneration scheme (Policy HO9 and HO10); • An overall reduction in flood risk to the wider community (Policy S5, CC5, HO1, HO2); • Provision of multifunctional, integrated SuDS which significantly exceed local aspirations and/or National requirements (Policy S5, CC5); • Development which strongly aligns with the priorities of the Local Plan set out within the Vision. *New para after 6.35* The Strategic Flood Risk Assessment (Level 1 and 2) (SFRA) provides a key evidence base document that developers should refer to when bringing forward proposals for new development. The Level 2 SFRA provides details of when site specific flood risk assessments would be required, and developers should use this section to understand requirements for FRAs and what conditions/ guidance documents should be followed. Further to this, Site Summary tables are located within Annex A of the Level 2 SFRA (dated January 2025), which developers should use to understand flood risk, access and egress requirements, climate change, SuDS, and FRA requirements for site-specific assessments.

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6.11 MM034 (Policy CC6 Managing air quality)

Modification Reference	Page	Modification
MM034	52	1. The eCouncil will ensure that proposals do not have a significant negative impact on existing air quality levels in the borough. The eCouncil will support development that: a. Appropriately considers the potential impact on local air quality as a result of the proposal both during the demolition and construction phase and as a result of the occupation and use of the development once completed; and b. Proposes appropriate mitigation to minimise emissions and air pollution to protect health of the population and the local environment, including ~~wildlife~~ sites of biodiverse and ecological value. 2. Where Air Quality Impact Assessments demonstrate a development would have an unacceptable impact on air quality, and appropriate mitigation is not or cannot be provided, the development will not be supported. 3. Where Air Quality or Pollution Impact Assessments are not required, development should still provide appropriate mitigation to address air pollution and air quality. 4. All development shall be designed to reduce the potential for air pollution to impact on residents and occupiers such as ensuring homes are set back and away from major highway routes, where air quality is generally worse.

7 Green and Natural Environment

7.1 MM035 (Policy NE1 Biodiversity and geodiversity)

Modification Reference	Page	Modification
MM035	55	**Biodiversity and geodiversity** **~~Designated ecological, biodiversity and geological sites~~** 1. The eCouncil will protect designated areas of international, national and local significance. Nationally and internationally protected sites will be afforded the highest level of protection. Development which potentially impacts upon locally designated sites would be expected to: a. Prepare an ecological/geodiversity assessment appropriate to the scope and scale of impacts. This should assess potential direct and indirect impacts on the designated site/s and be to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s); b. If unavoidable impacts are likely, they must demonstrate how these are outweighed by the overall benefit of the proposals; and c. Ensure appropriate mitigation, compensation, enhancement and long-term management, are secured ~~in line with the Lawton principles for strengthening the network of designated sites~~ to enlarge, improve, create and functionally link important wildlife habitat[1]. 2. Financial developer contributions will be required, where appropriate, to address both direct and indirect impacts upon designated sites. 3. In line with policy NE3 and NE4 the Council will support sustainable development which secures biodiversity net gains. 4. The Council will expect development to (where applicable): a. Provide an appropriate ecological assessment against the scope and scale of impacts. This should assess the potential direct and indirect impacts of the development. This should be undertaken to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s); Maintain, protect and enhance habitats on all development sites as appropriate to their size in line with Policies NE3 (Biodiversity Net Gain) and NE4 (Greening Factor), with especial attention to priority, veteran and irreplaceable habitats and ecological networks; b. Maintain, protect and, where appropriate, enhance populations of species of principal importance for nature conservation; c. Provide appropriate buffer zones between development proposals and (1) designated sites, (2) priority and irreplaceable habitats and species of principal importance nature conservation, and (3) other biodiversity and geodiversity assets

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		d. Ensure that new developments are designed to be ecologically permeable through the protection and enhancement of existing green infrastructure and the provision of new, integrated connections to wider biodiversity features; and e. Identify, protect, and appropriately manage geodiversity assets. 5. The Council will support development which presents significant economic or social benefits for the local community where, in consultation with relevant partner organisations, it accepts that any necessary impacts on biodiversity or geodiversity assets can be fully addressed through careful use of the mitigation hierarchy. Development which unavoidably harms an irreplaceable or priority habitat for nature conservation, protected species or designated sites, which cannot be appropriately mitigated or compensated, will not be supported. 6. Appropriate habitat creation, restoration, mitigation or enhancement on site (and its long-term management) or elsewhere will be secured by planning condition, obligations or a legal agreement; and 7. Impacts on biodiversity and geodiversity need to be identified and the mitigation hierarchy used carefully to address them. Significant harm can be created through indirect impacts such as elevating levels of air pollution on sensitive habitats or increased visitor pressure. Surveys and assessments should be to recognised standards, as adopted by ~~the~~ relevant national conservation bodies. ~~These organisations include CIEEM, BCT and Natural England.~~ Footnotes 1 - In line with the recommendations in 'Making Space for Nature - a review of England's wildlife sites' Lawton 2010

7.2 MM036 (Supporting text to Policy NE1)

Modification Reference	Page	Modification
MM036	56	*New para after 7.7* There is not a universal buffer distance that can be applied to all sites, species, habitats or features. Similarly, development impacts will vary significantly due to scale, type and design. Therefore, buffer zones must be determined appropriately, on a location by location basis, using national guidance and informed design relevant to the particular direct and indirect impacts of the development proposed. **Table 5 ~~Table 4~~: Categories of biodiversity and geodiversity designations**

Category of Site	Level	Number of Sites
National Landscape	National	1 site
Sites of Special Scientific Interest	National	8 sites (listed in Appendix ~~E~~I)
Local Wildlife Sites	Local	47 sites (listed in Appendix ~~E~~ I)
Local Nature Reserve	Local	~~17~~22 sites (listed in Appendix ~~E~~ I)
Ancient Woodland	Local	52 sites (listed in Appendix ~~E~~ I)
Local Geological Sites	Local	25 sites (listed in Appendix ~~E~~ I)
~~Green Guarantee Sites~~	~~Local~~	~~305 sites (listed in Appendix EF)~~

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		New para after Table 5 As a landowner, 305 of the Council's sites are designated Green Guarantee Sites (as defined in Appendix M). These sites receive an additional layer of protection in specific corporate Council policy. Should a planning application be submitted on a Green Guarantee Site, the proposal would be subject to both the internal corporate policy procedures and the planning policies within the Local Plan. *2nd new para after Table 5* Industry standards for ecological surveys and assessment guidance are amended over time. These are published by a number of organisations including Natural England, the Chartered Institute of Ecology and Environmental Management and Bat Conservation Trust.

7.3 MM037 (Policy NE2 Trees, hedgerows and woodlands)

Modification Reference	Page	Modification
MM037	58	1. The eCouncil will support development which retains, protects and appropriately manages existing trees, hedgerows and woodland with biodiversity, visual amenity or landscape value, in line with national guidance. 2. The eCouncil will expect, where relevant, development to: a. Assess the potential impact of proposals on trees, hedgerows and woodlands within or adjacent to the development site; b. Incorporate trees as an integral part of scheme design, including using ward level canopy data and woodland opportunity mapping provided by the Council to inform the level and type of tree planting proposed; c. Use climate and disease resistant tree species with a ~~50:50~~ native and non-native tree mix, where appropriate; d. Protect existing trees, hedgerows and woodlands to be retained before, during and, where appropriate, after any construction work; e. Ensure appropriate long term management, maintenance and protection of existing and newly planted trees, hedgerows or woodlands. This will be expected in the form of a Landscape Management Plan (LM) for the lifetime of the development; and f. Provide replacement and enhancement of planting which maintains local amenity value, character and biodiversity of the local area. ~~either through biodiversity net gain or, where biodiversity net gain does not apply, through the consultation with the Council to provide amenity/landscape value.~~ 3. Development that would lead to the removal of ~~mature trees and~~ ancient woodland, or that impacts on any irreplaceable habitats [as defined in the NPPF] will only be supported where wholly exceptional reasons and compensation strategy are provided. Mature specimens of reasonable condition should only be removed where this is necessary to facilitate the effective development of a site and/or the loss is satisfactorily compensated through planting as part of a wider landscaping strategy. In all instances where trees and hedgerow are potentially impacted, applications should be supported by robust arboricultural evidence. 4. Where relevant, ~~T~~the eCouncil will secure the delivery of offsite planting via condition and/or planning obligation and will direct offsite planting in line with local priorities. 5. Development occurring immediately adjacent to irreplaceable habitats will be required to adequately buffer these features from the direct and indirect impacts of development.

7.4 MM038 (Supporting text to Policy NE2)

Modification Reference	Page	Modification
MM038	59	7.12 The loss of trees, hedgerows or woodlands may be supported in some instances. This could include: • Where evidence is provided demonstrating that the retention would significantly impact upon the economic viability of the development, excluding TPO's, mature, ancient and veteran trees; • The wider benefits of the scheme outweigh the loss of the trees, hedgerows and/or woodland; ~~or~~

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		• Where evidence is submitted to demonstrate the tree, hedgerow and/or woodland is in poor health and therefore not suitable for retention; or • Where tree plantations are managed on a commercial basis.

7.5 MM039 (Introduction to Policy NE3)

Modification Reference	Page	Modification
MM039	59	7.14 By law, ~~all appropriate~~ qualifying development is required to deliver ~~a minimum of~~ at least 10% biodiversity net gain, ~~above the initial biodiversity value of the proposal site. These levels must be~~ measured using the Government's most recent published Biodiversity Metric ~~(currently version 4.0)~~. The Council however has an aspiration to optimise BNG in new development, including up to ~~achieve~~ 20% BNG on larger development sites, to help deliver ~~our~~ its Forest Community ethos. 7.15 Policy NE3 ~~seeks to secure and guide BNG delivery through development~~ sets out this aspiration and the local requirements for off-site BNG provision.

7.6 MM040 (Policy NE3 Biodiversity Net Gain)

Modification Reference	Page	Modification
MM040	59	1. ~~All new development should deliver biodiversity net gains. Major developments should deliver in excess of a minimum of 10% biodiversity net gain~~ BNG ~~in, with an aspiration for 20%, subject to viability. In the first instance, biodiversity net gain should be delivered onsite. Off-site solutions will be supported where it is demonstrated that the mitigation hierarchy of 'avoid, mitigate, compensate' and onsite over offsite solutions have been rigorously applied.~~ Proposals for major development that qualify for BNG should aim to provide more than 10%, up to the local aspiration of 20% BNG. 2. ~~All developments not legally required to provide a minimum 10% net gain that demonstrate measurable net gains in biodiversity, proportionate to the development will be supported.~~ Where applications that are exempt from statutory BNG propose proportionate biodiversity enhancements, this will be supported. 3. Biodiversity ~~P~~provision should be informed by the Shropshire and Telford & Wrekin Local Nature Recovery Strategy to demonstrate that it is locally appropriate and follows the Lawton report recommendations ~~Principles~~ of delivering more, bigger, better and joined up habitats. *New criteria after 3.* Where application of the statutory Biodiversity Gain Hierarchy supports provision of off-site gains, such provision should be informed by the Shropshire and Telford & Wrekin Local Nature Recovery Strategy and the Lawton recommendations. The Council expects any off-site provision to be delivered within the borough. If this is not possible, the reasons for this should be clearly set out and the closest alternative provision will be secured in line with local, regional and national priorities for biodiversity. 4. ~~All relevant development proposals must be supported by an appropriate biodiversity net gain plan, to the national standard, which should include a 30 year habitat management plan.~~ 5. ~~Any off site financial contributions needed to achieve biodiversity net gain (which could not be secured onsite) must to be secured by appropriate planning obligations or other recognised legal mechanisms. They should be~~ delivered in line with local, regional and national priorities for biodiversity, directed by the emerging Local Nature Recovery Strategy. 6. ~~The council expects any offsite provision to be delivered within the borough. If this is not possible the reasons for this should be clearly set out and closest alternative provision located to protect and enhance local ecology.~~

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7.7 MM041 (Supporting text to Policy NE3)

Modification Reference	Page	Modification
MM041	60	7.16 ~~The council is aspiring to achieve 20% BNG for all developments not exempt from statutory BNG where viable. This is based on research, which will be further set out in a Natural Environment Technical Paper, which has demonstrated that the impact on viability of delivering in excess of 20% BNG is limited as it is the initial statutory 10% which has the biggest impact. Given not only the climate but the ecological crisis we are facing, the Council consider it reasonable and appropriate within its Forest Community ethos to seek 20% BNG where viable on all developments that are not legally exempt.~~ The Council is committed to its Forest Community, climate and wider sustainability objectives, and sees working positively with developers to optimise BNG as an important way to achieve these. Applicants are encouraged to consider BNG early in the design process and to seek preapplication advice on this matter from the Council. 7.17 It is acknowledged that for some developments ~~commercial schemes~~, achieving more than 10% BNG may be difficult. The Council will take a balanced approach for such developments, where a reasonable justification has been provided. ~~viability report has been submitted. However, it is expected that such development will have explored all available options to achieve above 10% BNG.~~ ~~7.18 In some cases, it could be considered that an off-site contribution would offer greater benefit to biodiversity in such cases an appropriate legal agreement will be required to secure the contributions which should in the first instance be directed to a site within the borough.~~ 7.19 The ~~e~~Council encourages stacking other appropriate green infrastructure benefits with land used for biodiversity net gain. Maximising the functionality and quality of these areas will help make effective use of land. ~~7.20 Nationally, it is envisaged that statutory level of 10% biodiversity net gain will cover all local development except where they:~~ • ~~impact habitat less than 25m2, or 5m for hedgerows or watercourses~~ • ~~are householder applications~~ • ~~are biodiversity gain sites (where habitats are being enhanced for wildlife)~~ • ~~are "small scale self-build or custom housebuilding"~~ ~~7.21 Any off-site contribution to achieve Biodiversity Net Gain will be directed by the Lawton Principles and the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2024).~~ 7.22 The Council will utilise ~~updated~~ accessible green space mapping (e.g. ANGSt), ~~updated~~ accessible woodland (AWS) mapping and outdoor recreational value calculations (e.g. ORVal) of key sites to ensure the delivery of ~~biodiversity net gain~~ BNG does not negatively impact upon local communities' ability to access the natural environment. ~~7.23 Biodiversity net gain plans should describe the site's biodiversity value both before and after development. The 30 year long term management plan should include estimated costs and mechanisms for funding and must clearly set out how both on-site and off-site net gain provision will be delivered, monitored and maintained, including the parties responsible for ensuring this.~~

7.8 MM042 (Introduction to Policy NE4)

Modification Reference	Page	Modification
MM042	61	7.25 The Development Greening Factor (often known as Urban Greening Factor) is a key element of the ~~N~~national Green Infrastructure Framework. The Council sees it as well placed to link biodiversity net gain and Forest Community requirements, whilst making development more resilient to the impact of climate change. It uses a simple process that provides a numerical score for ~~quantifies the amount of green infrastructure~~ a development ~~provides,~~. More beneficial land cover types, such as woodland, score higher than others which provide less green infrastructure benefits, such as tarmac. This is then added up in a Greening Factor calculator to give the development ~~providing~~ a total Greening Factor Score of between 0 and 1.

7.9 MM043 (Policy NE4 Development Greening Factor)

Modification Reference	Page	Modification
MM043	61	1. ~~The council will require a~~All major development proposals ~~to~~ should contribute towards the greening of the borough through the integration of multifunctional green and blue infrastructure within a development's site design~~, subject to viability~~. 2. All major residential development proposals, or proposals that are predominately residentially led, should aim to meet a minimum Greening Factor of 0.4. 3. All major non-residential development, or proposals that are predominately non-residentially led, should aim to meet a Greening Factor of 0.3. 4. The Greening Factor should be met as far as possible on site, with any shortfall provided off-site as close as possible to the donor site. Off-site provision should enhance local green infrastructure, having regard to relevant guidance and evidence such as the Local Nature Recovery Strategy, Playing Pitch and Outdoor Recreation Strategy and current climate and green infrastructure mapping. Off-site provision will be secured by conditions and/or planning obligations. ~~Where the Greening Factor cannot be met on site, then the council will work with applicants to identify offsite opportunities to enhance local green infrastructure. This would be secured by planning conditions and/or obligations and delivered in line with locally identified needs.~~

7.10 MM044 (Supporting text to Policy NE4)

Modification Reference	Page	Modification
MM044	61	7.27 ~~The council has published its Green Space Factor Study (GSFS) (2023) which suggests scores for the borough, how the site's value and score can be calculated and includes worked examples.~~ Development Greening Factor is based on the national Urban Greening Factor model by Natural England. It is intended to complement other green infrastructure requirements such as open space, landscaping, sustainable drainage and biodiversity net gain. Therefore, a site's Greening Factor ~~Green Infrastructure elements~~ can benefit from a variety of green infrastructure elements, such as ~~include~~ the retention of semi-natural vegetation, ~~and/or~~ the provision of street trees, hedges, areas of flower rich perennial planting, green roofs, green walls, ponds, wetlands and certain sustainable drainage systems, including rain gardens and permeable paving. ~~Table 3 of the GSFS 2023 sets out the surface cover categories and scores for the borough, from which a developments score will be calculated.~~ 7.28 This is not intended to be a parallel requirement. Developers are strongly encouraged to use creative solutions to stack their varied site requirements to efficiently and effectively achieve their Greening Factor. By clearly ~~setting out~~ following the ~~c~~Council's approach, applicants will be able to demonstrate, during the site master planning process ~~to ensure the~~ that they can deliver~~y of~~ an appropriate level of greening, ~~within developments.~~ and increase the climate resilience of their development. *New para after 7.28* The Council is developing guidance and tools to assist local developers in designing and efficiently evidencing their Greening Factor. This will be based on, and augment, that provided to date by Natural England in its Urban Greening Factor Standard[x]. The Natural England standard will be used as the foundation for the Council's Greening Factor and should be referred to until the Council's guidance is published. *2nd New para after 7.28* The Council also intends to create a green infrastructure strategy and guidance to inform local priority setting and design. Other relevant resources include Natural England's Green Infrastructure Framework GIS Mapping tool, the Woodland Trust's Tree Equity Score UK, and the Climate Just web tool. Footnotes: X - Natural England Urban Greening Factor User Guide and accompanying spreadsheet

7.11 MM045 (Policy NE5 Green Network)

Modification Reference	Page	Modification
MM045	63	1. The ~~c~~Council will protect, maintain, enhance and, where possible, extend the ~~g~~Green ~~n~~Network.

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		2. The ~~c~~Council will only support development impacting the ~~g~~Green ~~n~~Network where it identifies, protects and enhances the ~~g~~Green ~~n~~Network principles. Where impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network, its principles and associated functions. 3. Proposals which would adversely affect the extent and /or quality of the Green Network will be expected to assess and justify the development against the following principles and their associated functions: a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas; b. H~~h~~ealthy, linked, active spaces; c. T~~t~~hriving spaces which promote heritage, geology and community identity; d. S~~s~~paces for natural water management; and e. R~~r~~esilient, carbon and climate positive spaces.

7.12 MM046 (Supporting text to Policy NE5)

Modification Reference	Page	Modification
MM046	64	*New para after 7.33* Table X below outlines specific policies within the plan which relate to each of the five principles for the Green Network. **Table X: Five Principles of the Green Network** **Green Network Principle** / **Relevant Policies** a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas — S1, S2, NE1, NE2, NE3, NE4, DD1, DD2 b. Healthy, linked, active spaces — S6, HO2, ST1, ST5, CI1, CI2, CI3, CI4, CI5 c. Thriving spaces which promote heritage, geology and community identity — S1, NE1, HO2, CI1, CI2, CI3, HE1, HE2, HE4, HE6, ML1, ML3 d. Spaces for natural water management — S5, CC4, CC5, NE4, HO2 e. Resilient, carbon and climate positive spaces — S1, S5, CC1, CC2, CC3, CC4, CC5, CC6, NE2, NE4, HO2, ST1

7.13 MM047 (Supporting text to Policy NE7)

Modification Reference	Page	Modification
MM047	66	7.42 The ~~c~~Council's Landscape Capacity Assessment 2023 has reviewed landscape around existing settlements and identified Lilleshall and Wrockwardine areas as appropriate areas where a strategic green gap will maintain separation between the settlements and Telford. These areas are identified ~~are mapped~~ within the Council's evidence base and as thick green buffers on the Policies~~y~~ Map that accompanies this document. This decision was taken to avoid the perception that all development up to a hard boundary would be acceptable. Some level of development within and around the gaps could be deemed as acceptable, provided that these do not prevent its function.

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Modification Reference	Page	Modification
		New para after 7.42 An example of development that may be acceptable within a strategic green gap could be the creation of new footways / cycleways or the provision of utilities infrastructure that requires the grant of planning permission. 7.43 The Landscape Capacity Assessment made other observations on the use of buffers in relation to ~~historic~~ registered parks and garden and strategic landscapes. These designations, and settlements within or adjacent to them, are covered by policies HE1 Historic Assets, HE6 ~~Historic~~ Registered Parks and Gardens and NE6 Shropshire Hills National Landscape and Strategic Landscapes.

8 Economy and Centres

8.1 MM048 (Introduction to Policy EC1)

Modification Reference	Page	Modification
MM048	69	**Employment development in ~~the urban area and~~ strategic employment areas (SEAs)** 8.6 The delivery of new employment land and the protection of existing employment provision is critical to attracting inward investment and creation of jobs. SEA's are large commercial and industrial estates in the borough and include Halesfield, Stafford Park, Hortonwood/MOD Donnington and Donnington Wood. A list of SEA areas is included in Appendix G. 8.7 Policy EC1 sets out the approach to employment development in Strategic Employment Areas (SEAs)~~,~~. ~~and to protecting against the loss of existing employment land across the borough.~~

8.2 MM049 (Policy EC1 Employment development in the urban area and SEAs)

Modification Reference	Page	Modification
MM049	69	**Policy EC1 Employment development in ~~the urban area and~~ SEAs** 1. The SEAs, as identified on the Policies Map, will be the primary focus for employment development. The development strategy for proposals in the SEAs is as follows: a. Development proposals for industrial, storage and distribution uses will be supported in SEAs~~, including existing allocations carried forward~~; b. Development proposals for sui generis uses associated with B Use Class activity, such as waste management facilities, will be supported in SEAs where they are compatible with neighbouring uses; *New criteria after b* Development proposals for sui generis uses associated with operational defence and security at MOD Donnington will be supported. c. Economic activities including business uses(E(g)(i), E(g)(ii) and E(g)(iii)) will be supported in SEAs where: i. They support the function of the SEA; and ii. T~~t~~hey do not undermine the viability of existing employment uses in close proximity to the site. d. Other uses outside of these criteria will ~~generally~~ not be supported in the SEAs without clear justification to how it would support the function of the SEA. If granted, any such planning permissions will be subject to condition(s) to prevent future changes of use without an express grant of planning permission. *New criteria after d* Allocated sites should be developed in accordance with the use classes indicated in Appendices B and C, or with Policy HO2 in the case of Sustainable Communities

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Modification Reference	Page	Modification
		New criteria after part 1 All new development, including proposals for change of use, within SEAs must demonstrate that the proposed design, transport implications, and amenity impacts will not cause harm to the strategic function or day-to day operation of the SEA both during construction and once operational. 2. ~~Outside the allocated sites and SEAs, employment development in the urban area will be supported where:~~ a. ~~It is located: In close proximity to a SEA;~~ b. ~~On an existing established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or~~ c. ~~Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas.~~ d. ~~The development maintains and enhances sustainable access such as walking, wheeling and public transport; c. The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5;~~ e. ~~It does not have a significantly adverse impact on adjacent uses;~~ f. ~~It provides high quality, diverse landscaping and boundary treatment; and~~ g. ~~In the case of greenfield sites, it is demonstrated that no appropriate previously development land is available in the built up areas of Telford or Newport.~~

8.3 MM050 (Supporting text to Policy EC1)

Modification Reference	Page	Modification
MM050	70	*New para after policy EC1 and before 8.8.* Employment uses on SEA areas include classes B2 (general industrial), B8 (storage and distribution), Class E(g) and sui generis (i.e. uses associated with B use class activity such as waste management facilities or operational defence and security). *2nd new para after EC1* In order to protect the borough supply of employment land, proposals for alternative uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted by condition from any future changes of use without planning consent. This includes uses within Class E other than those falling within category E(g). This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area. *3rd new para after EC1* The Council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood, and Stafford Park) to control the loss of employment land to other non-employment uses. This approach reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These employment areas should continue to be protected for these purposes to support economic ambitions. Where necessary the Council may identify further areas to protect by an Article 4 direction. *4th new para after EC1* The north Telford Strategic Employment Area contains MOD Donnington which is a strategic logistics hub for the armed forces therefore any development within the vicinity of the base needs to ensure it does not negatively impact defence interests.

8.4 MM051 (Policy EC2 Economic Development in the Urban Area)

Modification Reference	Page	Modification
MM051	70	*New criteria before EC2.1* 1. Employment development in the urban area, outside the allocated sites and SEAs, will be supported where:

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Modification Reference	Page	Modification
		a. It is located: • In close proximity to a SEA; or • On an existing, established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or • Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas. b. The development maintains and enhances sustainable access such as walking, wheeling and public transport; c. The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5; d. It does not have a significantly adverse impact on adjacent uses; e. It provides high quality, diverse landscaping and boundary treatment; and f. In the case of greenfield sites, it is demonstrated that no appropriate previously developed land is available in the built up areas of Telford or Newport. 2. Outside of SEAs the loss of existing employment land will only be supported where: a. Evidence is submitted that satisfactorily demonstrates that the site is no longer suitable, or viable, for employment uses including the current / last use of the site and alternative employment uses; b. The proposed use would not conflict with neighbouring uses; and c. The sustainability benefits of the proposal clearly outweigh the loss of the employment land.

8.5 MM052 (Supporting text to Policy EC2)

Modification Reference	Page	Modification
MM052	70	~~8.9 Employment use includes classes B2 (general industrial), B8 (storage and distribution), Class E and sui generis (i.e. uses associated with B use class activity such as waste management facilities).~~ ~~8.10 Existing employment allocations adopted in the Telford and Wrekin Local Plan(2018) that have not yet been built out will be carried forward as part of the Councils employment land supply.~~ ~~8.11 In order to protect the borough supply of employment land, proposals for alternative employment uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted from any future changes of use without planning consent. This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area.~~ 8.12 Where a loss of employment land is proposed, marketing information should be submitted to support an application. This should demonstrate ~~that~~: • That ~~T~~the site has been marketed for a minimum period of 12 months at an appropriate price (demonstrated by RICS valuation), at a range of tenures and across a range of agents/websites; • ~~Show~~ ~~h~~How the site has been marketed, where, and any offers made and why they were rejected and/or not continued with; and • That ~~T~~the Council has been engaged at the earliest opportunity to explore options for site retention, remediation and preparation for alternative employment uses. ~~8.14 The council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood and Stafford Park) to control the loss of employment land to other non employment uses. This approach reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These employment areas should continue to be protected for these purposes to support economic ambitions. Where necessary the council may identify further areas to protect by Article 4 and / or planning condition.~~

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8.6 MM053 (Introduction to Policy EC3)

Modification Reference	Page	Modification
MM053	71	**~~Employment~~ Economic development in the rural area** 8.16 Policy EC3 sets the context for a more diverse rural economy covering abroad range of business-related uses, not solely the traditional Use Class B employment.

8.7 MM054 (Employment in the Rural Area)

Modification Reference	Page	Modification
MM054	71	**~~Employment~~ Economic Development in the Rural Area** 1. ~~Employment~~ Economic development in the rural area should be directed to: a. The re-use/ conversion of redundant buildings; or b. The redevelopment of previously developed land; or c. Sites which would form and enable the expansion / extension of an existing business/employment use. 2. The ~~c~~Council will support new ~~employment~~ economic development in the rural area where: d. It is successfully demonstrated that the proposal would benefit from a rural location or it would assist the diversification of the rural economy; e. The proposal is supported by an appropriate business case which demonstrates the economic benefits to the local economy; f. There is no significant adverse impact on local highway capacity and safety, unless appropriate mitigation measures can be implemented; and g. It would not have a detrimental impact on the character and quality of the rural area and nearby uses. 3. Where a site/proposal does not meet any of the circumstances in point 1, and is for a new building on greenfield land, well-designed new development will be supported subject to the meeting the criteria at part 2 of this policy and the use, design and scale of the development is responsive to local context. 4. Economic ~~D~~development which would assist in the retention and/or development of accessible local services and community facilities would be supported where in accordance with Policy CI1.

8.8 MM055 (Supporting text to Policy EC3)

Modification Reference	Page	Modification
MM055	71	8.17 The rural areas of Telford and Wrekin provide various employment opportunities. Harper Adams University is a major employer that is world renowned for its education and research on sustainable food chains, agri-tech and the rural economy. Within the University campus, development that accords with Policy EC3 will be supported. The rural area also supports many SME businesses that provide vital local services such as shops, public houses and logistics businesses that provide local job opportunities. *New para after 8.17* Economic development could include: • the growth and expansion of existing rural businesses • development and diversification of agricultural and land-based businesses • rural tourism and leisure developments

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		• the retention and enhancement of local services and facilities including shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship • infrastructure to support rural growth such as improved highways, walking and cycling infrastructure and utilities provision. 8.19 Business cases for ~~employment uses~~ economic development in the rural area are generally expected to include the following as a minimum. Further information may be sought if considered necessary in determining the planning application, including: • Details of the proposed business use; • Justification for the business being located in the rural area; and • Details of how the business will positively contribute to the local rural economy *New para after 8.20* Economic development within the rural areas provides a unique opportunity to capitalise on the social, environmental and economic value of best and most versatile agricultural land. Development should, wherever possible, seek to maximise these benefits through good design and business principles in line with policies CC6, NE1, ML4 and ML5. *2nd new para after 8.20* By focussing economic development in the rural areas to locations where there is existing or previous development, the policy helps to protect areas of best and most versatile land for appropriate agricultural uses.

8.9 MM056 (Policy EC4 Waste Management facilities)

Modification Reference	Page	Modification
MM056	73	1. The eCouncil will assess applications for and affecting waste management facilities against the following criteria: a. Whether they add value to and help deliver on the principles of the circular waste economy (re-use, repair, recycle, compost and transfer of energy) by moving waste further up the waste hierarchy; b. Applications for a change of use from waste management to other uses will need to demonstrate that the relevant waste capacity is no longer required; c. Proposals for new and altered facilities should demonstrate that they have been designed to operate in a way that will help increase rates of recycling (and/ or re-use of materials), create new employment opportunities or support and/or improve existing employment opportunities, minimise the impact of the facility on the local environment and positively contribute to the local community; d. General waste management facilities and developments associated with such facilities should be located in the Strategic Employment Areas as well as Tweedale. Exceptions to this include: • Where waste facilities meet specialised needs that could not be appropriately located in the above mentioned areas; • The need for specialised waste facilities; or • The use of previously developed sites that might not be suitable for residential developments or commercial and industrial uses and facilities that can co-locate close to waste producers or users of treated materials; 2. New landfill (or land raise) sites or extensions to existing land fill sites will only be considered where there is an established need and provision will only be made for waste that cannot practicably be recycled, composted or recovered. 3. ~~Where development proposals for any other use come forward in the vicinity of an existing waste site, proposals will need to clearly demonstrate that there will be no conflict with the operation of the existing waste site.~~ Development proposals on, or within 250m of an existing waste management facility (including installation sites under Environmental Permitting Regulations) will be required to:

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		a. *New criteria under 3.* Assess the potential impact on the facility and demonstrate that it would not unreasonably restrict operation of the facility; and b. *2nd new criteria under 3.* Provide any necessary mitigation as the "agent of change" to ensure that the operation of the existing business would not have a significant adverse effect on the new development.

8.10 MM057/MM058 (Supporting text to Policy EC4)

Modification Reference	Page	Modification
MM057	73	8.24 Policy EC4 provides the means to plan for and safeguard, where appropriate, new, existing and expanding waste infrastructure to meet local needs. Applications for a change of use, ~~of or~~ on an existing waste site~~, use~~ will need to demonstrate that ~~a~~ the site has been marketed for a minimum 12 month period for a similar or alternative waste use. *New para after 8.24* For strategic waste sites, applicants will be required to demonstrate they have marketed the site appropriately, consulted with relevant stakeholders such as the Environment Agency, neighbouring authorities and other waste operators, and provide an assessment to show the site capacity is no longer required to meet identified need.
MM058	74	8.29 In order to minimise the impact of new and expanded waste facilities on the environment new site proposals for waste management should, at application stage, demonstrate: • No adverse impact on water quality; • Protection of water resources (all non-waste operational area such as roofs and roads should, where possible, be directed towards a sustainable surface water outfall in accordance with the Drainage Hierarchy); • Vehicle routing and site access is appropriate to the scale and nature of the development; • The site is within reasonable proximity to the source of waste to be managed; • No adverse impacts on the natural environment, open space or biodiversity; • The location and operation of the site does not adversely impact the historic environment; • Visual intrusion of/from the site is minimised; • No potential land use conflicts in the local area; • Air emissions, including dust are minimised; Odours are minimised; • Measures are in place to prevent vermin and birds; • Noise, light and vibration from the operation of the site are minimised; • Measures to prevent the spread of litter originating from the operation of the site; and • The site does not create conditions for land instability. *New para after 8.29* Applications for sites within 800m of a Waste water Treatment Works (WwTW) may require an odour assessment, depending on the scale of the WwTW and its proximity to the proposed development.

8.11 MM059 (Policy EC6 Telford Town Centre)

Modification Reference	Page	Modification
MM059	77	1. The vitality and viability of Telford Town Centre and its role as a destination for retail and leisure activities will be supported by:

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		a. Encouraging the diversification of activities and services <u>within Class E</u> that complement main town centre uses; b. Encouraging high-tech, research and development, Information Technology industries, knowledge based industries and complementary higher education facilities to locate in the Town Centre; c. Focusing the location of community facilities, leisure venues and education in the Town Centre; and d. Creating, enhancing and improving the public realm and connectivity through high quality, legible and safe routes, streets and spaces. 2. <u>New</u> ~~D~~<u>d</u>evelopment <u>requiring planning permission</u> in the Town Centre area, defined on the Policies Map, will be supported where it: a. Positively contributes towards a healthy environment and does not have a significant adverse impact on public health and wellbeing; b. Encourages active travel and use of sustainable modes of travel; c. Does not have a significant adverse impact on access, movement and the availability of parking in the Town Centre; d. Enhances existing gateways into the Town Centre and improves interconnectivity in the Town Centre as a whole; and e. Supports and enhances the vitality and viability of the Town Centre **<u>Retail and Leisure</u>** 3. The retail and leisure function of the Town Centre will be maintained and enhanced by: a. Supporting retail and complementary leisure uses within the Primary Shopping Area (PSA) where there are active frontages at ground floor level; b. Supporting retail, leisure and sui generis uses in the PSA Secondary Frontage where they complement the primary retail function of the PSA, provide an active frontage at ground floor level and positively contribute to the vitality and viability of the Town Centre; and c. Supporting the change of use from retail and leisure uses where the development would complement the retail and leisure function of the PSA and maintain an active frontage. 4. Residential development in Telford Town Centre will be supported where: a. The proposal is ~~a major, comprehensive development~~ appropriate to the location; b. The mix and type of units are appropriate to, ~~multi-generational~~ town centre living; c. It encourages active travel, including improvements to the legibility and accessibility of walking and cycling routes and access to public transport; d. If located in the PSA, an active frontage use appropriate to the PSA is provided at ground floor level, and it can be demonstrated that there are no conflicting issues with existing main town centre uses. In all other areas active frontages are provided along strategic pedestrian routes; and e. Appropriate parking provision is provided, including for electric vehicles and cycle storage, to meet the needs of the development and encourage sustainable town centre living. 5. Major new conference and exhibition business and ancillary uses will be directed to the Conference and Exhibition Area (as shown on the Policies Map and Map 3). Development should support active travel connections to the wider Town Centre area. 6. The e<u>C</u>ouncil will continue to protect and enhance Telford Town Park's recreation and leisure uses together with its qualities and character. The impact of development on the setting of the Town Park will be considered.

8.12 MM060 (Supporting text to Policy EC6)

Modification Reference	Page	Modification
MM060		8.39 Telford Town Centre is a well-connected destination for shopping and leisure facilities. <u>A key component of ensuring Telford Town Centre continues to be well connected is the enhancement of gateways, such as the route between Telford Central Station and the</u>

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		town centre, which guide users towards the centre. Policy EC6 supports the continued evolution of Telford Town Centre and its main shopping function whilst having the flexibility to allow compli~~-~~ementary uses which generate footfall and enhance the vitality and viability of the Centre. It is recognised that Town Centres need to diversify as a result of the change in shopping patterns and the trend toward working from home. 8.41 The e~~-~~Council are also seeking to encourage an 'eco-system' of knowledge based industries in the Centre and are facilitating this growth including the new Quad building skills and innovation hub at the Station Quarter development. The building will bring Harper Adams University and Telford College together with the business innovation hub to help raise learning and skills aspirations for the borough. This will be further strengthened by the support for "high-tech" development in the area which can provide jobs and start-up opportunities in growing sectors such as robotics, AI and Agri-tech.

8.13 MM061 (Policy EC9 Out of centre and edge of centre development)

Modification Reference	Page	Modification
MM061	83	1. The e~~-~~Council will only support proposals for main town centre uses ~~(as defined in Policy EC4)~~ in an outside of or ~~on the~~ edge of centre location ~~Telford Town Centre, a Market Town, District or Local Centre~~ where suitable sites within these centres cannot be identified ~~though~~ through a sequential test. 2. Where a suitable ~~a~~ site cannot be identified through the sequential test, proposals for retail and leisure uses will require the submission of ~~a Retail~~ an Impact Assessment where the proposal provides a floorspace greater than: a. ~~The proposal provides a floorspace greater than~~500 square metres gross on the edge of or outside ~~and is located within 500 metres of the boundary of~~ Telford Town Centre; or b. ~~The proposal provides a floorspace greater than~~300 square metres gross on the edge of or outside ~~and is located within 500 metres of the boundary of~~ a District Centre; or c. ~~The proposal provides a floorspace greater than~~200 square metres gross ~~and is located within 500 metres of~~on the edge of or outside a Local Centre. This requirement applies to proposals for floorspace above the thresholds specified, including through amalgamation, subdivision, creation of mezzanine floors and amendments to existing planning conditions. 3. ~~Retail~~ Impact Assessments (~~R~~IA) should consider the impact of the development as well as the cumulative impact [20]in combination with other committed development proposals, where relevant. Development will be supported where an appropriate ~~R~~IA demonstrates the proposal will not have a significant adverse impact on: a. ~~Will not have a significant adverse impact on the~~ town centre vitality and viability ~~of a Centre~~; and / or b. existing, committed and planned investment in a centre or centres in the catchment area of the proposal 4. If planning permission is granted for new retail development (within Class E) in an out of centre or edge of centre location, the range of goods sold and/or the type of Class E use permitted may be restricted either through planning conditions or legal agreement.

8.14 MM062 (Supporting text to Policy EC9)

Modification Reference	Page	Modification
MM062	83	8.57 Many town centre uses now fall within Class E (Commercial, Business and Service uses) and movement from one use to another within the same use class, does not require planning permission. Therefore, to protect the vitality and viability of town centres, uses permitted within Class E may be restricted by condition.

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		New para after 8.58 The Council do not consider blanket thresholds appropriate given the substantial difference in scale between centres within the borough. The local and district centres, as defined in appendix F, would be disproportionately affected by developments of 500 square metres or greater when compared with, for example, Telford Town Centre. *2nd new para after 8.58* The thresholds for District and Local Centres are set at a level which will generally result in proposals for the leading supermarket operators' smallest format stores having to demonstrate that there would be no unacceptable impacts resulting from the proposed development. Such smaller format M-Local, Sainsbury's Local and Tesco Express (and similar) stores are often able to have significant turnovers and it is therefore considered appropriate to consider the trade diversion associated with such proposals where they are in proximity to smaller centres.

8.15 MM063 (Policy EC11 Shopfront and advertisement design)

Modification Reference	Page	Modification
MM063	86	1. The eCouncil will support proposals for new shopfronts and alterations to existing shopfronts provided that: a. High quality design which complements adjoining properties and the building of which it forms part; b. The use of high quality and durable materials that are compatible or complementary in colour and texture to the surrounding area; c. Historic shop fronts with traditional facades are retained and repaired; d. The use of blinds, shutters and canopies are appropriate to the character of the shopfront; e. Signage and illumination is sited and designed in a way that does not: • Prejudice highway safety; or • Causes visual intrusion from light pollution to adjoining or nearby residential properties; and f. Signage should: • Be limited to the facade above the main shopfront • Not encroach on upper storeys • Not have more than one projecting sign; and • Not result in a proliferation of adverts in the area. g. Proposals are designed with regard to ~~in accordance with~~ the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document. 2. Internally illuminated signage will not be supported in the WHS, conservation areas or on listed buildings and local interest buildings other than in exceptional instances appropriate to the age and design of the host building. 3. The eCouncil will support forecourt trading where it does not cause obstruction to pedestrians, vehicles, prams, or people with disabilities nor result in an adverse effect upon the character and appearance of the area in which it is to be located.

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9 Housing

9.1 MM064 (Introduction to Policy HO1)

Modification Reference	Page	Modification
MM064	89	9.4 Meeting the housing needs of the borough is a key requirement for the Local Plan. This is done through a mix of existing supply (sites already permissioned) and new housing allocations to meet the balance of needs as set out in policy S4 – Housing Delivery Strategy. 9.5 Policy HO1 allocates sites for housing led development to meet the housing requirement, except for the Sustainable Communities sites, these are addressed under policy HO2 – New Sustainable Communities.

9.2 MM065 (Policy HO1 Housing Allocations)

Modification Reference	Page	Modification
MM065	89	1. To contribute towards meeting the housing requirement, housing site allocations (other than Sustainable Communities) are ~~proposed as~~ set out in Appendix A~~C~~ and identified on the Local Plan Policies Map. The indicative amount of housing expected to be delivered on each allocated site is set out in Appendix A~~C~~. 2. Planning applications for individual major housing developments or multiple sites where there is an identified need to work together for example the provision of infrastructure projects that spread across the sites, must be supported by the following, with the level of detail commensurate to the scale of development proposed: a. An indicative layout for the entire site with clearly labelled quantum of development, site densities, phasing and uses proposed; b. A Design ~~Brief~~ and Access Statementto support a development of this size; c. Measures of how flood risk and surface water will be addressed, having regard to the Strategic Flood Risk Assessment Level 2 – Site sheets; d. A Transport Assessment to assess the impacts on the associated highway network and a Travel Plan to promote sustainable travel; e. Measures of how the development will mitigate and adapt to climate change including energy efficiency and renewable/ low carbon energy production; f. Details of the land conditions and site levels information; g. Key principles and structure for meeting biodiversity net gain, greening requirements and open space strategy; h. A comprehensive strategy for the phasing of the site and key infrastructure to support a sustainable development ~~community~~; and i. Demonstration of how the ~~entire site~~ development will comply with all relevant planning policy~~y~~ies in the Local Plan.

9.3 MM066 (Supporting text to Policy HO1)

Modification Reference	Page	Modification
MM066	90	9.7 The Local Plan allocates a number of major sites ~~expected to deliver 100+ dwellings~~, and it is acknowledged that through the planning application process other windfall sites ~~of this scale~~ could come forward on, for example, brownfield land during the plan period. Due to the scale of these sites it is important that the sites deliver sustainable development ~~communities~~ including key infrastructure such as local shops, services and facilities, where appropriate. Therefore Policy HO1 sets out guiding development principles for these sites and policies DD1 and DD2 sets out more detailed requirements for the design of residential led development.

9.4 MM067 (Introduction to Policy HO2)

Modification Reference	Page	Modification
MM67	90	*New para after 9.15* In Policy HO2, the Vision sets out what each Sustainable Community is required to achieve, and the Delivery section sets out how that will be achieved and secured. *2nd new para after 9.15* The Sustainable Communities will, for the purposes of decision making, be considered part of the urban area of Telford. This is confirmed on the Policy Map with the extended urban area boundary for Telford including the three sites. *3rd new para after 9.15* Design Briefs and Masterplans should be submitted as early as possible in the planning process to facilitate the prompt delivery of the Sustainable Communities. The development of a Design Brief and Masterplan for the site must be informed by consultation with the local community, and such consultation must be evidenced as part of the formal submission of the Design Brief and Masterplan to the Council. The Council will work with developers to provide feedback on the Design Brief and Masterplan, and the document must be approved prior to the first grant of planning permission (Outline, Hybrid or Full) on the site. The Council will set out its expectations around the scope and extent of this consultation in an addendum to its Statement of Community Involvement. *4th new para after 9.15* The Design Brief is a document that explains how the sustainable community will be developed and the Masterplan is a plan which shows how the sustainable community will be developed.

9.5 MM068 (Policy HO2 Sustainable Communities, SC1 Land at Bratton)

Modification Reference	Page	Modification
MM068	91	The land is within the built-up area of northwestern Telford. ~~The land to the immediate north of the built-up area of Telford~~, adjacent to residential settlements to the south of the site in both Bratton and Shawbirch. Site area: approx.113ha (gross) **Vision for the site** Land within the strategic allocation at Bratton will be developed to deliver a new sustainable community of approximately 2,100 dwellings and 2ha of employment land ~~(E Use Class)~~ (gross), and a new local centre ~~phased throughout~~ delivered over the plan period. Site SC1 will deliver a well-connected, comprehensive and well served community to the north and west of Bratton. It will help deliver infrastructure needed to support the delivery of approximately 2,100 homes and new employment opportunities. This will include new onsite facilities including a new primary school and a new local centre, new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including the Silkin Way walking and cycling route and will support improved connectivity to Wellington, with its mainline railway station, and the wider Telford area through an improved bus network. The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping. The employment land will consist of use classes E(g). Conditions will be used to protect employment uses from changes to any other uses. The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough. At the heart of the community, the site will provide a mixed local centre comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council ~~Local Planning Authority~~.

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		The site will provide an active and sustainable travel network, ~~leading~~ including a mobility hub ~~provided~~ within the local centre. This hub should ~~provide~~ enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities. In line with Policy S6 the sustainable community will be designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided ~~in line with~~, having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy. The site ~~must~~ will also provide extensions to the boroughs existing green network. The ~~sustainable community must~~ site will provide one primary school~~s~~, with capacity to provide up to ~~comprising of~~ three forms of entry and nursery provision. The ~~delivery of the~~ primary school should be delivered ~~to an~~ at a stage agreed ~~plan~~ with the ~~Local Planning Authority~~ Council in line with projected housing delivery rates. ~~The delivery of the primary schools should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.~~ **Delivery** Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The site proposals must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The development of the site will be in accordance with a ~~A development~~ Design ~~b~~Brief and Masterplan for the whole allocation, which will be ~~required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations.~~ prepared following consultation with the public and in liaison with the Council. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid or full) is determined. ~~The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed with the Local Planning Authority prior to consideration of any detailed matters.~~ ~~The site must provide the following details to allow for an efficient and comprehensive delivery of the site:~~ The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site: 1. Infrastructure delivery. The Design Brief and Masterplan must detail: • What infrastructure is required, having regard to the Infrastructure Delivery Plan; • When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and • The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality. The required infrastructure shall include: the provision of a primary school; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates. Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan. 2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase. 3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site. 4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.

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		5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. 6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site. 7. The context of any Heritage assets to be reflected in the Design Brief and Masterplan. 8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of: • Existing woodland, trees and hedgerows; • Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and • Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to the Silkin Way. 9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified. In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable Communities, having regard to the development delivery trajectories of all three Sustainable Communities. A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such as agreement has been approved. Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan. • ~~Contributions to the provision of a secondary school on a separate site at SC3 as identified in the Infrastructure Delivery Plan~~ • ~~Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~ • ~~Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~ • ~~The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~ • ~~The site contains a Grade II listed building which benefits from a rural / open countryside setting. Buffer and screening should be incorporated to minimise effects of development~~ • ~~A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:~~ ◦ ~~Structural landscaping and public open space~~ ◦ ~~Extension of Green Network~~ ◦ ~~Connection to the Silkin Way~~ ◦ ~~Footpath and cycleway connections in to and around the site~~ ◦ ~~Identified areas of existing woodland and new planting~~ ~~This policy needs to be read alongside all relevant other policies within the local plan.~~

9.6 MM069 (Policy HO2 Sustainable Communities, SC2 Land North East of Muxton)

Modification Reference	Page	Modification
MM069	94	**SC2 - Land North ~~East~~ West of Muxton** The land is within the built-up area of northeastern Telford T~~he land is to the immediate north-east of the built-up area of Telford~~. Muxton and The Humbers borders the site to the south and west of the boundary.

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Modification Reference	Page	Modification
		Site Area: approx.182ha (gross) **Vision for the site** Land within the strategic allocation at Muxton will be developed to deliver a new sustainable community of approximately 2,700 dwellings with 2,~~30~~665 of those to be delivered in the plan period. The site will also provide 5.6ha of employment land (gross), and two or three local centres ~~phased throughout~~ delivered over the plan period. Site SC2 will deliver a well-connected, comprehensive and well served community to the northwest Muxton. It will help deliver infrastructure needed to support the delivery of 2,700 homes and new employment opportunities. This will include new onsite facilities including two new primary schools, two or three local centres, and new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including National Cycle Route 55 and wider local bus network providing connections to mainline railway stations at Oakengates and Telford. The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping. The majority of the 5.6ha of employment land will be located on the Venning Barracks site, adjacent to the existing operational MoD Donnington site and will consist of B2, B8, E(g) and appropriate sui generis uses. This employment land will be contained within the North Telford Strategic Employment Area, and any applications must be in line with policy EC1. The balance of employment land will be located within the development mix for the local centre/s and consist of E class uses. Conditions will be used to protect employment uses from changes to any other uses. The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough. At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council ~~Local Planning Authority.~~ The site will provide an active and sustainable travel network, ~~leading~~ including ~~a~~ mobility hubs ~~provided~~ within the local centres. ~~This~~ These hubs should ~~provide~~ enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities. In line with Policy S6 the Sustainable Community designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided ~~in line with~~, having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy. The site ~~must~~ will also provide extensions to the boroughs existing green network. The ~~sustainable community must~~ site will provide two primary schools, with the capacity for up to ~~both comprising of~~ two form entry and nursery provision. The ~~delivery of the~~ primary schools should be delivered ~~to an~~ at a stage agreed ~~plan~~ with the ~~Local Planning Authority~~ Council in line with projected housing delivery rates. **Delivery** Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The site proposals must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The development of this site will be in accordance with a ~~A development~~ Design ~~b~~Brief and Masterplan for the whole allocation, which will be ~~required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations~~. prepared following consultation with the public and in liaison with the Council. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid

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		or full) is determined. ~~The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed with the Local Planning Authority prior to consideration of any detailed~~ ~~Matters.~~ ~~The site must provide the following details to allow for an efficient and comprehensive delivery of the site:~~ The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site: 1. Infrastructure delivery. The Design Brief and Masterplan must detail: a. What infrastructure is required, having regard to the Infrastructure Delivery Plan; b. When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and c. The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality. The required infrastructure shall include: the provision of two primary schools; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates. Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan. 2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase. 3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site. Vehicular access will not be permitted from Wellington Road either during construction or after completion of the sustainable community. Consideration should also be given to the impact of traffic generated by development on Humber Lane. Existing lanes from Wellington Road into the site should be used to provide access for pedestrians and cyclists rather than creating additional access points. 4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place. 5. Outline assessment of any site constraints and detail as to how they have informed the Masterplan of the site. 6. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. 7. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site. 8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of: • Existing woodland, trees and hedgerows; • Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and • Footpath (includes public rights of way) and cycleway connections into and around the site. 9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified. In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable communities, having regard to the development delivery trajectories of all three Sustainable Communities.

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		A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such an agreement has been approved.
		
		Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.
		
		• ~~Contributions to the provision of a secondary school on a separate site at SC3 as identified in the Infrastructure Delivery Plan.~~
		• ~~Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~
		• ~~Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~
		• ~~The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~
		• ~~A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:~~
		  • ~~Structural landscaping and public open space~~
		  • ~~Extension of Green Network~~
		  • ~~Connection to the Silkin Way~~
		  • ~~Footpath and cycleway connections into and around the site~~
		  • ~~Identified areas of existing woodland and new planting~~
		
		~~This policy needs to be read alongside all relevant other policies within the local plan~~
		
		SC2: Land North ~~East~~ West of Muxton
		
		map of site

9.7 MM070 (Policy HO2 Sustainable Communities, SC3 Land North of A442 Wheat Leasows)

Modification Reference	Page	Modification
MM070	97	The land is ~~to the immediate~~ within the built-up area of the northern part of ~~the built up~~ ~~Area of~~ Telford. The lands its adjacent to predominantly commercial developments to the east, and residential development to the south and west of Queensway (A442). To the north, and north-east lie the settlements of Horton, Preston upon the Weald Moors, Wappenshall Wharf ~~Junction~~, and Eyton upon the Weald Moors. Site Area: approx. 274.1ha (gross) **Vision for the site** Land within the strategic allocation at Land North of A442 Wheat Leasows will be developed to deliver a new sustainable community of approximately 3,100 dwellings with 2,190 of those to be delivered in the plan period. The site will also provide approximately 68ha of employment land (gross) and two new local centres. ~~Which includes 22ha of an existing employment allocations, E28 at Shawbirch. The employment land will be phased throughout the plan period.~~ Site SC3 will deliver a well-connected, comprehensive and well served community at Wappenshall. It will help deliver infrastructure needed to support the delivery of 3,100 homes and extensive new employment opportunities. This will include new onsite facilities including new schools, local centres, and new areas of open space and recreational facilities. The site is well located for access to the local highway network and walking and cycling networks and wider local bus network providing connections to mainline railway stations at Wellington, Oakengates and Telford.

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		The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping. The employment land will consist of B2, B8, E(g) uses, and form a strategic employment site for the purposes of the Local Plan. Applications for employment uses on the site will be considered under the requirements of policy EC1 for the purposes of decision making. The employment land will be phased throughout the plan period. The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs in the borough. At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council ~~Local Planning Authority~~. The site will provide an active and sustainable travel network, ~~leading a~~ including mobility hubs ~~provided~~ within the local centres. ~~This~~ These hubs should ~~provide~~ enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities. In line with Policy S6 the Sustainable Community will be designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided ~~in line with~~, having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy. The site ~~must~~ will also provide extensions to the boroughs existing green network. There is potential for tourism activity related to the restoration of the Shrewsbury and Newport Canal at Wappenshall Wharf, the alignment of which is recognised under Policy CI4. The ~~sustainable community must~~ site will provide two primary schools, with the capacity for up to ~~both comprising of~~ two form entry and nursery provision. ~~The delivery of the primary schools should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.~~ Land ~~to deliver~~ for a Secondary School will also be provided on site to serve the needs of this and the other allocated Sustainable Communities (SC1 and SC2), with an appropriate mechanism in place within a Section 106 Agreement to compensate for provision of land and build cost ~~over~~. **Delivery** Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The brief must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The development of this site will be in accordance with a A development Design ~~b~~Brief and Masterplan for the whole allocation, which will be ~~required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations~~. prepared following consultation with the public and in liaison with Council. No planning application for any development on the site shall be determined prior to the approval of the Design Brief and Masterplan by the Council, such a Design Brief and Masterplan will be approved as part of the first application for the site (Outline, Hybrid or Full). ~~The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed by the Local Planning Authority prior to consideration of any detailed matters.~~ ~~The site must provide the following details to allow for an efficient and comprehensive delivery of the site:~~ The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site: 1. Infrastructure delivery. The Design Brief and Masterplan must detail:

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		• What infrastructure is required, having regard to the Infrastructure Delivery Plan;
		• When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and
		• The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.
		
		The required infrastructure shall include: the provision of two primary schools; a secondary school; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates
		
		Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.
		
		2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
		3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.
		4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
		5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. In particular a buffer area will be required to protect Eyton Upon the Weald Moors and Wappenshall Wharf from areas of built development within the Sustainable Communities site. Following the establishment of the buffer future applications for development within the buffer area will be considered against the principles of policy NE7.
		6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.
		7. The context of any Heritage assets to be reflected in the Design Brief and Masterplan.
		8. Retention of the functionality of the Northern Interceptor Channel as a strategic drainage asset.
		9. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:
		
		• Existing woodland, trees and hedgerows;
		• Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
		• Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to Apley Woods.
		
		10. Delivery of play, recreation and outdoors sports infrastructure on site having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.
		
		In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable Communities, having regard to the development delivery trajectories of all three Sustainable Communities.
		
		A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such an agreement has been approved.
		
		Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.
		
		• ~~Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~
		• ~~Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~
		• ~~The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~
		• ~~Maintenance of the functionality of the Northern Interceptor Channel as a strategic drainage asset.~~
		• ~~A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:~~
		  • ~~Structural landscaping and public open space~~
		  • ~~Extension of Green Network~~

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		• ~~Connection to the Silkin Way and Apley Woods~~ • ~~Footpath and cycleway connections into and around the site~~ • ~~Identified areas of existing woodland and new planting~~ ~~This policy needs to be read alongside all relevant other policies within the local plan~~

9.8 MM071 (Policy HO3 Housing mix and quality)

Modification Reference	Page	Modification
MM071	100	1. All major residential development is required to provide a variety of types, tenures and sizes that reflect local housing need. This includes planning positively for, the housing needs of Telford and Wrekin including but not limited to: a. Homes for families with children b. Lookedafter children c. Care leavers d. Young professionals e. Students f. Key Workers g. Older people (including those who require retirement housing; housing with care and care homes) h. People wishing to build their own homes i. People who rent their homes j. People with special needs and disabilities k. Gypsies and travellers 2. All new residential development, across all tenures, is required as a minimum to meet the internal space standards set out in the Nationally Described Space Standards. 3. All new residential ~~D~~development is required to provide private outdoor amenity space that is accessible and suitable for the intended occupants. Communal provision of outdoor amenity space in lieu of private outdoor amenity space for each dwelling, will only be accepted in flatted developments and for all types of properties in exceptional circumstances. 4. In certain ~~exceptional~~circumstances, where it can be demonstrated that the creation of private amenity space is not possible due to land availability and/or property constraints. ~~of land is sparse and the site is constrained due to viability, subject to the level and quality of amenity space provided in this form.~~ Alternative outdoor spaces such as useable balconies and roof gardens would be acceptable in lieu of ground floor outdoor amenity space, where it is practicable to provide them. 5. All new residential development is required to demonstrate how its design is capable of adaptation and extension to accommodate the changing lifestyles and needs of households over time, with consideration of ~~in accordance with~~ the Council's Homes for All SPD, unless superseded by Government policy. 6. All major residential developments must include M4 (2) / M4 (3) housing in accordance with the ~~c~~Councils requirements or national standards (whichever is higher).

9.9 MM072/MM073 (Supporting text to Policy HO3)

Modification Reference	Page	Modification
MM072	101	9.23 Policy HO3 requires all new housing development to meet as a minimum the internal space standard as set out in the Nationally Described Space Standards[x] ~~and presented in Table 3 below~~. The standard applies to all new dwellings across all tenures including new build, conversions and subdivisions. Exceptions to this policy requirement will only be allowed where robust justification has been provided by applicants.

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		9.24 All housing development is required to provide private outdoor amenity space that is accessible from the dwelling and provides opportunity for safe recreation. Private outdoor amenity space refers to a garden, balcony, terrace, courtyard or roof garden area. The layout and size of private outdoor amenity space should be determined by the dwelling size, the likely needs of occupants (for example, accommodation for elderly) and be an integral part of the design. For the latest standards on private amenity space please refer to the ~~councils c~~Council's latest guidance. Footnote: X - Technical housing standards – nationally described space standard - GOV.UK
MM073	103	9.30 Further detail can be found in the eCouncils Homes for All Supplementary Planning Document[x], including requirements for accessible, adaptable and wheelchair user dwellings. Footnote: X – Telford & Wrekin Council Homes for All Supplementary Planning Document

9.10 MM074 (Policy HO4 Affordable housing requirements)

Modification Reference	Page	Modification
MM074	104	1. All major residential developments (as defined in national policy) will look to maximise affordable housing delivery and be required to deliver a minimum of: a. ~~25%~~ 20% affordable homes without public subsidy in the Telford built-up area, including the sites allocated as Sustainable Communities; and b. 35% affordable homes without public subsidyin Newport and the rural area. *New criteria after part 1.* Proposals involving affordable housing contributions below the requirements in part 1 of this policy will only be considered in exceptional circumstances, including: a. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the government's vacant building credit; or b. Where it has been demonstrated to the satisfaction of the Council that particular circumstances justify the need for a viability assessment at application stage, having regard to Government guidance. In these circumstances, a viability appraisal must be submitted with the planning application. In addition, the applicant must demonstrate that they have made reasonable endeavours to make up the shortfall in affordable housing including taking steps with the aim of securing public subsidy (grant funding) to bridge the viability gap. Whether or not public subsidy has been secured, any grant of planning permission in these circumstances will be subject to a review mechanism as set out in Policy Strategic S7. 2. The eCouncil will, as per NPPF requirements, secure a tenure mix across both affordable housing for rent and affordable home ownership tenures. The tenure mix should be identified through discussions with the local authority, ~~and~~ informed by evidence of local housing need and the latest Government guidance. 3. Developments providing affordable housing above these targets (up to 100%) will be supported where it meets local housing needs, creates mixed and balanced communities and conforms to other relevant policies within the Local Plan. 4. ~~Developments that do not meet the policy requirements must provide a clear justification supported by a viability assessment.~~

9.11 MM075 (Supporting text to Policy HO4)

Modification Reference	Page	Modification
MM075	104	9.33 Early involvement with the eCouncil and Registered Providers in site discussions is strongly advised, preferably at the pre-application stage, in order to ensure that affordable housing provision will meet relevant required minimum thresholds set out in Policy HO4. ~~In meeting the above proportion set out with policy HO4 there are a number of sources for affordable housing, including Section 106 funding, Homes England Grant and capital investment by Registered Providers.~~ ~~***Approximately half of all affordable housing in the borough is secured through Homes England Grant Funding with the remainder secured through planning via Section106 agreements.***~~ Where public subsidy for affordable housing is sought, the applicant will need to demonstrate via an open book approach the proportion of Section 106 affordable housing that is viable, having regard to Government guidance. 9.34 The thresholds for affordable housing delivery in part 1 of the policy ~~for the built up area of Telford (25%) as well as Newport and the Rural Area (35%) has been established from~~ are based on the eCouncil's Economic and Housing Needs Assessment Part 1**(18)**, the Whole Plan Viability Assessment (WPVA) 2023 and the WPVA Updated December 2024 . ~~In order to justify the percentage of affordable housing need it was recognised that the least affordable area within the borough is set in the rural area and Newport, comparatively the built up area of Telford has a higher percentage of existing affordable housing.~~ ~~9.35 This reaffirms to the councils position that the requirement for affordable housing is higher in Newport and the rural area, whereas the percentage of affordable housing units within the built up area of Telford is reflective of higher levels of brownfield development and property values in general.~~ *New para after 9.36* The Council considers that Homes England Affordable Homes Grant forms a component of the Borough's affordable housing supply. As part of the Councils Annual Monitoring Report the overall supply of affordable housing is monitored, this includes affordable homes secured through Section 106 and non-Section 106 sources including Homes England grant. 9.37 The eCouncil, will in principle, support the delivery of schemes that provide up to 100% affordable housing. These are schemes that are often delivered by registered providers, using Homes England grant, and can have significant benefits including higher quality homes, more energy efficient homes and wider regeneration benefits to the local area. A recent example of this has been the demolition of a 1950's flatted scheme on High Street, Wellington and replacement with new housing that will help transform the area.

9.12 MM076 (Policy HO5 Affordable housing delivery)

Modification Reference	Page	Modification
MM076	106	1. The majority of affordable housing is expected to be delivered on-site. However, there are a number of housing needs that cannot readily be met through the provision of general needs affordable housing. This will require off-site contributions in order to positively meet local housing need. Affordable housing will be delivered through: a. Provision of a mix of affordable housing sizes and tenures based on local housing needs evidence. The tenure split should prioritise affordable housing for rent. b. Affordable housing being sensitively integrated across the site in, where possible, small manageable clusters, including each phase of larger sites. c. Affordable housing being tenure neutral in its design, materials, compliance with internal space standards and private amenity space, and parking provision d. Off-site affordable housing contributions (with the exception of 100% affordable housing schemes), at a minimum of 10% of the proportion set out in Policy HO4, will be required on the basis that: • It contributes towards the delivery of housing outside general needs affordable housing for groups listed in Policy HO3; and/or • It is not feasible or practical to deliver on-site affordable housing; or There are other overriding benefits to off-site provision. • There are other overriding benefits to off-site provision. 2. Section 106 Affordable housing provided under Part 1 of this policy (either on or off site) will be secured through a planning obligation, and:

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		e. Will be transferred to a Registered Provider or other body providing affordable housing prior to the completion of all open market housing on-site; f. Remain affordable in perpetuity; and g. Enable affordable housing to be provided elsewhere in the borough via off-site contributions. 3. Proposals for reduced affordable housing contributions, below the requirements of Policy HO5, will only be considered in exceptional circumstances, including: h. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the government's vacant building credit; or i. Where a viability appraisal has been submitted and agreed by the eCouncil, with an appropriate review mechanism as set out in Policy S7.

9.13 MM077 (Supporting text to Policy HO5)

Modification Reference	Page	Modification
MM077	114	9.57 In exceptional circumstances, reduced affordable housing contributions below the policy requirements may be accepted, subject to open-book viability evidence presented with a planning application. Evidence should demonstrate clear barriers to policy-compliant delivery. The eCouncil may seek external evaluation of the viability evidence, to be funded by the applicant. The eCouncil also reserves the right to claw back funding ~~to the level of a policy compliant scheme~~ as per the review mechanism set out in Policy S7.

9.14 MM078 (Policy HO8 Gypsy, traveller and showpeoples accommodation)

Modification Reference	Page	Modification
MM078	112	1. The eCouncils Gypsy and Traveller Accommodation Assessment identifies a need for 26 additional pitches over the plan period. 2. The eCouncil have identified provision of two permanent pitch sites. a. Lawley Furnaces expansion to accommodate a further 3 pitches. b. Lodge Road to accommodate at least 13 ~~17~~pitches. 3. Proposals for new sites will be supported where: a. The proposal will help meet an identified need for the pitch or plot provision; b. The site is not located in an area of high flood risk; c. Will accommodate any necessary activities to the residents' mobile lifestyle without an unacceptable adverse impact on local amenity, highway safety, biodiversity and other policy constraints; d. The site is provided with serviced plots with all essential utilities including broadband connection; e. The application addresses climate change such as, where appropriate, the provision of on-site renewable energy, electric vehicle charging and sustainable drainage; f. Provision is made for appropriate vehicular access to and from the public highway and strategic road network to accommodate mobile homes;

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		g. The site delivers high design quality through its layout, parking, servicing and incorporates boundary landscaping and other features to safeguard amenity taking into account the surrounding area; and h. Permanent facilities and amenities are designed to be thermal efficient and good quality. 4. A planning condition or legal agreement will be required to control the future use of sites

9.15 MM079 (Supporting text to Policy HO8)

Modification Reference	Page	Modification
MM079	113	9.76 Proposals for new traveller sites are supported where they help meet any unmet need for sites as identified in the GTTSAA 2021~~-3~~ 3 update or any subsequent update. Where the ~~c~~Council's identified need for sites has already been met, new windfall sites will ~~only~~ be permitted where the applicant can provide appropriate justification showing there is a need for the accommodation ~~site~~ and the application complies with the criteria in Policy HO8. ~~This should include an explanation as to why existing or planned sites would not meet the applicant's needs, and the site complies with the criteria in Policy HO 8.~~

9.16 MM080 (Policy HO10 Stalled development sites)

Modification Reference	Page	Modification
MM080	115	1. The ~~c~~Council will proactively and positively support land owners and developers to investigate, remediate and resolve issues that have delayed vacant and / or derelict brownfield sites either coming forward for its reuse, planning or moving to completion. The Council will work through the following framework with developers where sites have been identified by the ~~c~~Council or brought to the ~~c~~Councils addition: a. Initial discussions with the site owner and / or developer to discuss the status of the site, the intentions regarding development and an assessment of issues that have delayed the site coming forward; b. The joint production of a ~~realistic~~ siteDevelopment Brief for the site setting out sites constraints and details and uses that would, in principle, be supported; c. Pre-application advice provided to the site owner and / or developer clarifying the ~~c~~Councils expectations and planning requirements for the site; d. Where there is a genuine viability (which should be supported by a Viability Assessment) case due to abnormal site costs the ~~c~~Council will provide the best available advice and guidance in relation to available gap funding opportunities; and e. A joint Stalled Sites Action Plan that will set a clear timetable for bringing a sites forward for either; 1) its reuse; 2) planning or 3) where permission has been granted, how the progress will be made to implement and complete the permission. 2. Where at least one of the above steps have been taken but within a reasonable time period, the site has not progressed to planning or no reasonable works have commenced on site to complete extant consents, or reuse buildings, or the grant of planning permission has lapsed the Council will consider exercising it compulsory purchase order making powers to acquire the site for the purposes of bringing about its reuse, development, redevelopment, improvement or regeneration in order to promote the economic, social or environmental well-being of its area or for the provision of new and/or improved housing or other infrastructure that supports communities.

9.17 MM081 (Policy HO11 Self-build and custom housebuilding)

Modification Reference	Page	Modification
MM081	117	1. The ~~c~~Council will only support proposals for self-build or custom housebuilding where they are located within the built-up areas of Telford and Newport or where they are in accordance with Policies HO 12 (Housing Development in the Rural Area) or Policy HO 13 (Affordable Rural Exceptions).

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		2. Application sites delivering 100+ new dwellings should provide at least ~~5~~3% of the housing as self-build or custom housebuilding serviced plots. Where provided within a wider development, self-build or custom housebuilding plots should have: a. Access to a public highway and connections for electricity, water and waste water provided within the boundary of the plot, provided as agreed under the phasing plan for the development; and b. Be secured for the development of self-build and/or custom housebuilding by an appropriately worded condition or S106. 3. Where supported as an exception to normal rural housing policy, the ~~e~~Council will require an appropriately worded S106 agreement to ensure the plots are only provided for self-build or custom-housebuilding and meet the requirements set out within Policy HO13. 4. Developers will be required to actively market plots at a reasonable price that reflects a professional valuation until a buyer is found or for a minimum of 6 months. If after this period, the plot has not been sold, the developer will be permitted to return the plot to normal market use.

9.18 MM082 (Supporting text to Policy HO11)

Modification Reference	Page	Modification
MM082	118	*New para after 9.98* A professional valuation should be carried out by a Royal Institute of Charted Surveyors (RICS) valuer or other appropriate competent professional.

9.19 MM083 (Policy HO12 Housing development in the rural area)

Modification Reference	Page	Modification
MM083	118	~~**Housing development in rural area**~~ **New Housing in Rural Area** 1. The ~~e~~Council will support housing development in the rural area ~~by~~ through: a. Directing ~~most~~ new rural housing to sites with unimplemented planning permission; b. Allocating housing sites in some rural villages to support local services; c. ~~Supporting a limited amount of housing~~ Allowing proposals for non-majordevelopment within or immediately adjoining the built confines of ~~in~~K~~k~~ey Rural S~~s~~settlements; d. ~~Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in the Rural Settlement Paper.These dwellings will require a legal agreement/conditions to ensure the dwelling is delivered as a self-build or custom build dwelling including appropriate occupancy conditions.~~ **Infill Development** *New criteria after part 1* Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in Appendix H and the Rural Settlement Paper will be supported. These dwellings will require a legal agreement/conditions to ensure the dwelling is delivered as a self-build or custom build dwelling including appropriate occupancy conditions. 2. ~~New dwellings in the rural area will only be supported where they meet the criteria set in NPPF Paragraph 82 (or any subsequent updates).~~ **Replacement Dwellings**

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Modification Reference	Page	Modification
		3. Proposals for replacement dwellings outside the K~~k~~ey Rural S~~s~~ettlements will be permitted where: a. The development would not have a significant detrimental impact on local amenity or the character and appearance of the area; b. The existing building to be replaced has a permanent, residential use and, if abandoned, the building has reasonable prospect of being brought back into residential use; c. The ~~size of the~~ replacement dwelling is sympathetic to the size, mass, character and appearance of the original building and assimilates into the surrounding context taking into account the existing street scene; d. Development represents exceptional quality or innovative design; e. There would be no net increase in number of residential units on the site; f. The replacement dwelling is positioned on the same footprint as the existing dwelling, unless there is an appropriate and justified reason for changing the location of the dwelling. In this instance the demolition of the existing dwelling would need to be appropriately secured at the time of consent to ensure there is no net gain of dwellings on the site once the development is completed g. Permitted development rights will generally be removed from replacement dwellings in the rural areas. **Conversion and Change of Use** 4. Proposals to convert or change the use of existing buildings to residential use will be supported where: a. It has been demonstrated the current use of the building is no longer needed or viable; b. The application is supported by a detailed structural survey which demonstrates the building to be of permanent construction and capable of conversion without significant rebuilding or reconstruction; c. The proposal is largely contained within the existing building with any extensions being subservient and in keeping with the existing building and complying with the criteria set out in Policy DD3 (Residential alterations and extensions); d. The conversion of a heritage asset should be demonstrated to be the optimum viable use for the building, i.e. the viable use which best protects its heritage significance. e. The conversion of heritage assets should be contained within the existing building(s) without extension, unless the proposed new development is demonstrated to be heritage asset(s) f. The design protects or enhances any local heritage value of the building, including non-designated heritage value; g. The site has a safe and suitable access; and h. The future residents of the proposal would not have an unacceptable amenity level due to conflicting neighbouring uses. **Rural Workers** 5. Proposals for new dwellings for rural workers will be supported where: a. The application demonstrates there is an essential need to live permanently at or near the applicants place of work in the countryside; b. The application is supported by appropriate justification as to why other measures could not be used to address the need for on-site accommodation such as CCTV; and c. The size and nature of the development is such that it can be sustained by the scale of the operation, reflective of the location and setting and proportionate to the needs of the intended occupants

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9.20 MM084 (Supporting text to Policy HO12)

Modification Reference	Page	Modification
MM084	127	9.106 The ~~e~~Council has conducted an audit of all rural settlements in a 'Rural Settlement Technical Paper' the paper identifies K~~k~~key Rrural S~~s~~settlements in the borough and assesses their sustainability. This has informed the strategy for housing in the rural area, to direct development to the most sustainable locations with the highest concentration of services that help support the continued viability and vitality of the boroughs villages. A Key R~~r~~ural S~~s~~settlement is defined as; **A settlement that includes the highest concentration of services and facilities, such as a village hall, shop, primary school, public house, post office facilities, play and recreation space. The settlement must also have some form of access via public transport and is conveniently accessible to the A or B road network.** The K~~k~~key Rrural S~~s~~settlements are set out below: • Edgmond; • High Ercall; • Lilleshall; • Tibberton; • Waters Upton; • Crudgington; and • Allscott. 9.108 ~~Limited development~~ Non-major development is ~~generally~~ considered to be ~~minor~~ planning applications consisting of 9 homes or fewer or the site has an area less than 0.5 hectares~~, as defined in National Policy, unless otherwise stated in Neighbourhood Plans~~. 9.109 Infill development for the purposes of this policy is considered to be sites within an existing settlement (identified in Appendix H ~~the Rural Settlement Technical Paper~~) which front a road and have built development on at least two sides immediately adjoining the site.

9.21 MM085 (Introduction to Policy HO13)

Modification Reference	Page	Modification
MM085	128	9.113 Given the overall strategy to direct rural housing to particular locations identified in Policy HO12~~0~~, it is considered reasonable to restrict the dispersal of housing beyond these settlements. This helps ensure that housing is there for people with a genuine need and, for example local connection.

9.22 MM086 (Supporting text to Policy HO13)

Modification Reference	Page	Modification
MM086	122	9.116 Policy HO13 is supportive of opportunities to bring forward rural exception sites that will provide affordable housing to meet local needs. The policy applies to rural settlements ~~key settlements~~ identified in Appendix H ~~Policy HO12~~. Sites should be located within or immediately adjoining ~~adjacent to~~ a rural ~~key~~ settlement and be well-related in its physical location and relation to the built form of development. Development will be supported, including single dwelling exception sites (which could be self-build), and schemes proposed by registered providers or applicants where there is evidence of local affordable housing need. Evidence should include a local housing needs survey and/or proof that an applicant's housing needs cannot be met elsewhere in the local area within a 5 mile radius, through market or affordable housing.

10 Development Design

10.1 MM087 (Introduction to Policy DD1)

Modification Reference	Page	Modification
MM087	124	10.7 The National Design Guide sets out the characteristics of well-designed places under 10 themes: 1. Context 2. Identity 3. Built Form 4. Movement 5. Nature 6. Public spaces 7. Uses 8. Homes and buildings 9. Resources 10. Lifespan Well designed places have individual characteristics which work together to create a sense of place. The 10 themes are reflected throughout the Development Management policies contained in the Local Plan. 10.8 Policy DD1 provides ~~a~~ design criteria ~~based on~~ for development that complement these key themes and guidance set within the NPPF, against which all planning applications will be assessed.

10.2 MM088 (Policy DD1 Design Criteria)

Modification Reference	Page	Modification
MM088	125	1. ~~The~~ To ensure good place-making the Council will support development which: a. Makes a positive contribution to an area's character and enhances the quality of the local built and natural environment to facilitate interaction throughout the community; b. Is appropriate ~~for it's~~ in the context of its location in the borough and its future use in terms of its building types, street layout, orientation, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme; New Criteria between b and c Includes residential garages that are in keeping with general building style; c. Respects the landscape setting, ~~and~~ topography and vision for Telford and Wrekin as a Forest Community, and integrates natural features into development such as public open spaces, street trees, grass, planting and water, supporting quality of place; d. Where relevant, respects ~~Preserves~~and reinforces historic street patterns, groups of buildings, layouts, traditional frontages and boundary treatments to satisfactorily integrate the development into the surrounding area; e. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline; f. Is use appropriate, using high quality durable materials which reinforce or enhance local distinctiveness; g. ~~Promotes a clear network of routes (walking, wheeling, cycling and Public Rights of Way and public transport routes in particular) around and through the site with links to the surrounding area for all users;~~

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		h. Creates a secure environment which, having regard to Secured by Design principles, is legible and safe for all including people with physical accessibility difficulties, attractive and convenient through the design and orientation of buildings, the integrated provision of external spaces, drainage, lighting,landscaping, open space and parking; i. ~~Creates and adapts places and spaces to create active environments that enable healthy living, with convenient opportunities for exercise on or around the development and through development 'greening';~~ j. ~~Where possible, facilitates and promotes carbon neutrality through layouts, design of buildings and infrastructure, orientation of buildings, the use of green infrastructure, the integration of renewable energy generation and the use of sustainable methods of construction in buildings and infrastructure;~~ k. ~~Delivers efficient water management including sustainable drainage and conserving water supply;~~ l. ~~Demonstrates that sufficient investigation has been undertaken to ascertain the type and extent of any land contamination and land instability issues~~; m. Provides homes with good quality internal environments with adequate spaces for users and good access to private, shared or public spaces; n. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution ~~or~~ and that the new development can be effectively integrated with existing businesses and facilities in its vicinity; ~~does not prejudice or undermine existing surrounding uses.~~ o. Demonstrates it is designed to meet multi-generational needs, enabling residents to live in their homes for longer, through housing mix, site layout and the provision of accommodation designed to meet the needs of those with mental and/or physical health issues such as dementia; and New criterion after point o Has arrangements of streets and buildings which offer a convenient choice of routes that are easy to understand, connecting with surrounding neighbourhoods and town centres. 2. For larger, more complex estate developments, design briefs will need to be submitted as part of the application process on a case by case basis, with content proportionate to the size of the proposal. Requirements for Sustainable Communities are set out in Policy HO2.

10.3 MM089 (Supporting text to Policy DD1)

Modification Reference	Page	Modification
MM089	126	*Split paragraph 10.9 into three paragraphs, with new text inserted, as follows:* 10.9 There are a range of tools available to ensure good quality design in developments. Policy DD1 looks to address those needs alongside other requirements set out within the Local Plan that help create well designed places. For example, this includes the need to address the impacts of climate change, securing better homes, protecting and enhancing our natural and historic environment as well as ensuring that the Council promotes sustainable modes of travel, with the overall aim of creating healthy and attractive environments where people want to live. Good design is therefore integral to achieving places that people in our borough can be proud of. Site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality. Additional tools such as local ~~Local~~ design reviews provide constructive, impartial and expert guidance to applicants as they develop their proposals to ensure high standards of design. The eCouncil will identify at pre-application stage which schemes due to their size, complexity or impact should be referred for design review. Alternatively, applicants can request a design review as part of their consultation process. The cCouncil will have regard to the recommendations of the design review and how these have been reflected in the submitted design when determining an application. 10.11 The ~~e~~Council supports the use of masterplans and design briefs ~~codes~~ to help demonstrate that all important design issues have been identified as well as helping to provide a secure and agreed framework for the development of major sites (including for Sustainable Community ~~Urban Extension~~ proposals and technically complex sites). National policy and guidance on design and design codes will be taken into consideration. Applicants are encouraged to have discussions with the ~~e~~Council at the earliest opportunity in the design process.

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		10.12 Policy DD1 links with the Local Plan strategic priorities including climate resilience and mitigation, health and wellbeing, securing better homes and delivering stronger communities. The policy sets out criteria, linked with these priorities that should be considered in development proposals from the outset. To help create safe and secure environments which in turn creates cohesive neighbourhoods that promote health and wellbeing, Secured by Design1 principles should be considered for schemes. Other sources of information such as the National Design Guide and Code provide good starting points for design nationally, whilst other forms of guidance such as the West Midlands Design Charter[2] provides a regional base for design through its 6 themes and 12 principles. Sport England's Active Design and Design Coding Guidance[3] also provides a useful tool to help shape developments at an early stage. *New para after 10.12* In line with the 'agent of change' principle in national policy (NPPF Paragraph 200) new development should not place unreasonable restrictions on existing businesses and facilities such as places of worship, pubs, music venues, sports clubs, waste facilities and utilities sites. Where evidence demonstrates that the operation of an existing business or community facility could have a significant adverse effect on new development in its vicinity, for example the risk of ball strike from an existing sports ground, the applicant will be required to provide suitable mitigation before the development is completed. *2nd New para after 10.12* In the local area there are two strategic MOD sites located in and adjacent to Telford including MOD Donnington and RAF Shawbury. Applications for development should not compromise, restrict or otherwise degrade the operational capability of MOD sites and/or assets. The MOD should be consulted on development proposals for noise sensitive development where the existing noise source is related to defence activities.

10.4 MM090 (Introduction to Policy DD2)

Modification Reference	Page	Modification
MM090	126	~~**Housing development design**~~ ~~10.13 Well-designed neighbourhoods provide a variety and choice of homes to suit all needs and ages. This ranges from open market to affordable homes, homes for families, older people, students and people with physical or mental health needs. The Local Plan will provide housing over a range of different tenures that are well integrated and designed to a high quality, creating tenure neutral homes and spaces, where no tenure is disadvantaged.~~ ~~10.14 Policy DD2 looks to provide specific guidance on the development of housing estates in the borough, against which major residential planning applications will be assessed.~~

10.5 MM091 (Policy DD2 Housing development design)

Modification Reference	Page	Modification
MM091	127	1. ~~The council will support housing development design where:~~ a. ~~The orientation of buildings is carefully considered around communal areas to facilitate interaction throughout the community with buildings arranged so that they provide active street frontages;~~ b. ~~The development provides a variation in types and size of dwellings reflecting an appropriate mix and importantly local needs in line with Policy HO4;~~ c. ~~Development is designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy;~~ d. ~~Development provides on-plot parking limiting the need for on street parking as per the councils latest parking guidance;~~ e. ~~Developments provide adequate amenity space in line with Policy HO4.~~ f. ~~Garages are in keeping with general building style;~~ g. ~~The development prioritises pedestrian and non-motorised movement, taking into account diverse needs of all of its potential users;~~

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		h. ~~Natural features are integrated into development such as public open spaces, street trees, grass, planting and water, supporting quality of place, biodiversity and water management, addressing climate change mitigation and resilience;~~ i. ~~Arrangements of streets and buildings offer a convenient choice of routes that are easy to understand, connecting with surrounding neighbourhoods; and~~ j. ~~There is sufficient street lighting, whilst limiting dark areas and encouraging safe and secure neighbourhoods.~~ 2. ~~Design codes / briefs will need to be submitted, for estate developments, as part of the application process with detail being proportionate to the size of the development.~~

10.6 MM092 (Supporting text to Policy DD2)

Modification Reference	Page	Modification
MM092	127	~~10.15 Addressing the high impacts of climate change and the delivery of new housing in the country are inextricably linked to one another. Sustainable locations are required that are well served by multiple forms of transportation with layouts that facilitate and enhance a mixture of motorised vehicles and more simple modes of transport such as cycling and walking. The aim of housing estate design is to create a healthy and attractive environment where people want to embrace where they live.~~ ~~10.16 Good design is therefore integral to achieving places that people in our borough can be proud of. Imaginative site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality. Early discussions with the Council through the pre-application process is therefore advised.~~ ~~10.17 The COVID-19 pandemic has changed the way many people work and how they use their local open spaces. This is likely to have longer term consequences such as the need for internal space for home working; the ability to participate in physical activity locally; and the requirement to address issues concerning people's physical and mental well-being.~~ ~~**Figure 27: Estate Layout**~~

11 Sustainable Travel and Transport Networks

11.1 MM093 (Policy ST1 Sustainable travel)

Modification Reference	Page	Modification
MM093	138	1. The e<u>C</u>ouncil will require, ~~where viable~~ <u>where appropriate</u>, major development in the urban areas of Telford and Newport and, on a case by case basis in rural areas, to: a. Adopt site based or area wide Travel Plans for major traffic generating destinations to optimise sustainable transport modes; b. Enhance local and strategic walking, cycling routes and Public Rights of Way networks, to provide residents, employees and visitors with connectivity from the site to town, district centres, employment sites and publicly accessible green spaces; c. Design developments to meet multi-generational needs for travel and physical activity, including: • <u>The use of</u> Dementia friendly design <u>principles</u> • On-site opportunities for physical activity (circular walking routes, for example) • Step free access; and • Good connections to wider walking and cycling networks.

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		d. Enhance existing public transport services or provide new services to cater for additional users ~~accrued~~ generatedby the development. Funding mechanisms should be demonstrated, to ensure the services can be secured as required by the Travel Plans; e. Demonstrate that they have made all reasonable efforts to secure public transport services which will be conveniently routed for new residents and visitors without detrimentally effecting existing users; f. Site boarding and alighting points for public transport services in safe, well lit locations that are accessible for less able bodied users and provide safe, convenient and appropriately lit routes to and from residential and non-residential developments; g. Demonstrate, on a case by case basis, where it is not practical or ~~viable~~ feasible to serve a site by conventional (bus) public transport services that a package of sustainable travel measures can be delivered offering residents travel choice and an alternative to the use of the car. 2. Where a development ~~is served by~~ is in close proximity to one of the borough's rail and/or bus stations, development will be expected to contribute towards enhanced cycle parking and electric vehicle charging point infrastructure, bus facilities as well as improved information, enhanced waiting facilities and better access arrangements for walkers, cyclists and public transport users.

11.2 MM094 (Supporting text to Policy ST1)

Modification Reference	Page	Modification
MM094	139	11.5 The borough has an extensive network of walking and cycling routes and a Public Rights of Way network which provide connections to other local routes and link in with destinations such as Telford Town Centre, district and local centres, as well as industrial estates. These routes provide an excellent resource which developments can link into and enhance in order to provide residents with access to open space and sport and leisure opportunities as well as a wider network of community facilities (as defined in Policy CI1). The Councils Local Cycling and Walking Infrastructure Plan (LCWIP) provides further guidance for applicants on these matters. *New para after 11.7* Key principles of Dementia friendly design can include; enhancing wayfinding with clear sightlines and signage, maximising natural light, utilising high contrast, non-reflective surfaces, and reducing environmental noise. 11.8 The borough benefits from a network of core bus routes and where possible new development sites have been located within close proximity to these routes. Where this is not the case developments will be expected to provide funding to support existing bus services or introduce new services to levels of frequency, times and routing that would help reduce car use. Where existing bus routes are to be enhanced or diverted to serve a new development this should avoid unduly disadvantaging existing users especially those who do not have access to a car. Access to bus stops should be integral to the design of the development and provide convenient, safe, accessible and convenient routes to help encourage use of public transport as the preferred mode of choice. The Councils Bus Service Improvement Plan (BSIP) provides further guidance for applicants regarding bus routes and service improvements. 11.9 Where it is not ~~viable~~ feasible to serve larger developments by conventional public transport, developers will be required to demonstrate a package of alternatives to car use; for example, a package of demand responsive transport services, car clubs, car share schemes, bike hire or other appropriate schemes. The developer will need to demonstrate the long term sustainability of such measures including how they will be managed. 11.10 Bus and railway stations provide interchange points onto a wider network of routes, opportunities to switch to sustainable transport where parking is provided and access to a wider variety of retail, employment and leisure activities. In part 2 of the policy, close proximity of a borough town bus station and/or railway station is defined as within approximately 800m and 1km respectively, measured by straight line from the nearest site boundary.

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11.3 MM095 (Policy ST3 Impact of development on highways)

Modification Reference	Page	Modification
MM095	141	1. The eCouncil requires all development to mitigate site specific highway issues and for major developments to: a. Ensure that the relevant cumulative impact of new developments on local and strategic road networks are mitigated in a co-ordinated and plan-led manner that would not result in a severe residualcumulative impact on the road network, having regard to the Infrastructure Delivery Plan; b. Assess the cumulative impact of new developments by using the Telford Strategic Transport Model (TSTM) or other means as long as these can demonstrate that they are significantly robust. Use of the TSTM can be accessed through the eCouncil's Highways Service; c. Provide a Transport Assessment, where relevant, as part of any planning application; ~~and~~ d. Provide Travel Plans as per Policy ST1; and e. Mitigate impacts on the borough's local and strategic road networks including securing financial developer contributions and any individual commuted sums specified by the local highway authority through the use of planning obligations.

11.4 MM096 (Supporting text to Policy ST3)

Modification Reference	Page	Modification
MM096		11.17 The Infrastructure Delivery Plan (IDP) and the ~~Local Plan Transport Strategy~~ Telford Growth Strategy (2025) ~~will~~ set out the strategic impact of site allocations on the transport system and assesses ~~alternative ways of mitigating~~ mitigation of their cumulative impacts. The cost is then apportioned between the public sector and individual developers on a fair and reasonable basis depending on the relative proportions of development and non development traffic. It addresses both capital and revenue based measures including sustainable travel initiatives (see policy ST1) as well as highway measures and it sets out a developer contributions strategy. 11.19 In considering the strategic impact of developments, development will need to have regard to the borough's road hierarchy as set out in the LTP. The purpose of the hierarchy is to identify those parts of the network where the primary function of the road is to facilitate the safe and efficient movement of people and goods. These roads are defined as Motorways (Strategic Road Network - SRN), Trunk Roads (SRN) and Primary Routes (Primary Route Network PRN) as identified on the Policies Map.

11.5 MM097 (Policy ST4 Design of roads and streets)

Modification Reference	Page	Modification
MM097	142	1. ~~The council will require~~ ~~a~~All development proposals ~~to~~ should be designed with regard to ~~accord with~~ government guidance, such as the Manual for Streets, and other relevant adoptable standards and guidance including the Design Manual for Roads and Bridges and the most up to date design guidance from the Local Highway Authority in the design of developments. The design of roads and streets must: a. Take into consideration the needs of pedestrians and cyclists, bus services (through the appropriate design of spinal routes intended for bus use) and bus users as well as freight, deliveries and refuse collection vehicles in the design and access of the development; b. Be safe, convenient, well designed with accessible and appropriately lit walking, cycling and public transport routes that provide opportunities for safe sustainable travel within a development as well as links to surrounding community facilities;

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		c. Contain development blocks (avoiding cul-de-sacs) of a size that encourages permeability for walking and cycling, and traffic calming measures such as shared surfaces; d. Be designed to an adoptable standard, with an appropriate mechanism to ensure that arrangements for the future management and maintenance of streets have been secured; e. Be designed in a way that enables the adoption of road networks in the most timely and efficient manner; f. Demonstrate that street trees on new developments: • Are carefully positioned and of an appropriate species to avoid interference with property, infrastructure and highways access and visibility; and • Have appropriate measures in place to secure their longterm maintenance (i.e. tree pit details etc.). In circumstances where street trees are not provided, applicants will be expected to give clear justification, with compelling reasons, why they would be inappropriate. *New criteria after part 1.* In circumstances where new streets are not proposed to be tree-lined, applicants will be expected to give clear justification, with compelling reasons, why trees would be inappropriate.

11.6 MM098 (Supporting text to Policy ST4)

Modification Reference	Page	Modification
MM098	143	11.27 Street trees and natural habitats are a valuable source of carbon sequestration and contribute to the character and quality of well-designed places. They are encouraged on new developments and should be integrated into the design at an early stage to ensure that provision is compatible with highway standards and infrastructure provision. Measures to secure long-term maintenance of trees should ensure that street trees can be provided on streets without interfering with property, infrastructure and highways sightlines. ~~To ensure effective integration of on-site infrastructure, Policy CI1 requires streetlights, street trees and landscaping as part of a single design/plan in new developments.~~

11.7 MM099 (Policy ST5 Electric vehicle (EV) infrastructure and parking design)

Modification Reference	Page	Modification
MM099	144	1. All new development ~~is expected to meet~~ should have regard to the parking standards set out in the ~~e~~Councils latest parking guidance document. 2. ~~All new development must provide electric vehicle charging infrastructure. Development is expected to meet the standards for electric vehicle charging infrastructure set out in the councils latest parking guidance document.~~ New electric charging infrastructure should be designed with regard to the relevant guidance and design standards in the Council's latest parking guidance document. 3. Development will be supported where it is demonstrated that the following cycle parking design elements have been considered: a. Secure, covered, convenient on-plot space to park cycles (including charging fore-bikes) has been provided within all residential developments; b. Secure, covered, convenient cycle parking (including charging for e-bikes) has been provided for staff at all employment developments as per the cycle parking standards in the ~~e~~Councils latest parking guidance document, facilities should also include reasonable provision for storage of associated cycle equipment and where possible changing facilities; c. Public cycle parking (including charging for e-bikes) is provided inconvenient, overlooked locations to serve on site facilities such as shops and recreational areas; 4. Development will be supported where it is demonstrated that the following parking design elements have been considered:

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Modification Reference	Page	Modification
		a. The location, quantity and quality of carparking, should reflect the density, nature, character and context of the development. It should also reflect its intended usage and relationship with the surrounding area and facilities including any foreseeable parking issues in the local area; b. Electric vehicle charging infrastructure is located on or adjacent to buildings to minimise impact on the character and appearance of an area and allows for charging without obstructing public footways. c. Garages will not be considered as an allocated parking space, unless conditioned; d. Impact of parking provision on highway safety and public transport routes; e. Providing an appropriate balance of allocated and communal parking provision in residential developments; and f. Parking should be convenient, overlooked and in accessible locations and, where possible, have step free access to help maximise security for vehicles, users and pedestrians; and g. In non-residential developments the provision of appropriately sized areas that meet the operational needs of developments for lorry parking and access by service vehicles. These areas should be suitably located to minimise potential conflicts with pedestrians, cyclists and other road users.

12 Community Infrastructure, Culture and Open Space

12.1 MM100 (Policy CI1 Community facilities)

Modification Reference	Page	Modification
MM100	149	1. Development will be expected to retain existing community facilities and sustain, enhance and provide new community infrastructure to meet demand arising from new development. 2. The eCouncil will support new community facilities or improvements to existing community facilities to meet the needs of existing and future residents of all ages and abilities. The co-location of community facilities is strongly supported to promote health and wellbeing. Where the scale of development supports onsite provision this will be sought in the first instance; however, where evidence supports offsite provision contributions will be sought towards the upgrade or provision of new facilities that serve the needs of the development. 3. The eCouncil will support the delivery of new community facilities in the following locations: a. In Telford Town Centre, Market Towns, District, Local Centres and villages in accordance with Policy EC5, EC6 and Sustainable Communities in accordance with Policy HO2; b. Outside the above locations in places with good accessibility by foot, cycle and public transport; and c. Under exceptional circumstances on open space if both environmental and social benefits to the local community are demonstrated~~:~~. 4. The eCouncil will not support the loss or reduction of land or buildings currently or last used as a community facility (excluding sports and leisure facilities which is covered under Policy CI2) unless: a. A lack of need is demonstrated (through a 12-month period of marketing); or b. Acceptable alternative provision exists or is proposed concurrently to maintain the community's ability to meet its day-to-day needs~~.~~; or c. It can be demonstrated that the facility has been identified as surplus as part of an agreed estates strategy or service transformation plan where investment is needed in modern, fit for purpose infrastructure and facilities.

12.2 MM101 (Supporting text to Policy CI1)

Modification Reference	Page	Modification
MM101	149	12.5 The ~~e~~Council seeks to retain community facilities, promote their expansion and provide new facilities to reflect population growth and the changing needs of an ageing population. Community facilities may be defined as; • Community venues such as community centres, halls or other general meeting places; • Cultural buildings such as libraries, cinemas and theatres; • Leisure facilities such as sports halls, swimming pools and golf courses; • Formal sports pitches and courts; • Allotment provision; • Historic and environmental places of interest, including Local Nature Reserves; • Places of worship; • Cemeteries and crematoriums; • Education (pre-school, primary, secondary and special needs provision)~~ and health facilities including schools GP, dentistry and pharmacy provision;~~ • Health Facilities including GP, ~~density~~ dentistry and pharmacy provision; and • Public houses. 12.8 Development should address shortfalls in provision either through onsite or offsite provision which should be considered through engagement with key stakeholders. The ~~e~~Council will consider evidence including the Infrastructure Delivery Plan to identify where financial contributions are required. Proposals should take into account the impact on existing local communities, the provision necessary to make the development acceptable in planning terms (on or off-site) and provision that is related to the development in scale and kind. The ~~e~~Council will discuss community facility requirements with applicants on a case by case basis. The pooling of off-site contributions can help deliver community facilities where they meet the cumulative needs arising from a number of developments. 12.10 Where the loss of a community facility is proposed the applicant should either provide: • ~~e~~Evidence of a lack of need through a 12 month period of marketing (through local and national agents and channels) which demonstrates engagement with the community and likely stakeholders to sustain the facility and to find an appropriate alternative community use, at a value reflecting existing use and condition; or • ~~d~~Demonstrate that acceptable alternative provision exists or is proposed in the local area and is accessible to people. The Council recognise that there may be circumstances where the early release of land and/or property would support investment into healthcare facilities and emergency services. *New para after 12.10* All major development proposals will be expected to contribute to the provision of infrastructure, services, and facilities necessary to support sustainable development. Contributions will be secured, for community infrastructure, through planning obligations (Section 106 agreements), where site-specific mitigation is required. In the absence of Supplementary Planning Documents (SPDs), the Council will determine the nature and scale of contributions based on national guidance and local ambitions, that identify infrastructure needs and thresholds, including the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), the Local Plan and the Infrastructure Delivery Plan (IDP).

12.3 MM102 (Introduction to Policy CI3)

Modification Reference	Page	Modification
MM102	152	12.19 Policy CI3 requires major development to provide or contribute towards the provision of new open space within the borough and to clarify the management arrangements for new open space on development sites. This is supported by Policy S7 for developer contributions.

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12.4 MM103 (Policy CI3 Provision and management of public open space)

Modification Reference	Page	Modification
MM103	152	1. The eCouncil requires major development to provide and/or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local and wider needs. The eCouncil will require development to provide: a. On-site provision which meets local needs for open space, sport and play; b. Contributions towards the enhancement and creation of new areas of public open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency; c. Public open space in the most accessible locations; d. Play and recreation spaces for children and young people; and e. Agreements to secure long term community use of school and private sports facilities. 2. Off-site financial contributions instead of onsite-contribution may be acceptable where it can be demonstrated that on-site provision is not feasible or viable. 3. Developments providing between 75 and 200 ~~2 bedroom~~ dwellings ~~or larger child bed spaces~~ shall provide a Local Equipped Area of Play (LEAP). Developments providing over 200 ~~2 bedroom~~dwellings ~~or larger~~ shall provide a Neighbourhood Equipped Area of Play (NEAP). These should be designed with regard to the ~~in accordance with~~ latest eCouncil guidance. 4. The eCouncil will, require development proposals to provide sufficient management and/or financial provision for the future management and maintenance in perpetuity of new and existing public open space which forms part of, or is created by, a development. 5. The eCouncil will require proposals to be supported by a detailed Landscape Management Plan (LMP) setting out details of all the on-site soft and hard landscape features to be managed, establishing the management mechanism and providing detail of the secure financial arrangements for management in perpetuity.

12.5 MM104 (Supporting text to Policy CI3)

Modification Reference	Page	Modification
MM104	152	12.24 The eCouncil considers, for the purpose of securing on and offsite infrastructure, the use of ~~child~~ bed spaces in the calculation of requirements for play provision to be the most accurate measure of need. The Council also use the Play, Recreation and Open Space Strategy, Sport England's Playing Pitch Calculator tool as well as latest available Council guidance to secure on and offsite infrastructure provision. 12.29 Landscape Management Plans are a vital part of the mechanism by which public spaces are managed. The eCouncil will work with developers, before the determination of a full or reserved matter application, to agree appropriate management mechanisms in line with further guidance provided in the Play Recreation and Open Space Strategy. Landscape Management Plans should be in perpetuity and include: • Contact details of the management company; • Details of funding mechanisms for management arrangements; • All aspects of landscaping (soft and hard); • Details of landscape features (i.e. walls/fencing/artwork/bridges/signage/street furniture), footpaths and play areas and equipment; • Maintenance operations covering: ○ General maintenance (litter picking/weeding/weeping etc) ○ Cleaning/repair of play equipment ○ Anomalies such as fly tipping/graffiti ○ Sustainable drainage management ○ Frequency of visits within maintenance schedule (differing for each of the element)

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Modification Reference	Page	Modification
		• A map should be included which shows the area to be managed. • Approved landscaping plans should be appended to the LMP.

12.6 MM105 (Policy CI4 Leisure, culture and tourism)

Modification Reference	Page	Modification
MM105	154	1. The eCouncil will support development for new cultural, tourism and leisure (indoor and outdoor)activities (including ancillary development associated with these uses)and improvements to existing facilities where: a. They are located in an accessible location within or adjacent to the borough's hierarchy of centres; b. They include high quality design and public realm; c. They are well connected via travel plans to secure links to walking and wheeling routes, electric vehicle charging infrastructure at destinations, public transport services, parking and visitor wayfinding; and d. They encourage investment to improve the quality of the infrastructure for arts, sports, museums and leisure and provide opportunity for the creative economy to prosper. 2. Consideration will also be given to enhancing unique venues and the creation of new outdoor venues and activity centres near to key tourist destinations. 3. Elsewhere in the borough's urban areas, the Council will support leisure (indoor and outdoor), cultural, and tourism facilities (including ancillary development associated with these uses) provided it can be demonstrated that they cannot be accommodated in the borough's centres as well as complying with 1(b)and 1(c) above. *New criteria after 3.* In rural areas, proposals for new cultural, tourism and leisure (indoor and outdoor) activities should accord with National policy. **Tourist accommodation** 4. The eCouncil will support major hotel accommodation within or immediately adjacent to Telford Town Centre and the market towns of Newport and Wellington, or in other areas where exceptional circumstances can be demonstrated. 5. The eCouncil will expect applications for other types of tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough. Applications will also need to demonstrate that any impacts, such as parking, and highway safety can be appropriately mitigated. **Shrewsbury to Newport Canal** 6. The eCouncil will safeguard the alignment of the Shrewsbury and Newport Canal (as shown on the Policies Map) and supports proposals to restore the canal to enhance the borough's heritage and tourism opportunities. Proposals will be supported where they: a. Protect and enhance the canal alignment and its associated structures; or b. A suitable alternative alignment is provided, where the original alignment is in use as (and continues to be required for) strategic drainage infrastructure.

12.7 MM106 (Supporting text to Policy CI4)

Modification Reference	Page	Modification
MM106	155	12.33 The eCouncil supports the promotion of a broad range of cultural facilities and development which supports the borough's cultural assets. These facilities help attract people and business to the borough as part of the areas cultural and creative industries and help people who live in the borough develop a sense of belonging, to value the cultural diversity and local heritage. It will work with partners from the private and voluntary sectors to deliver this commitment across the urban areas of the borough and

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		in rural areas where this meets the community needs as set out within Paragraph 88 and 89 of the NPPF. This can, for example, be achieved through the provision of public art in new developments, or through shared or multi-use facilities such as flexible multi-use arts venues and arts space within educational establishments or local community facilities. 12.34 The eCouncil wishes to promote a broader tourist accommodation offer and Policy CI4 directs major hotels (50 or more bedrooms) into Telford Town Centre to take account of the presence of the International Centre, leisure offer including South water and Telford Town Park and shopping centre. Newport and Wellington's appeal as Market Towns will be reinforced by the promotion of more visitor accommodation. Where exceptional circumstances, including regeneration of redundant buildings, high levels of design quality and specific market conditions, can be demonstrated other locations will be considered on a case by case basis. Overall, in the borough a varied accommodation offer is expected to be delivered through the provision of bed and breakfast and guest house accommodation, self-catering, camping, glamping and caravanning.

13 Historic Environment

13.1 MM107 (Introduction to Historic Environment chapter)

Modification Reference	Page	Modification
MM107	159	13.1 Telford and Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, seven conservation areas, scheduled monuments, ~~historic~~ registered parks and gardens, historic settlements, landscape features and archaeological remains. The historic environment contributes to local distinctiveness and creates a high quality environment which is important to our general quality of life and provides a focus for inward investment and regeneration.

13.2 MM108 (Introduction to Policy HE1)

Modification Reference	Page	Modification
MM108	160	13.4 Heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration and protection in planning decisions, because of their heritage interest. These include both designated heritage assets (listed buildings) and non-designated heritage assets that include buildings of local interest identified by the Local Planning Authority ~~(including local listing)~~. Within Telford and Wrekin heritage assets include: • The Ironbridge Gorge World Heritage Site • Listed Buildings • Conservation Areas • Buildings of Local Interest • ~~Historic~~ Registered Parks and Gardens • Scheduled Monuments

13.3 MM109 (Policy HE1 Heritage assets)

Modification Reference	Page	Modification
MM109	160	1. The historic environment is unique in its character, quality and diversity across Telford and Wrekin ranging from areas of international importance to those of local importance. It is the eCouncil's duty to preserve and enhance our historic environment.

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		2. All developments, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement where possible. 3. Any harm or loss to the significance of or to the setting of a heritage asset must be avoided in the first instance. Any harm should be wholly exceptional and will require ~~clearly justified~~ clear justification. 4. Proposals for development which would conserve or enhance the boroughs heritage assets, sustaining and enhancing their significance and make a positive contribution to local character and distinctiveness will be supported. 5. Proposals must take into account the existing historic landscape and the impact on existing habitats and species in line with Policies~~y~~ NE1 and NE6. 6. The Council will support proposals for microgeneration where it can be evidenced that this does not result in harm to an historic asset or negatively impacts the surrounding character and setting of heritage assets. 7. Proposals likely to cause substantial harm to or total loss of a designated heritage asset will only be supported where it can be clearly demonstrated that there would be substantial public benefits that would outweigh any harm or loss to the heritage asset, or all of the following circumstances are met: a. The heritage asset cannot be sustained in its current use; and b. The heritage asset prevents all reasonable use of the site; and c. Conservation by grant-funding or some form of non-profit, charitable or public ownership is demonstrably not possible; and d. The harm or loss to it is outweighed by the benefit of bringing the site back into use~~.~~; and e. It can be demonstrated that planning permission can be secured for a viable future use. 8. Harm to a heritage asset is unacceptable except in wholly exceptional circumstances as set out above. 9. In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the heritage asset and/or its setting, the eCouncil will require the developer to record and analyse the heritage asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the eCouncil's Historic Environment Record (HER). 10. The eCouncil will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal. 11. Applications made in outline form will not normally be accepted for proposals that would affect the World Heritage Site (WHS), a conservation area, a listed building or any other designated heritage asset.

13.4 MM110 (Supporting text to Policy HE1)

Modification Reference	Page	Modification
MM110	161	13.9 In preparation of development proposals, applicants should refer at an early stage the sources of information available on the historic environment. These include: • The National Heritage List for England • Local Heritage Impact Assessment • Conservation Area Appraisals • Shropshire - Historic Environment Record[x] • Register of Local Interest Buildings • Ironbridge Gorge World Heritage Site Statement of Outstanding Universal Value and Management Plan 13.10 This is to ensure that proposals are based on an understanding of the significance of any heritage assets that may be affected. A Heritage Assessment is therefore required for any development proposals which are likely to affect the significance of a heritage asset, including its setting. The level of detail provided in a Heritage Assessment should be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.

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Modification Reference	Page	Modification
		New para after to split para 13.10 Development proposals should also take into account the principles set out in any Supplementary Planning Documents and other relevant guidance including the Ironbridge Gorge World Heritage Site, Supplementary Planning Document, the Ironbridge Gorge World Heritage Site Management Plan and Landscape Appraisals. Footnote: X - Historic Environment Record | Shropshire Council

13.5 MM111 (Introduction to Policy HE2)

Modification Reference	Page	Modification
MM111	162	13.11 The Ironbridge Gorge World Heritage Sites was designated by UNESCO in 1986 in recognition of its role as the birthplace of the industrial revolution ~~and its unique~~ within the landscape of the Severn Valley. The ~~majority~~ significance of the World Heritage ~~s~~Site ~~lies within the borough and extends into Shropshire. The quality of the area~~ is described in a ~~s~~Statement of Outstanding Universal Value ~~in accordance with UNESCO guidelines~~. adopted by UNESCO's World Heritage Committee in 2013. The inscription of the World Heritage Site was justified under three of the criteria set out under Paragraph 77 of UNESCO's Operational Guidelines for the Implementation of the World Heritage Convention.

13.6 MM112 (Policy HE2 Ironbridge Gorge World Heritage Site)

Modification Reference	Page	Modification
MM112	162	1. The eCouncil will conserve, or where appropriate enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site. 2. Within the planning balance, in determining any application for development, and in undertaking its overall responsibilities, the eCouncil will give the greatest weight to the Outstanding Universal Value of the Severn Gorge area as a World Heritage Site. 3. The Ironbridge Gorge World Heritage Site is an area of special archaeological interest within which archaeological sites of significance will be afforded protection. Proposed development will be particularly scrutinised for its potential effect on the archaeologicaly ~~l~~ remains of sites and monuments. 4. The eCouncil will not support proposals in, or within the setting of, the World Heritage Site that adversely affect the following key features: *New criteria before a.* The significance of the World Heritage Site and its Outstanding Universal Value including the authenticity and integrity of its attributes; a. The existing topographical character and landscape quality, including the stability of the slopes and river banks; b. The significance of the World Heritage Sites Outstanding Universal Value, including the existing skylines and views to, and from, the Gorge; c. The area's natural diversity and ecology, including amongst others, Sites of Special Scientific Interest and Local Wildlife Sites; d. The area's distinctive archaeological resource; e. Key gateways to the World Heritage Site; or f. The historic built environment, either through infill, new development proposals or alterations to existing properties. 5. Development within the World Heritage Site will need to take account of flood risk and drainage and will be required to demonstrate that the site is stable and that the development can address gas migration. 6. The eCouncil will only support engineering works or development along the riverside, or within the course of the River Severn, if it can be demonstrated that the natural, historic or archaeological character of the river is preserved or enhanced by the proposal and that there are no adverse impacts on the hydrology, ecology or archaeology of the river and associated deposits upstream or downstream.

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		7. The ~~e~~Council will support development in, and within the setting of, the World Heritage Site, that enhances or better reveals its significance and is in accordance with Policy DD1 Design Criteria. 8. Where a proposal is identified as having potentially adverse impacts on the Outstanding Universal Value of the World Heritage Site applicants are encouraged to liaise with Historic England at the earliest opportunity and applicants must begin a process of Heritage Impact Assessment (HIA) and have discussions with Historic England about the potential requirement for notification to UNESCO. ~~ICOMOS International (International Council on Monuments and Sites).~~

13.7 MM113 (Supporting text to Policy HE2)

Modification Reference	Page	Modification
MM113	163	13.13 The Ironbridge Gorge area is also designated as a conservation area (Severn Gorge Conservation Area) that was originally designated in 1971 and extended in 1980. There is an Article 4(2) Direction designated in 1998 that restrict~~ing~~ permitted development rights across the whole site to preserve the visual quality of the streetscape, meaning that planning permission may be needed for certain works. The Article 4(2) Direction controls minor works including most alterations to houses, to ~~front and back~~ gardens visible from the public realm and other householder projects such as the installation of solar panels and satellite dishes. In addition, to the Madeley Neighbourhood Plan provides some elements of control for parts of the site and the World Heritage Site Residents Guide provides information to residents helping make informed choices and decisions when considering making changes to or carrying out works to book their dwelling house, and the land that surrounds their property. 13.15 Additional guidance for the IGWHS includes detail on shopfronts and signage that also has ~~a~~ SPD status which should be considered alongside Policy EC11~~10~~ (shopfront and advertisement design), as well as the Conservation Area Management Plan and Ironbridge Gorge World Heritage Site Management Plan. While these tools can collectively control development at a micro level, it is appropriate that the Local Plan also gives further direction to managing the area holistically and balancing the desire to protect and enhance the Outstanding Universal Value of the WHS alongside its role as a major tourist attraction and contributor to the local economy. 13.16 The eCouncil work in close partnership with the local community, ~~ICOMOS~~, Historic England, English Heritage and local partners including the Ironbridge Gorge Museum Trust ~~t~~so that all appropriate measures are taken in the custodianship of the World Heritage Site. Where significant potential harm is identified as part of proposals early discussions with ~~ICOMOS~~ Historic England will help determine whether issues can be overcome early in the development process and whether notification to UNESCO will be required.

13.8 MM114 (Supporting text to Policy HE4)

Modification Reference	Page	Modification
MM114	167	*New para after 13.30* The Council has prepared a number of detailed conservation area appraisals which set out what the special characteristics of each area are that justify its designation and also identify aspects of the area where enhancement is sought. There are also a number of Management plans[x] setting out how the Council plan to approach the future development of each area. Footnote: X - Telford and Wrekin Conservation Area Management Plans

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13.9 MM115 (Introduction to Policy HE6)

Modification Reference	Page	Modification
MM115	168	**Registered ~~Historic~~ parks and gardens** 13.37 These are sites which have been assessed to be of particular significance, in terms of their special historic interest. The record ~~register~~ of registered ~~historic~~ parks and gardens includes, gardens, grounds and other planning landscapes and open spaces. The register focuses on the significance ~~interest~~ of the designed landscape, rather than on planting or botanical species. 13.38 Policy HE6 relates to the protection of Registered ~~Historic~~ Parks and Gardens.

13.10 MM116 (Policy HE6 Historic Parks and Gardens)

Modification Reference	Page	Modification
MM116	168	**Registered ~~Historic~~ parks and gardens** 1. The e<u>C</u>ouncil will resist development that would harm the significance or be detrimental to the setting, character, quality and historic integrity of Registered Parks and Gardens and make sure ~~that the borough's historic parks and gardens,~~ their associated features and settings are preserved and enhanced. The e<u>C</u>ouncil will: a. Resist any development which would adversely affect their special historic interest, or result in the loss of, or damage to, their form and features; b. Seek to conserve their landscape and architectural features; c. Resist development which would impair direct / indirect views to and from of these sites and their wider landscape and setting; d. Encourage the restoration of original layout and features where this is appropriate and based upon a thorough research and understanding of the historical form; and e. Require any development that potential impacts ~~Historic~~ Registered Parks and Gardens to be supported by a Landscape and Visual Assessment.

13.11 MM117 (Policy HE7 Scheduled monuments and archaeology)

Modification Reference	Page	Modification
MM117	169	1. The e<u>C</u>ouncil will protect scheduled ancient monuments, other sites of international, national, regional or particular local archaeological importance and their settings. Development that would result in the loss of, damage to, or would otherwise adversely affect these sites and their settings will be resisted. 2. Where archaeological remains are known to exist as part of the established record or research indicates that they may exist, the e<u>C</u>ouncil will require development proposals to be accompanied by an assessment of the site's archaeological features. 3. When development is considered to be acceptable in principle, the e<u>C</u>ouncil will require that: a. Any archaeological remains are preserved in situ by the careful design, layout and the siting of new development; and b. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for <u>appropriate mitigation,</u> its recording and/or excavation by a competent archaeological organisation before development starts on site and any information which requires recording shall be recorded in a suitable format and deposited on the e<u>C</u>ouncil's Historic Environment Record <u>(HER)</u>.

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14 Mineral and Land

14.1 MM118 (Policy ML1 Mineral Safeguarding)

Modification Reference	Page	Modification
MM118	173	1. Mineral resources within the Mineral ~~Safeguarded~~Safeguarding Areas and buffer zone areas ~~(displayed on the Policies Map)~~ will be protected from unnecessary sterilisation by other development unless: a. The development cannot be reasonablysited or relocated to avoid mineral areas; b. Mineral resources are either not present or are of no economic value; c. The mineral can be extracted without unacceptable impacts on neighbouring uses, local amenity or other environmental assets prior to the development taking place; d. The overriding need for the development outweighs the need to safeguard the mineral resources present; ~~or~~ e. The incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the time scale that the mineral is likely to be needed~~.~~ ; or *New criteria after e.* Sites have been allocated for development in the Local Plan. 2. Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate: a. That the mineral resource is not economic to work or is not present; or b. That the proposed development will not permanently sterilise the mineral; or c. That the mineral resource will be prior extracted to prevent it being sterilised. 3. Where prior extraction is established as feasible, conditions will be imposed requiring extraction of viable mineral resources present in advance of construction. Applicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed. 4. ~~The council will apply the following exemptions to this policy:~~ a. ~~Applications for house holder development (except for new dwellings);~~ b. ~~Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity onsite;~~ c. ~~Applications for advertisement consent;~~ d. ~~Applications for reserved matters including subsequent applications after outline consent has been granted;~~ e. ~~Prior notifications (for example, telecommunications, forestry, agriculture, demolition);~~ f. ~~Certificates of Lawfulness of Existing Use or Development (Section191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);~~ g. ~~Applications for works to trees and other miscellaneous minor works / applications (e.g. Fences, gates, access etc);~~ h. ~~Applications for temporary planning permission.~~ 5. All non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified should seek to extract any viable mineral resources present in advance of construction. Proposals for prior extraction will be permitted provided the proposal is in accordance with policy ~~ER6~~ ML3Mineral development. *New criteria after 5.* The Council will apply the following exemptions to parts 1, 3 and 4 of this policy: a. Applications for house holder development (except for new dwellings); b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity onsite; c. Applications for advertisement consent; d. Applications for reserved matters including subsequent applications after outline consent has been granted; e. Prior notifications (for example, telecommunications, forestry, agriculture, demolition); f. Certificates of Lawfulness of Existing Use or Development (Section191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);

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		g. Applications for works to trees and other miscellaneous minor works / applications (e.g. fences, gates, access etc); h. Applications for temporary planning permission. 6. ~~Proposals for non-mineral development outside the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where they accord with points (i) to (v) above.~~ 7. In the urban and rural areas the e<u>C</u>ouncil will support non-mineral development providing it does not threaten, lead to the loss of or damage to, the functioning of established, planned or potential minerals related infrastructure unless: a. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; ~~and~~ <u>or</u> b. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry. 8. ~~Applications for non-mineral and non-waste related development adjacent to existing, planned or potential mineral related infrastructure will be supported provided it can be demonstrated that it will not prevent or prejudice the current or future use of the mineral related infrastructure.~~

14.2 MM119 (Supporting text to Policy ML1)

Modification Reference	Page	Modification
MM119	174	14.8 The e<u>C</u>ouncil engaged the British Geological Survey (BGS) in 2008 to define the broad extent of the boroughs Mineral Safeguarding Areas (MSAs) <u>and appropriate buffer zones</u>. The purpose of establishing MSAs is to inform potential developers about the presence of mineral resources, enabling early consideration of these resources in the development process. *New para after 14.9* <u>The Council recognise that to meet the Government housing targets, housing allocations must be brought forward in a timely manner. Therefore, sites allocated in this LocalPlan are exempt from the requirement for prior extraction. Prior extraction on allocated development sites would only be supported where it does not impact on the housing delivery trajectory of the site.</u> 14.12 <u>The Mineral Safeguarding Area buffer zones for Telford and Wrekin can be seen on the councils online interactive policies map[x].</u> Further guidance on the location of mineral resources and mineral-related information is available through the BGS website. <u>X - Telford and Wrekin Local Plan 2040 - Publication Site</u>

14.3 MM120 (Policy ML2 Maintaining aggregate supplies)

Modification Reference	Page	Modification
MM120	175	1. The e<u>C</u>ouncil will ~~only~~ support proposals for crushed rock, clay or sand and gravel working if one or more of the following circumstances apply: a. ~~The need for the mineral outweighs the material planning objections (Policy ML3);~~ b. Working would prevent the sterilisation of the resource; and/or c. Significant environmental benefits would be obtained. 2. <u>In such circumstances,</u> ~~P~~<u>p</u>roposals for new extraction should demonstrate that they are environmentally acceptable to work and be consistent with Policy <u>ML3</u> ~~ER6~~ and other relevant plan policies.

Modification Reference	Page	Modification
		New criteria after 2 Where material planning harm would arise from a mineral extraction proposal, and this cannot be fully mitigated, the Council will consider whether the need for the mineral outweighs the harms caused by the proposal.

14.4 MM121 (Supporting text to Policy ML2)

Modification Reference	Page	Modification
MM121	175	14.15 LAAs aim to secure seven years' supply for sand and gravel and ten years' supply for crushed rock. The latest available supply position is set out in the Shropshire and Telford and Wrekin Local Area Aggregates Assessment ~~2019~~ 2025 and includes the following: • ~~40~~ 26 year's land bank for crushed rock • ~~16~~ 23 year's land bank for sand and gravel • 30 years' land bank for clay 14.16 For sand and gravel, the most recent LAA data for the sub-region shows that in 2023~~18~~, there were ten permitted sites for sand and gravel extraction in Shropshire, ~~six~~ eight of which were operational. ~~There is also a further site where a resolution has recently been made to grant planning permission, but the site is not yet operational.~~ Sand and gravel production in Shropshire and Telford and Wrekin, at 0.88 ~~71~~ million tonnes, has significantly recovered from previous years and now surpasses ~~both~~ the ten-year rolling average (0.68 million tonnes). ~~and is the same as the~~ The three-year average ~~(0.71 million tonnes) of~~ sand and gravel ~~sales~~ production is 1.17 million tonnes. The LAA data also demonstrates that the land bank of permissions for sand and gravel extraction has consistently exceeded the minimum level required by the NPPF of seven years' supply. 14.18 The sub-region produced 2.5 ~~3.01 mt~~ million tonnes of crushed rock in ~~2018~~ 2023 against a 10 year average of ~~2.54 mt~~ 3 million tonnes. In 2023~~18~~ there were 8 permitted sites in Shropshire, 5~~4~~ of which were operational and 1 permitted and operational site in Telford and Wrekin. The latest available data indicates that crushed rock production in Shropshire and Telford and Wrekin in 2023~~18~~ was ~~significantly above~~ below both the 10 year trend (~~2.54mt~~ 2.98 million tonnes) and ~~slightly above~~ the 3 year trend (~~2.93mt~~ 2.73 million tonnes). Reserves are distributed across active sites (84.5% of total reserves) and currently inactive sites (15.5%). It is considered there is a robust level of reserves that are 'workable' in the short term. *New para after 14.22* Significant environmental benefits from mineral development are often achieved during the restoration and aftercare process, these can include creation of: • Sustainable drainage and water management areas • New habitats • Space for farming • Areas for forestry Within the borough previously mined areas such as Ercall Hill and Maddox Hill, geological SSSI sites, now forming parts of Local Wildlife Sites and nature reserves.

14.5 MM122 (Policy ML3 Mineral development)

Modification Reference	Page	Modification
MM122	177	1. The eCouncil will support mineral extraction, processing or associated development subject to it being demonstrated that the development would not have an unacceptable impact, including cumulative impact with other developments, upon:

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Modification Reference	Page	Modification
		a. Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable); b. The quality and quantity of water within water courses, ground water and surface water; c. Drainage systems; d. The soil resource from the best and most versatile agricultural land; e. Farming, horticulture and forestry; f. The safety and capacity of the road network; g. Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities; h. The appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness; i. Land stability; j. The natural and geological environment (including biodiversity and ecological conditions for habitats and species);and k. The historic environment including heritage and archaeological assets and their setting. 2. The eCouncil requires mineral working proposals to include details of proposed methods of working, phasing, management and maintenance of site restoration, including progressive restoration towards full reinstatement of occupied land and the removal of all temporary and permanent structures and works. Such restoration should avoid the creation of future liabilities and should deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use.

14.6 MM123 (Introduction to Policy ML4)

Modification Reference	Page	Modification
MM123	**178**	14.27 As a result of its industrial past, extensive mining and relative recent geological glaciation, several areas of the borough have land stability issues. The effects of unstable land may result in landslides, land creep, subsidence or ground heave. Where a site is affected by land stability issues, or where development has the potential to lead to land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner. It is vital that the Council has a plan in place to ensure that the risk to residents, visitors, private property and public property including all highway assets and third-party assets (e.g. statutory authorities and service providers) is minimised.

14.7 MM124 (Supporting text to Policy ML4)

Modification Reference	Page	Modification
MM124	178	14.39 Developers are therefore encouraged to have pre-application discussions with the Council to be advised on the specific requirements. Where appropriate developers should also consult with the Canal and River Trust.

14.8 MM125 (Introduction to Policy ML5)

Modification Reference	Page	Modification
MM125	180	14.41 The purpose of Policy ML5 is to protect controlled waters, the health and wellbeing of existing and future occupiers and, at the same time, to make effective use of land and buildings consistent with the NPPF.

14.9 MM126 (Policy ML5 Land contamination)

Modification Reference	Page	Modification
MM126	180	1. The eCouncil will consider the following factors for the effective and most appropriate re-use of previously developed land: a. The need to protect any buildings or services (like water) from hazards b. The need to prevent unnecessary dispersal or disturbance of contaminants if this would cause water or air pollution and/or adverse health effects; and c. Evidence provided in the form of a site investigation report and risk assessment, undertaken by a suitable qualified competent person and which demonstrates the development will be safe and free from contamination (and/or the effects of contamination in relation to a SPR assessment). d. The need to safeguard the future users or occupiers of the site or of neighbouring land; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of contaminants in soil *New criteria after part 1.* Development proposals should secure appropriate remediation of sites where contamination is present.

14.10 MM127/MM128 (Supporting text to Policy ML5)

Modification Reference	Page	Modification
MM127	181	14.48 In some instances, further site investigation may be required before planning permission can be granted. ~~Planning permission will only be granted subject to conditions~~ Site investigations should be prepared by a competent person, ~~requiring a site investigation, assessment~~ and ~~agreed~~ remedial measures agreed before any development takes place. This must demonstrate that the land contamination issues have been fully addressed or can be addressed through the development. It is always the developer's responsibility to ensure the safety of the development and its compliance to best practice safety standards and contaminated land best practices.
MM128	181	Footnote 27 Groundwater Position Statements and Risk management framework and the Risk Management Framework: Land contamination risk management (LCRM) ~~Planning Practice Guidance on land contamination sets out relevant guidance and legislation for land contamination in the planning system.~~

15 Appendix

15.1 MM129 (General appendix changes)

Modification Reference	Page	Modification
MM129		Appendix list will be changed to read as follows: A. Housing Allocations B. Employment Allocations C. Mixed U~~u~~se A~~a~~llocations D. Sustainable Community Allocations

Schedule of Main Modifications

Modification Reference	Page	Modification
		~~D~~E. Developer Contributions Policy List ~~E~~F. Hierarchy of Centres G. Strategic Employment Areas H. Rural Settlements ~~F~~I. List of Designated Sites of Biodiversity and Geodiversity ~~G. Key Policy Changes~~ J. Mining Consideration Area Plan K. Housing Trajectory L. Monitoring Framework M~~H~~. Glossary

5.2 MM130 (Appendix A Housing allocations)

Modification Reference	Page	Modification
MM130	183	*Change housing allocation abbreviation from 'HO' to 'HA' e.g. ~~HO1~~ HA1* Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building. **Table 7**

Site Reference	Site Name	Estimated Housing Numbers
H~~O~~A1	Lodgewood Farm, Redhill	203
H~~O~~A2	Old Park	200
H~~O~~A3	Land South of the Dale, Church Aston	160~~0~~6
H~~O~~A4	Former Phoenix School, Manor Road	~~128~~207
H~~O~~A5	Land North of Allscott Meads	105
H~~O~~A6	Land South of Holyhead Road	105
H~~O~~A7	Former Pink Skips Site	90
H~~O~~A8	East of Dawley Road	89

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Modification Reference	Page	Modification

Site Reference	Site Name	Estimated Housing Numbers
H~~O~~A9	Land at Hilltop Farm, Waterloo Road	80
H~~O~~A10	Land South of Plough Lane	80
H~~O~~A11	Land off Church Road, Lilleshall	~~74~~46
H~~O~~A12	Land West of Wellington Road	~~7~~80
H~~O~~A13	South of Hutchison Gate	69
H~~O~~A14	Tafs Salop Ltd, Gower Street	65
H~~O~~A15	Land West of Allscott Meads	60
H~~O~~A16	AGA Site	60
H~~O~~A17	Vasey Court	45
H~~O~~A18	Old Railway Line, Church Aston	41
H~~O~~A19	Malinslee, Telford	41
H~~O~~A20	Brandon Avenue, Shawbirch	35~~6~~
H~~O~~A21	Land at Park Road, Dawley	28
H~~O~~A22	Former Bush Hotel	~~27~~30
H~~O~~A23	Land southern side of Waters Upton	~~26~~40
H~~O~~A24	Land at junction of Hay Street Tibberton	~~25~~7
H~~O~~A25	Car Park adjacent to Police Station, Legges Way	2~~0~~1
~~HO26~~	~~Land South of Old Vicarage~~	~~19~~
H~~O~~A2~~7~~6	Little Desert Shop	17
H~~O~~A2~~8~~7	Land south and west of Somerfield Road	515
H~~O~~A2~~9~~8	Long Barn Stables Equestrian Centre	15
H~~O~~A3~~0~~29	Land south of St Michaels Church, Lilleshall	10
H~~O~~A3~~1~~0	Land at Badhan Factory	10
H~~O~~A3~~2~~1	Land between Hartbridge Road ad Beverley Roundabout, Oakengates	10
H~~O~~A33~~2~~	Land Opposite Shawbirch Public House	10

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Modification Reference	Page	Modification

Site Reference	Site Name	Estimated Housing Numbers
H~~O~~A34~~3~~3	Former Cross Keys Public House	5
H~~O~~A35~~4~~4	Land at 2 Arleston Lane	5
HA35	Lawley West	250

15.3 MM131 (Appendix B Employment allocations)

Modification Reference	Page	Modification
MM131	184	*Change employment allocation abbreviation from 'EC' to 'EA' e.g. ~~EC1~~ EA1* Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detail advice on any site-specific considerations, for example, proximity to a listed building. **Table 8**

Site Reference	Site Name	Estimated Employment Land (ha)	Use Classes
E~~C~~A1	East of Dawley Road	20.19	E(g), B2, B8
E~~C~~A2	Land East of A518	17.53	E(g), B2, B8
E~~C~~A3	Land north of A518	4.47	E(g), B2, B8
E~~C~~A4	Land southeast Newport town centre	2.90	E(g), B2, B8
E~~C~~A5	Land at AGA Rangemaster, Waterloo Road	1.67	E(g), B2, B8
~~EC6~~	~~Land at Madeley Court Way~~	~~0.23~~	
EA7	Hortonwood 35	0.86	E(g), B2, B8
EA8	Hortonwood 50	1.39	E(g), B2, B8
EA9	Hortonwood 60	3.32	E(g), B2, B8
EA10	Land at Telford International Rail Freight	2.48	E(g), B2, B8
EA11	Telford Way	3.13	E(g), B2, B8
EA12	Halesfield 24	1.97	E(g), B2, B8
EA13	Halesfield 15	1.46	E(g), B2, B8

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Modification Reference	Page	Modification

Site Reference	Site Name	Estimated Employment Land (ha)	Use Classes
EA14	Deer Park Court	2.74	E(g), B2, B8
EA15	Wheat Leasows	7.8	E(g), B2, B8

15.4 MM132 (Appendix C Mixed use allocations)

Modification Reference	Page	Modification
MM132	185	Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building. Proposals should deliver a mix of uses that responds to the surrounding area, current and potential pedestrian routes, opportunities for mixed development and existing uses. Should an application come forward for only one or some of the listed uses, the Council may consider this acceptable depending on the nature of the proposal, relevant development plan policies and other material considerations.

Table 9

Site Reference	Site Name	Estimated Housing Numbers	Estimated Commercial / Town Centre uses (ha)	Use Classes
MU1	Land off Ironmasters Way	~~215~~333	2.53	C2, C3, Main Town Centre Uses
MU2	Blue Willow Car Park	158	1.02	C2, C3, Main Town Centre Uses
MU3	Lime Green Car Park	138	0.87	C2, C3, Main Town Centre Uses
MU4	Land at Southwater Phase 2	~~14~~46	0.21	C2, C3, Main Town Centre Uses
MU5	Agricultural House, Southwater Way	11	0.31	C2, C3, Main Town Centre Uses
MU6	Former Wilkinson Site	15	0.34	C2, C3, Main Town Centre Uses
MU7	Telford Station	100	2.99	Class E, C2, C3
~~MU8~~	~~Mere Park~~	~~-~~	~~0.6~~	
~~MU9~~	~~Wheat Leasows~~	-	~~7.8~~	

Schedule of Main Modifications

15.5 MM133 (New Appendix (D) Sustainable community allocations)

Modification Reference	Page	Modification
MM133	185	**D. Sustainable Community Allocations** Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building. **Table X**

Site Reference	Site Name	Estimated Housing Numbers	Estimated Employment Land (ha)	Use Classes
SC1	Land at Bratton	2100	2	E(g)
SC2	Land North West of Muxton	2700	5.6	B2, B8, E(g)
SC3	Land North of A442 Wheat Leasows	3100	68	B2, B8, E(g)

15.6 MM134 (Appendix E Developer contributions policy list)

Modification Reference	Page	Modification
MM134	186	~~D~~E. Developer Contributions Policy List The following policies will be used by the Council to secure developer contributions, including financial contributions, through planning obligations. **Table 10**

Policy Reference	Policy
S7	Developer Contributions and Infrastructure Delivery
HO2	Sustainable Communities
HO4	Affordable Housing Requirements
HO5	Affordable Housing Delivery
HO6	Supported and Specialist Housing Needs
HO9	Housing Development Regeneration
NE1	Biodiversity and Geodiversity
NE2	Trees, Hedgerows and Woodland

Schedule of Main Modifications

Modification Reference	Page	Modification
		Policy Reference / **Policy** NE3 / Biodiversity Net Gain NE4 / Development Greening Factor CC5 / Flood Risk Management and Sustainable Drainage Systems CC6 / Managing Air Quality CI1 / Community Facilities CI3 / Provision and Management of Open Space ST1 / Sustainable Travel ST3 / Impact of Development on Highways

15.7 MM135 (Appendix G Strategic policies)

Modification Reference	Page	Modification
MM135	195	*Appendix G removed*

15.8 MM136 (New Appendix (G) Strategic employment areas)

Modification Reference	Page	Modification
MM136		**G. Strategic Employment Areas** **Strategic Employment Area** / **Site area (ha)** Newport / 41.74 Hortonwood, Donnington and Hadley Park / 489.77 Donnington Wood / 28.19 Land at AGA Rangemaster, Waterloo Road / 1.67 Land East of Dawley Road, Lawley / 20.19 Stafford Park, T54 and Central Telford / 253.75 Halesfield / 211.13

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15.9 MM137 (New Appendix (H) Rural settlements)

<table>
<tr><th>Modification Reference</th><th>Page</th><th>Modification</th></tr>
<tr><td>MM137</td><td>195</td><td>
<u>H. Rural Settlements</u>

<u>Rural settlements within the borough as identified in the Council’s Rural Settlements Technical Paper.</u>

<u>Table X</u>
<table>
<tr><th><u>Adeney</u></th><th><u>Ellerdine/Ellerdine Heath</u></th><th><u>Poynton</u></th></tr>
<tr><td><u>Allscott</u></td><td><u>Eyton upon the Weald Moors</u></td><td><u>Poynton Green</u></td></tr>
<tr><td><u>Aston</u></td><td><u>Haygate</u></td><td><u>Preston upon the Weald Moors</u></td></tr>
<tr><td><u>Bolas Heath</u></td><td><u>Honnington</u></td><td><u>Puleston</u></td></tr>
<tr><td><u>Brockton</u></td><td><u>High Ercall</u></td><td><u>Roden</u></td></tr>
<tr><td><u>Brocton Leasows</u></td><td><u>Howle</u></td><td><u>Rodington/Rodington Heath</u></td></tr>
<tr><td><u>Calvington</u></td><td><u>Huntington</u></td><td><u>Rowton</u></td></tr>
<tr><td><u>Charlton</u></td><td><u>Edgmond Marsh</u></td><td><u>Overley</u></td></tr>
<tr><td><u>Cherrington</u></td><td><u>Isombridge</u></td><td><u>Rushmoor</u></td></tr>
<tr><td><u>Cheswell</u></td><td><u>Kynnersley</u></td><td><u>Sambrook</u></td></tr>
<tr><td><u>Chetwynd Aston</u></td><td><u>Leaton</u></td><td><u>Sleapford</u></td></tr>
<tr><td><u>Chetwynd Park</u></td><td><u>Lilleshall</u></td><td><u>Standford Bridge</u></td></tr>
<tr><td><u>Cluddley</u></td><td><u>Little Wenlock</u></td><td><u>Steeraway</u></td></tr>
<tr><td><u>Coal Moor</u></td><td><u>Longdon on Tern</u></td><td><u>Stockton</u></td></tr>
<tr><td><u>Cold Hatton Heath</u></td><td><u>Longford</u></td><td><u>Sugdon</u></td></tr>
<tr><td><u>Cold Hatton Heath Lanes</u></td><td><u>Lynn</u></td><td><u>Tibberton</u></td></tr>
<tr><td><u>Conquermoor Heath</u></td><td><u>Marsh Green</u></td><td><u>Walcot</u></td></tr>
<tr><td><u>Cotwall</u></td><td><u>Meeson/Meeson Heath</u></td><td><u>Walton</u></td></tr>
<tr><td><u>Crudgington/Crudgington Moor</u></td><td><u>Moortown</u></td><td><u>Wappenshall</u></td></tr>
<tr><td><u>Edgmond</u></td><td><u>New Works</u></td><td><u>Waters Upton</u></td></tr>
<tr><td></td><td><u>Osbaston</u></td><td><u>Wrockwardine</u></td></tr>
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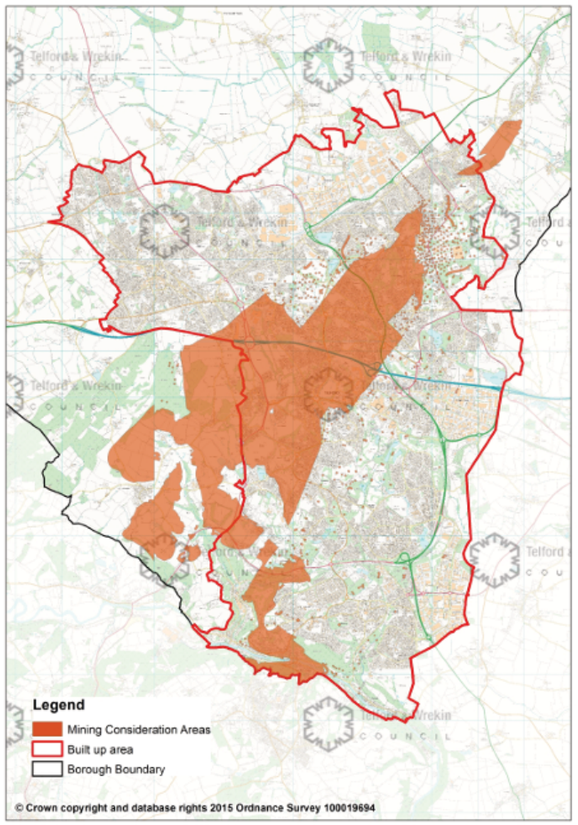
15.10 MM138 (New Appendix (J) Mining consideration area plan)

Modification Reference	Page	Modification
MM138		**J. Mining Consideration Area Plan** This map depicts areas which may have been previously minded for coal and ironstone. This map is provided for guidance only. On developments where mining of any kind may have previously taken place, the Council will work closely with applicants to provide the most up to date information and advice on necessary surveying and mitigation. 

15.11 MM139 (New Appendix (K) Housing trajectory)

Modification Reference	Page	Modification
MM139		**K. Housing Trajectory** The Council's Housing Trajectory as set out within the Council's Housing Delivery Topic Paper and Mastersheet.

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Modification Reference	Page	Modification

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	Plan Period Total	Delivery beyond the plan period
Plan period year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	**210**	
Remaining years	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	**230**	
Annual housing requirement (Plan Period)	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	**20,680**	
Supply																						
Exsiting completions	1,473	1,732	1,265	1,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**5,889**	
Housing allocations	0	0	0	0	0	101	285	706	818	1,043	1,036	981	741	700	640	640	640	645	625	630	**10,231**	**1,310**
Major site commitments	0	0	0	0	1,024	847	650	445	234	225	61	44	0	0	0	0	0	0	0	0	**3,530**	
Under Constuction	0	0	0	0	1,024	716	530	247	158	100	17	0	0	0	0	0	0	0	0	0	**2,792**	
Not Yet Started	0	0	0	0	0	131	120	198	76	125	44	44	0	0	0	0	0	0	0	0	**738**	
Minor site commitments	0	0	0	0	109	96	114	9	0	0	0	0	0	0	0	0	0	0	0	0	**328**	
Under Constuction	0	0	0	0	88	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**109**	
Not Yet Started	0	0	0	0	21	65	114	9	0	0	0	0	0	0	0	0	0	0	0	0	**209**	
Windfall allowance	0	0	0	0	0	0	0	120	120	120	120	120	120	120	120	120	120	120	120	120	**1,560**	
Lapse allowance	0	0	0	0	-2	-7	-11	-1	0	0	0	0	0	0	0	0	0	0	0	0	**-21**	
Anticipated supply position																						
Annual Completions	1,473	1,732	1,265	1,419	1,131	1,038	1,038	1,279	1,172	1,388	1,217	1,145	861	820	760	760	760	765	745	750	**21,517**	**1,310**
Cumulative completions	1,473	3,205	4,470	5,889	7,020	8,057	9,095	10,374	11,546	12,934	14,151	15,296	16,157	16,977	17,737	18,497	19,257	20,022	20,767	21,517		
Residual requirement	19,207	17,475	16,210	14,791	13,660	12,623	11,585	10,306	9,134	7,746	6,529	5,384	4,523	3,703	2,943	2,183	1,423	658	-87	-837		
Residual oversupply/shortfall	439	1,137	1,368	1,753	1,850	1,853	1,857	2,102	2,240	2,594	2,777	2,888	2,715	2,501	2,227	1,953	1,679	1,410	1,121	837		

15.12 MM140 (New Appendix (L) Monitoring framework)

Modification Reference	Page	Modification
MM140	Page 187	**L. Monitoring Framework**

Some baseline figures are to be confirmed by the Council, these are indicated by 'xxx'.

Reference	Monitoring Indicator	Data Source	Key Policy Aim / Key Objective	Baseline	Target	Action if target is not met or situation declines
Housing						
MI01	Performance against housing delivery trajectory	Local authority monitoring of planning applications and completions	Meeting the housing requirement of 956per year from 2021- 2041	Average of 1,177 homes per year delivered between 2020 and 2025	5,914 completions by year 5 10,717 completions by year 10 14,497 completions by year 15	Create Action Plan to address under delivery (inline with policy S4) including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review existing permissions, seek funding for sites constrained by viability. Review Local Plan.
MI02	Delivery of affordable housing within the borough	Local authority monitoring of planning applications and completions and RP monitoring against Homes England (HE) grant funding	To provide sufficient affordable housing to meet the boroughs identified need	Average of 342 homes per year delivered between 2020 and 2025	20% of all new completions in Telford 35% of all new completions in Newport and the rural areas	Engage with Registered Provider market including by seeking funding for sites constrained by viability through engagement with HE Affordable Homes Programme, Create Action Plan to address under delivery including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review

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						existing permissions. Review Local Plan.
MI03	Number of sites identified as stalled	Local authority monitoring of planning applications and completions	To ensure the timely delivery of development within the borough	27 sites	To increase turnover of identified sites	Work with developers to understand why the site is stalled, seek funding where viability is constrained, consider CPO options
MI04	Provision of self and custom build plots	Local authority monitoring of planning applications and completions	To ensure that enough self and custom build plots are available	Current need as of 2026 230	xxx plots over the plan period / sufficient plots to meet identified need	Review selfbuild register, seek to identify suitable sites, review local plan policy and percentage requirements
MI05	Delivery of Gypsy, traveller and travelling showpersons pitches	Local authority monitoring of planning applications and completions	To meet the identified need within the borough to ensure all residents are suitably accommodated	4 pitches	To meet identified need for first 5 years of the plan period (currently 13pitches)	Review GTAA
Economic Development						
MI06	Net additional employment land	Local authority monitoring of planning applications and completions	To Meet the employment requirement of xxxha from xxx-xxx	2.16 ha in 2025	168ha net additional employment land over the plan period.	Council to work with stalled sites, consider creating a part 2 of the Brownfield register, seek to accelerate existing permissions, seek funding for sites constrained by viability. Review Local Plan.
MI07	Employment floorspace lost for non-employment uses in SEA's	Local authority monitoring of planning permissions and completions	To ensure no unnecessary loss of employment floorspace within the borough	Not previously tracked	168ha net additional employment land over the plan period.	Review protection of employment floor space
Chapter 6 (Climate Change)						
MI08	Number of renewable energy developments permissioned and/ or completed	Local authority monitoring of planning applications and completions	To maximise renewable energy production within the borough, progress towards net zero by xxx	xxx currently operational	No target	Future local plan review
MI09	Median Energy Efficiency Score (by area and development type)	Local Authority monitoring of EPC certificates	Aid in the creation of an energy efficient borough, reduce reliance on the national grid and create resilient communities	Not previously tracked	The median score across the borough of B or higher	Review design and climate change policies, engage with developers to better understand limitations on and barriers to higher standards
Chapter 7 (Green and Natural Environment)						
MI10	Net change in biodiversity Units provided through development	Local authority monitoring of planning applications and consents	To maximise the scale and quality of biodiversity within the borough	Increase of 3.7 habitat units 2023 - 2025 Increase of 1.94 hedgerow units 2023-2025	For every relevant site to meet or exceed the national minimum provision of a 10% increase in BNG units	Work with developers at an early stage to ensure development is maximising provision. Review policy if aspirational target is infrequently being pursued
MI11	Net change in area of Green Network	Local authority monitoring	To protect, maintain and enhance the boroughs green network	2906.597 ha	No net loss of green network area	Review green network protection

Schedule of Main Modifications

Modification Reference	Page	Modification						
		MI12	Number of new major residential developments with a greening factor score of 0.4 or better	Local authority monitoring of planning applications and consents	To facilitate the greening of the borough through development	Not previously tracked	No specific target	Review policy NE4, work with developers to understand barriers to implementation
		MI13	Number of new major non-residential developments with a greening factor score of 0.3 or better	Local authority monitoring of planning applications and consents	To facilitate the greening of the borough through development	Not previously tracked	No specific target	Review policy NE4, work with developers to understand barriers to implementation
		Chapter 8 (Economy and Centres)						
		MI14	Town centre uses by area (Telford, Wellington and Newport) (new and change of use)	Local authority monitoring of applications and completions within town centres (by use), Data provided by Telford Town Centre Trustees	To ensure the boroughs town centres remain economically prosperous	Not previously tracked	No specific target	Future local plan review
		MI15	Vacancy rates within Telford Town Centre against national average	Local Authority monitoring in collaboration with the Telford Town Centre Trustees	To ensure Telford town centre remain economically prosperous	11 units (4.46%)	For local vacancy rates to perform well against the national average	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
		MI16	Vacancy rates within Market Town Centres against national average	Local Authority monitoring	To ensure the boroughs town centres remain economically prosperous	8 units in Newport (4.2%) 10 units in Wellington (4.6%)	For local vacancy rates to perform well against the national average	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
		MI17	Number of long term vacant units by area (Telford, Wellington, Newport)	Local Authority monitoring, Data provided by Telford Town Centre Trustees	To ensure the boroughs town centres remain economically prosperous	xxx units Telford xxx units Wellington xxx units Newport	A reduction in long term vacant units	Work with stakeholders to understand why the unit has remained vacant, consider change of use and or alteration applications. Consider CPO's in certain circumstances
		MI18	Town Centre footfall (Telford, Newport and Wellington)	Local Authority monitoring	To maximise vitality of the boroughs town centre	Not previously tracked	No target	
		MI19	Total active town centre floorspace (m^2) for leisure, convenience and comparison goods and food and beverage uses (by type and area)	Local Authority monitoring, Data provided by Telford Town Centre Trustees	To maximise vitality of the boroughs centres centre	Not previously tracked	No unnecessary loss of town centre uses to out of centre locations	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
		MI20	Change in stock of waste management facilities within the borough	Local Authority monitoring	To provide a level of waste management capacity to sufficiently accommodate local waste	2 landfill sites 32 recycling facilities	To maintain the capacity to meet the boroughs identified need	Consult with surrounding authorities. Consider permissioning new sites.

Schedule of Main Modifications

Modification Reference	Page	Modification

Chapter 11 (Sustainable Travel and Transport Networks)

MI21	Projects identified within the Local Cycling & Walking Infrastructure Plan underway or completed	Local Authority monitoring	To facilitate sustainable and active travel within the borough	x currently underway	To improve conditions for active travel in the borough and support a shift from car journeys to sustainable modes.	

Chapter 12 (Community Infrastructure, Culture and Public Open Space)

MI22	Net change in indoor and outdoor sports facilities	Local Authority monitoring	To meet local need	12 indoor facilities and xxx outdoor facilities	No specific target	
MI23	Number of LEAP and NEAP secured through s106 agreements	Local Authority monitoring	To meet local need	xxx LEAP's xxx NEAP's	No specific target	
MI24	Net change in premises with full fibre / Net change in gigabit capable premises	Local Authority monitoring, open reach data, Building Digital UK (BDUK)	To provide a high level of network access to as many residents as possible	38% of borough currently covered	99% of premises by 2032 (government target)	Pursue provision for more related development and or identify suitable sites / potential infrastructure improvements
MI25	Mobile network access across the borough	Local Authority monitoring, mobile service provider data, Ofcom data, RSP data	To provide a high level of network access to as many residents as possible	At present the best any network provider can cover is 53% of the boroughs road network	No specific Council target	Pursue provision for more related development and or identify suitable sites
MI26	Delivery of social, cultural and community facilities (by type)	Local Authority monitoring of applications and completions	To create stronger healthier communities for all residents	Not previously tracked	No specific target	Identify potential sites,

Chapter 13 (Historic Environment)

MI27	Production and implementation of Conservation Area Management Plans	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	7 Area management plans currently active	For all conservation areas to be covered by an area management plan	Review Conservation Area Management Plans to ensure they are kept up to date.
MI28	Number of locally listed structures within the borough	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	528	No specific target	Review local protections
MI29	Number of heritage conservation areas	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	8	No specific target	Review local protections

Chapter 14 (Minerals and Land)

MI30	Total aggregate land bank supply for local Mineral Planning Authorities (Shropshire Council and Telford and Wrekin Council)	Combined Local Authority monitoring	To ensure a necessary supply of aggregates is maintained within the borough	23 years sand and gravel (2025 LAA) 26 years crushed rock (2025 LAA)	Minimum 7 years of sand and gravel and minimum 10 years of crushed rock	Consult with Shropshire Council. Consider permissioning new sites

Schedule of Main Modifications

Modification Reference	Page	Modification
		MI31 | Applications permissioned for new or extension to existing mineral working facilities | Local authority monitoring of planning applications | To ensure a necessary supply of aggregates is maintained within the borough | 2 sites active | No Target | Review LAA data

15.13 MM141 - MM147 (Appendix H Glossary)

Modification Reference	Page	Modification
MM141	201	**~~H~~M. Glossary**
MM142	201	**Design Brief and Masterplan:** • **Design Brief:** A document produced by the landowner/promoter, which is submitted alongside any Masterplan with any outline, full or hybrid planning application. The document should outline any site constraints and encompass the objectives set out in local planning policy including any essential development requirements for specific site allocations. It will form a guide for the design of future full and reserved matters applications; setting out intended uses, design aspirations, street hierarchy etc, in securing a well-designed sustainable site. The National Design Guide (NDG) should be used as the starting point in terms of a template for this document. • **Masterplan:** A plan which provides a visual interpretation of the Design Brief document including the following key features; conceptual site layout, development blocks by uses (residential, employment etc.), areas of formal and informal green spaces, play and recreation facilities, key site wide infrastructure including schools, local centres, key highway routes, site access points, key walking and cycling routes, historical features (listed buildings etc.), Public Rights of Way, Allotments and buffers between the site and existing communities. The plan should also provide context to the surrounding area with key transport connections, built up areas and green infrastructure that extends beyond the boundary of the site.
MM143	201	**Development Brief:** A document, produced by the Council, which provides information and guidance about a stalled site; outlining potential uses, planning and infrastructure requirements and design parameters, which encourage desirable and well-considered development.
MM144		**Employment Land:** Land allocated or currently used for employment uses such as: Business, light industrial and research and development (E(g)); industrial (B2); and/or storage and distribution (B8) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)
MM145	201	**Forest Community:** Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies within the Plan to help create vibrant communities that are well adapted to climate change.
MM146	201	**Green guarantee sites:** ~~The Council's commitment to the promotion, protection and enhancement of green infrastructure.~~ Green Guarantee sites are open spaces within the ownership of TWC, which have a formal corporate agreement of protection from disposal or development without formal authorisation from Cabinet
MM147	201	**Green Network:** A strategic, interconnected network of open spaces within the urban areas of Telford and Newport which include both publicly and privately owned spaces that contribute to the Borough's green infrastructure.

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Telford & Wrekin Co-operative Council

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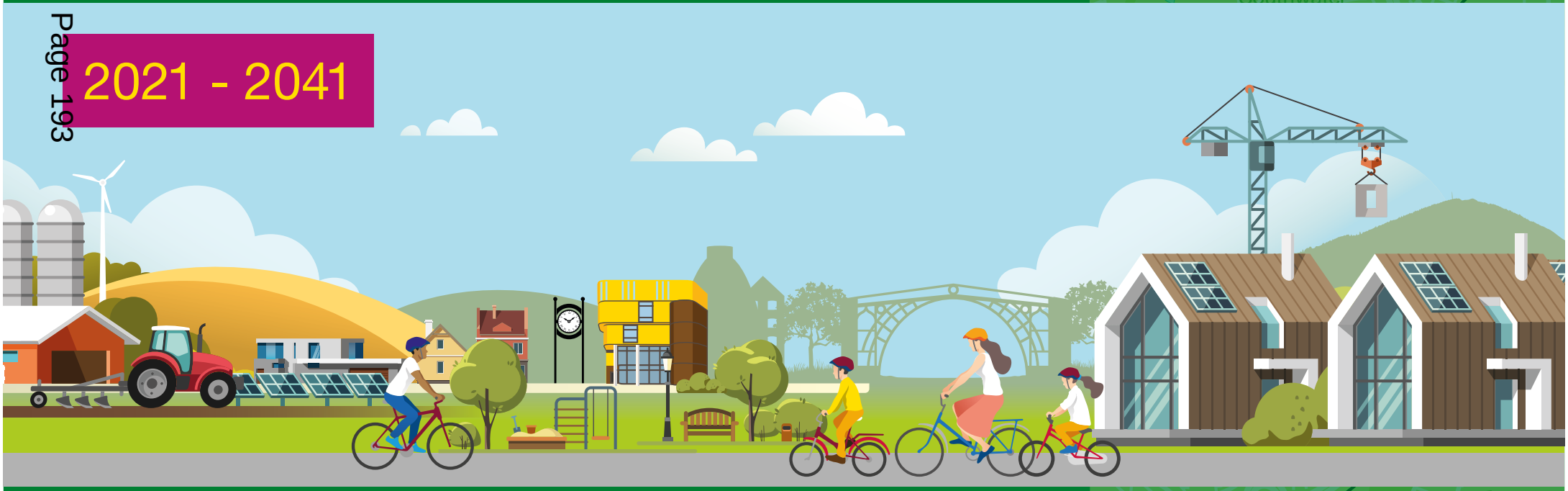
Telford and Wrekin Local Plan

ADDITIONAL MODIFICATIONS

2021 - 2041



November 2026

Contents

1 Schedule of Additional Modifications 2

Schedule of Additional Modifications

1 Schedule of Additional Modifications

Modification Reference	Page	Modification
	N/A	*Letter ordering will be amended throughout the plan, an example of the amendment is shown below.* *1. When selecting heating systems it is expected that the following hierarchy will be followed:* *a. New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation;* *b. New development should be designed with a communal heating system which could connect to future heat networks; then* *c. Sustainable alternatives to heat networks such as individual renewable heat should be utilised.* *2. When selecting cooling systems it is expected that the following hierarchy will be followed:* *~~d.~~ a. Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then* *~~e.~~ b. Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then* *~~f.~~ c. Address residual cooling load through renewable sources.*
		Paragraph numbering will be amended throughout the plan as a result of consequential additions, removals and reordering's

Schedule of Additional Modifications

		Footnote reference numbers will be amended through the plan to account for new additions and removals
		Table numbers and figure references will be amended throughout the plan to account for consequential additions and removals
		'council' has been amended to capitalise the C. Now reads as 'Council'.
		Grammatical and typographical errors have been amended.
	4	*Policy Finder has been updated to match amended references and titles of policies*
AM01	20	3.15 The borough has an extensive green and natural environment including 8 Sites of Special Scientific Interest. In addition to the ~~20~~22 designated Local Nature Reserves, at least five further LNRs will be designated ~~there are a further 9 sites proposed for designation~~ during the plan period. As well as these sites the borough has over 400 hectares of managed woodland and 47 Local Wildlife Sites across the area.
AM02	21	3.17 The borough has many historical assets that reflect a number of periods in history, not least the Industrial Revolution. This includes the UNESCO recognised Ironbridge Gorge World Heritage Site, 8 conservation areas across the borough including market towns and villages, 792 listed buildings, 528 structures ~~540 buildings~~ protected due to their local interest value and 27 Scheduled Ancient Monuments
AM03	23	3.19 The value of the borough's economy is around £4.9bn per year. Key sectors include advanced manufacturing and agri-tech, defence, engineering, plastics, IT outsourcing and data centres, construction, retail, food and drink and tourism. This ~~includes~~comprises of more than 140 foreign companies including Ricoh, Epson, Xerox, Denso Europe, Maxell and Magna Cosma. Newport and the rural area's existing economic strengths in agriculture and food production link Harper Adams University with the Ni Park employment park at Newport. Telford Town Centre has a broad mix of nationally recognised retail brands, the Telford International Centre– nationally recognised conference and events venue, and the new Station Quarter development.
AM04	24	*Policy names within this chapter will be changed from 'Policy Strategic SX' to 'Strategic Policy SX'. For example, the modification would be as follows:*

Schedule of Additional Modifications

<table>
<tr><td></td><td></td><td><u>Strategic</u> Policy <s>Strategic</s> S1</td></tr>
<tr><td>AM05</td><td>30</td><td>4.31 Telford and Wrekin is a well-connected, ambitious borough where economic development is supported and encouraged. There are many benefits to the borough by encouraging economic development as set out in figure <s>8</s> <u>7</u> below taken from the e<u>C</u>ouncil’s adopted Economic Development Strategy.

4.32 The Council strongly supports economic development <u>as</u> evidenced through the Councils track record of bringing public land to the market through the Telford Land Deal. Table 2 sets out benefits delivered by the Land Deal from <s>1</s> April 2015 to <s>31st</s>March 202<s>4</s><u>5</u>

Table 2 Telford Land Deal delivery

<table>
<tr><th>Outputs</th><th>Since the start of the Land Deal</th></tr>
<tr><td><u>Jobs enabled</u></td><td><u>2,<s>47</s>93</u></td></tr>
<tr><td><u>Commercial floor space created</u></td><td><u><s>199,278</s>209,038m2</u></td></tr>
<tr><td><u>New homes delivered</u></td><td><u>1,583</u></td></tr>
<tr><td><u>Brownfield land developed</u></td><td><u><s>36</s>50.7ha</u></td></tr>
<tr><td><u>Private sector investment</u></td><td><u>£<s>496</s>504m</u></td></tr>
</table>
</td></tr>
<tr><td>AM06</td><td>32</td><td>4.38 The Council has identified 55<s>7.</s>% of homes within the existing housing supply meaning only 45<s>2.</s>% of the housing requirement will need to come through new housing site allocations as of 31st August 2024.</td></tr>
<tr><td>AM07</td><td>34</td><td>4.45 The Council has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and the most up to date Council guidance on <u>Sustainable Drainage Systems</u> (SuDS) Handbook</td></tr>
<tr><td>AM08</td><td>40</td><td>Bullet point under para 5.1</td></tr>
</table>

Schedule of Additional Modifications

		Community infrastructure, culture and open space policies seek to protect, enhance and provide the right infrastructure ~~needed to~~ for the needs of residents such as new education facilities and public open space.
AM09	44	*Policy introduction corrected to read as follows* **~~Sustainable~~ Renewable energy in developments**
AM10	57	7.8 A list of designated sites is summarised in table ~~5~~ x and further details can be found in Appendix ~~E~~IThrough the plan period the Council will look to protect further Local Nature Reserves and other local sites which make an important contribution to the borough green space, biodiversity and/or geodiversity
AM11	63	7.30 Policy NE5 seeks to preserve the ~~g~~Green ~~n~~Network, a concept which has been extremely effective and significant in protecting green space in Telford and Wrekin.
AM12	75	8.32 The borough has a number of retail centres ranging in size, character and provision. The hierarchy of retail centres set out Appendix ~~C~~F, and is shown on the Policies Map. A summary of the role of each type of centre is included below: • Principal Town Centre – Telford Town Centre has an established economic, social and environmental role across the region. It is a regional attraction and has had recent investment into the Northern Quarter, Fashion Quarter and Station Quarter. • Market Towns - Newport and Wellington offer a more localised roles, have a range of services and facilities and serve a wider catchment. Both centres have a strong leisure offer and vibrant night time economies.

Schedule of Additional Modifications

		• District centres - such as Madeley and Dawley, provide locally important shopping and community facilities to serve the general needs of residents. Oakengates is also home to the Telford Theatre. • Local centres - such as Woodside and Lightmoor, should be on maintaining a level of services and shopping to serve local catchments.
AM13	100	9.18 Policy HO3 requires all development to provide a mix of house types and sizes in accordance with local housing needs evidence; this includes the Council's Housing Strategy, Specialist and Supported Accommodation Strategy and the Economic and Housing Development Needs Assessment (EHDNA) (2025~~1~~). The evidence recognises the benefits that certain types of homes such as bungalows and other level access accommodation can provide to meet changes in people's needs over their lifetime.
AM14	110	9.67 Applicants are strongly encouraged to engage with the C~~c~~ouncil early in the process to discuss needs and provision. For example, the planning process can facilitate discussions with the Council's Social Care Commissioners to discuss local issues. It is also recognised that where the residents have higher care needs there will need to be evidence that these can be reasonably supported by, for example, local GP provision. In addition, when considering local need, there should be consideration given to the Supported and Specialist Accommodation Strategy which identifies housing need across various cohorts in the borough[x]. Footnote: X - Telford and Wrekin's Specialist and Supported Accommodation Strategy (2020-2025)
AM15	114	1. The ~~e~~Council will support large-scale refurbishment and/or redevelopment proposals which will secure regeneration benefits for existing communities where: a. They are supported by a masterplan and Design ~~Code/~~Brief document which demonstrate • the regeneration benefits of the proposal;

Schedule of Additional Modifications

		• that the accommodation will be of a high quality; • that an assessment of the site and surrounding area has been undertaken and it is demonstrated that the proposal will make a positive contribution to the local character and distinctiveness of the area such as improved connectivity, open space, landscape and access to community facilities and services. b. It has been demonstrated that community engagement has been undertaken as part of the preparation of the proposal; c. Any net loss of housing is appropriately justified, such as through the provision of better quality homes; d. There would be no net loss of community facilities, unless in compliance with Policy CI1; e. Proposals address climate change amelioration and adaption including delivering homes which are cheaper to run through improving insulation, ventilation and inclusion of renewable energy technology; f. Proposals deliver a mix of homes in compliance with HO3 to deliver multi-generational communities and homes for rent and sale; g. Proposals comply with all other relevant policies in the Local Plan. 2. Development contributions (including, but not limited to, affordable housing, education, open space and play/sport) will only apply to net new dwellings to encourage the regeneration of existing housing stock and re-use of brownfield land. Where appropriate, the ~~e~~Council may use Compulsory Purchase Order powers to assemble ownership within an estate to enable a cohesive approach to estate regeneration
AM16	112	9.72 The Council has identified the need for gypsy, traveller and showpeoples accommodation in the borough through an updated Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTTSAA) (2023~~4~~). It is a requirement of the NPPF that Local Plans positively address the need for gypsy and traveller accommodation.
AM17	151	12.14 The ~~e~~Council has a new ~~Playing Pitch Strategy~~ Playing Pitch and Outdoor Recreation Strategy[x] and will continue to regularly review this evidence base throughout the plan period. The Council have also carried out an Open Space Needs Assessment as part of a broader Play, Recreation and Open Space study (2023) which will form part of the evidence base for the Local Plan.

Schedule of Additional Modifications

		Footnote: X – Telford & Wrekin Playing Pitch Strategy (2025)
AM18	152	12.21 Where new sport and recreation facilities are provided as part of a development, they will be designed in accordance with Sport England technical standards and technical guidance from National Governing Bodies for Sport. Any replacement facilities provided must be of equivalent quality or greater. 12.22 Development will be required to address deficiencies in the provision of play and recreation open spaces. Proposals must provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the eCouncil's strategies as identified in the Play, Recreation and Open Space – Developer Contributions Strategy (2022), the Playing Pitch and Outdoor Recreation Strategy (2022~~-~~5), the eCouncil's Play Strategy and other relevant strategies and their subsequent updates. Proposals will be expected to address the type and quality of public open space as well as the amount through new provision and/or by improving existing provision. 12.26 The eCouncil recommends that management and maintenance in perpetuity can be achieved through: *Points 1-3 reordered as follows* 2. A resident managed management company funded by an annual service charge; or 1. A management company funded by an annual service charge; or 3. Adoption by the eCouncil accompanied by an appropriate commuted sum.

Schedule of Additional Modifications

AM19	168	13.28 To date eight conservation areas have been designated and each of these make a valuable contribution to the borough as an attractive place to live, work and visit. These areas are defined as heritage assets in their own right. The eight conservation areas are: A. Edgmond; B. Wrockwardine; C. High Ercall; D. Kynnersley; E. Horsehay; F. Wellington; G. Severn Gorge; and H. Newport.
AM20	169	13.41 These are sites of national archaeological importance. They are nationally designated heritage assets. Scheduled of sites as monuments is the oldest form of heritage protection, and started in Ancient Monuments Act 1882 and subsequently superseded by the Ancient Monuments and Archaeological Areas Act 1979.
AM21	178	14.27 As a result of its industrial past, extensive mining and relative recent geological glaciation, several areas of the borough have land stability issues. The effects of unstable land may result in landslides, land creep, subsidence or ground heave. Where a site is affected by land stability issues, or where development has the potential to lead to land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner. It is vital that the Council has a plan in place to ensure that the risk to residents, visitors, private property and public property including all highway assets and third-party assets (e.g. statutory authorities and service providers) is minimised.

Schedule of Additional Modifications

AM22	178	14.30 Parts of the borough have localised land instability issues due to a number of factors~~.~~ ~~Other~~ such as the safety risks ~~are~~ associated with historical coal mining activities including risk from collapsing mine workings and mineshafts as well as mines gases. 14.31 Where there is the potential of significant risk from coal or ironstone relate mining, the~~Coal Authority~~ Mining Remediation Authority has defined such areas as high-risk areas. They include areas of known/suspected shallow coal mining, recorded mine/adit entries and areas of former surface extraction. These Mining Consideration Areas are shown in Appendix ~~G~~ J. 14.32 The ~~c~~Council is required by reason of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to consult the ~~Coal Authority~~Mining Remediation Authority when planning applications involve the provision of buildings or pipeline in the Coal Mining Consideration Area. In accordance with this legal obligation developers are required to submit coal mining risk assessments with their proposals. 14.34 The ~~c~~Council will expect developers to complete the following ~~information~~ list of reports and surveys for all development~~, in a Mining Consideration Area, typically in the form of a coal risk mining assessment, to demonstrate compliance with this policy~~: • A desk study; • Walkover survey; • A Coal Mining Risk Assessment (CMRA) • A topographic survey; • Intrusive ground investigation (including a detailed assessment of the data in the form of a report prepared by a professional Geotechnical Engineer); • Instrument installation for gas and groundwater monitoring, sampling and testing; • Ground movement monitoring, both surface and at depth; • Slope stability assessment; and • When requested by the LA, the developer will provide a Stability Declaration Form.

Schedule of Additional Modifications

<table>
<tr><td></td><td></td><td>14.35 Ground movement related problems in the Ironbridge and Coalbrookdale area are related to three key factors: geology, stream incision and human activity. Human activity relates primarily to historical mining in the area (including extensive Clay mining which is not a ~~Coal Authority~~ Mining Remediation Authorityconsideration) and historic building methods. Two reports have been produced to provide guidance on ground stability conditions and are available on the ~~e~~Council's website. These reports are:

• ~~The Ground Behaviour Study of Ironbridge and Coalbrookdale~~ Ironbridge Gorge Landslides, Ironbridge and Coalbrookdale Ground Behaviour Study (2005); and
• The Ironbridge Gorge Geomorphological Mapping Report (2009)</td></tr>
<tr><td>AM23</td><td>187</td><td>Table 11

<table><tr><td>Principal Town Centre</td><td>Telford Town Centre</td></tr><tr><td>Market Towns</td><td>Newport and Wellington</td></tr><tr><td>District Centres</td><td>1. Oakengates; 2. Hadley; 3. Lawley; 4. Donnington; 5. Dawley; 6. Ironbridge and 7. Madeley.</td></tr><tr><td>Local Centres</td><td>Adamston, Allscott, Apley, Arleston, Brooklands, Brookside, Dale End, Hadley (Haybridge Road), Hills Lane, Hollinswood, Ketley (Station Road), Ketley (Orchard Close), Leegomery, Lightmoor, Malinslee, Muxton, Priorslee (Priorslee Avenue), Priorslee (Gatcombe Way), Randlay, Redhill, St Georges, Shawbirch, Stirchley, Sutton Hill, Trench (Teagues Crescent) and Woodside

Emerging local centres at the three sustainable community sites.</td></tr></table></td></tr>
</table>

Schedule of Additional Modifications

<table>
<tr><td>AM24</td><td>188</td><td>Table 12

<table>
<tr><td colspan="2">Site of Special Scientific Interest (SSSI)</td></tr>
<tr><td>~~Alscott~~Allscott Settling Ponds</td><td>Lydebrook Dingle</td></tr>
<tr><td>Lincoln ~~Hil~~Hill</td><td>Muxton Marsh</td></tr>
<tr><td>New Hadley ~~Brick Pit~~ Brickpit</td><td>Newport Canal</td></tr>
<tr><td>The Wrekin and The Ercall</td><td>Tick Wood and Benthall Edge</td></tr>
</table></td></tr>
<tr><td>AM25</td><td>188</td><td>Table 13

<table>
<tr><td colspan="2">Local Nature Reserves – Designated</td></tr>
<tr><td>Granville Country Park</td><td>Limekiln Woods</td></tr>
<tr><td>Lodge Field</td><td>~~Madebrook Pools & Stirchley Dingle~~ Holmer Lake and</td></tr>
<tr><td>Telford Town Park</td><td>~~The Ercall~~ Madebrook & Lawrence’s Hill</td></tr>
<tr><td>Apley Woods</td><td>Dawley Hamlets</td></tr>
<tr><td>Dothill and Shawbirch</td><td>Ketley Paddock Mound</td></tr>
<tr><td>Lightmoor</td><td>Lilleshall Hill</td></tr>
<tr><td>Madeley ~~Pitmounds~~ Pit Mounds</td><td>Randlay Valley</td></tr>
<tr><td>Rough Park</td><td>The Beeches</td></tr>
<tr><td>The Cockshutt</td><td>Langleyfield</td></tr>
<tr><td>Horsehay and~~&~~ Simpsons Pools</td><td>Central Hall</td></tr>
<tr><td>Heath Hill and Pool Hill</td><td>Priorslee Flash</td></tr>
<tr><td colspan="2">Local Nature Reserves – Proposed Designations During Plan Period</td></tr>
<tr><td>~~Central Hall~~</td><td>~~Heath Hill and Pool Hill~~</td></tr>
<tr><td>~~Holmer Lake with~~ Kemberton Meadowsand ~~M~~Pitmounds</td><td>~~Horsehay Pool with Simpsons Pool~~</td></tr>
<tr><td>~~Langley Fields~~</td><td>Snedshill and ~~The Flash~~Albion Hill</td></tr>
<tr><td>~~Shawbirch~~</td><td>~~Extension to Granville~~</td></tr>
<tr><td>~~Dothill~~</td><td>Central Newport</td></tr>
<tr><td>Hurley Brook</td><td>Redhill</td></tr>
</table></td></tr>
<tr><td>AM26</td><td>191</td><td>Change alignment of ‘Table 16’ to the left</td></tr>
</table>

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Telford & Wrekin Co-operative Council

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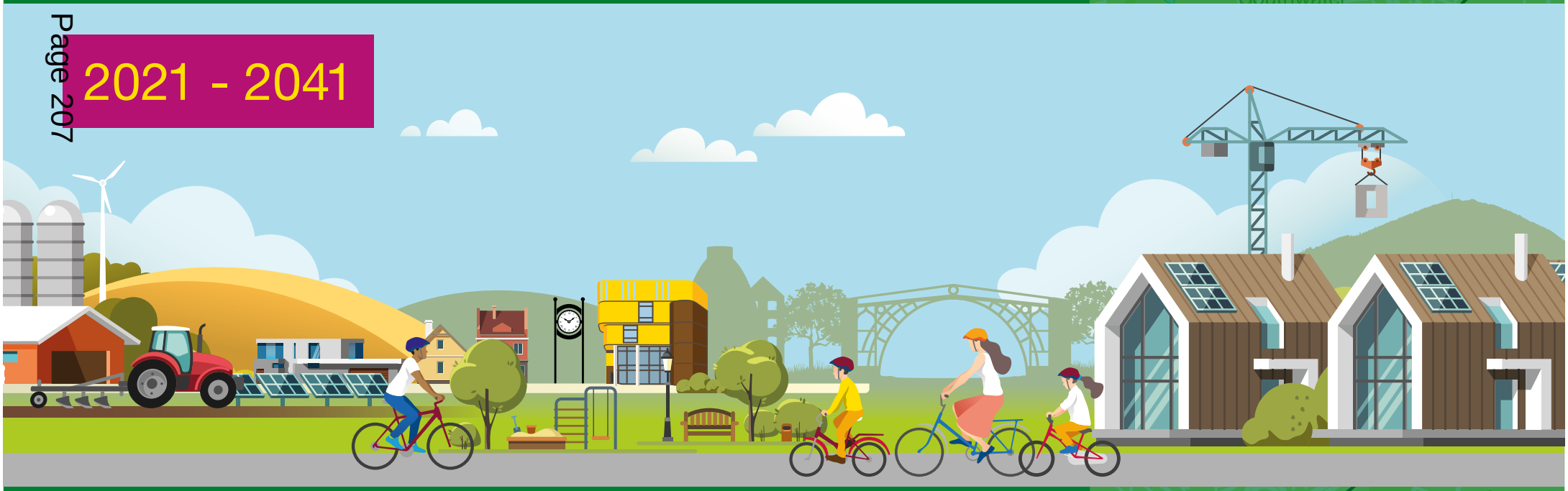
Telford and Wrekin Local Plan

POLICY MAP AMENDMENTS

2021 - 2041



November 2026

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1 Suggested amendments to the Policies Map 2

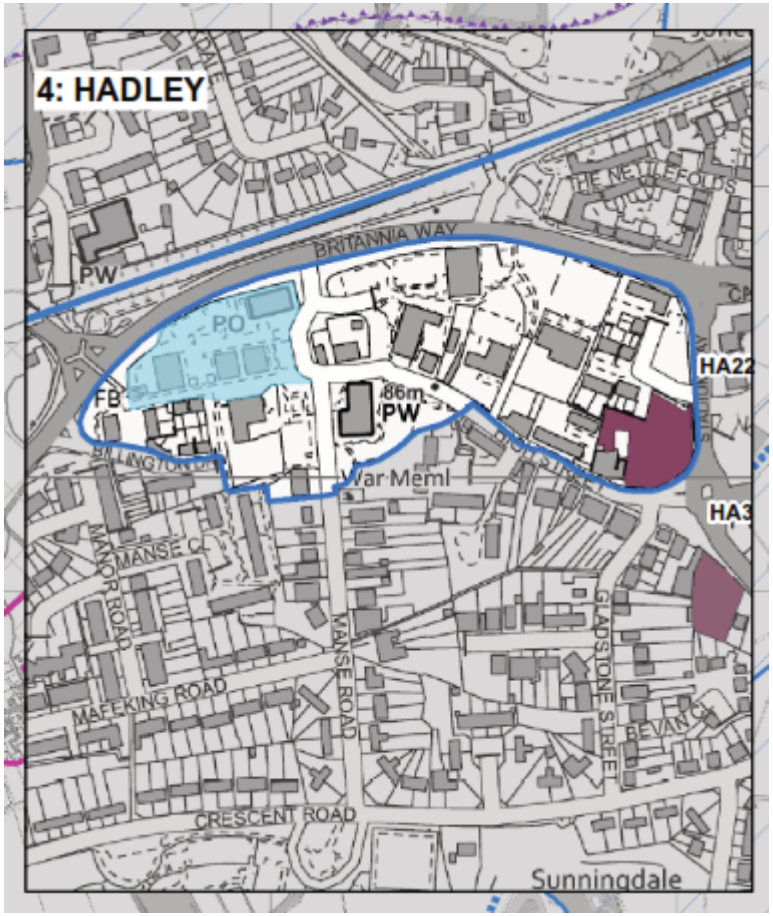
Schedule of Policy Map Amendments

1 Suggested amendments to the Policies Map

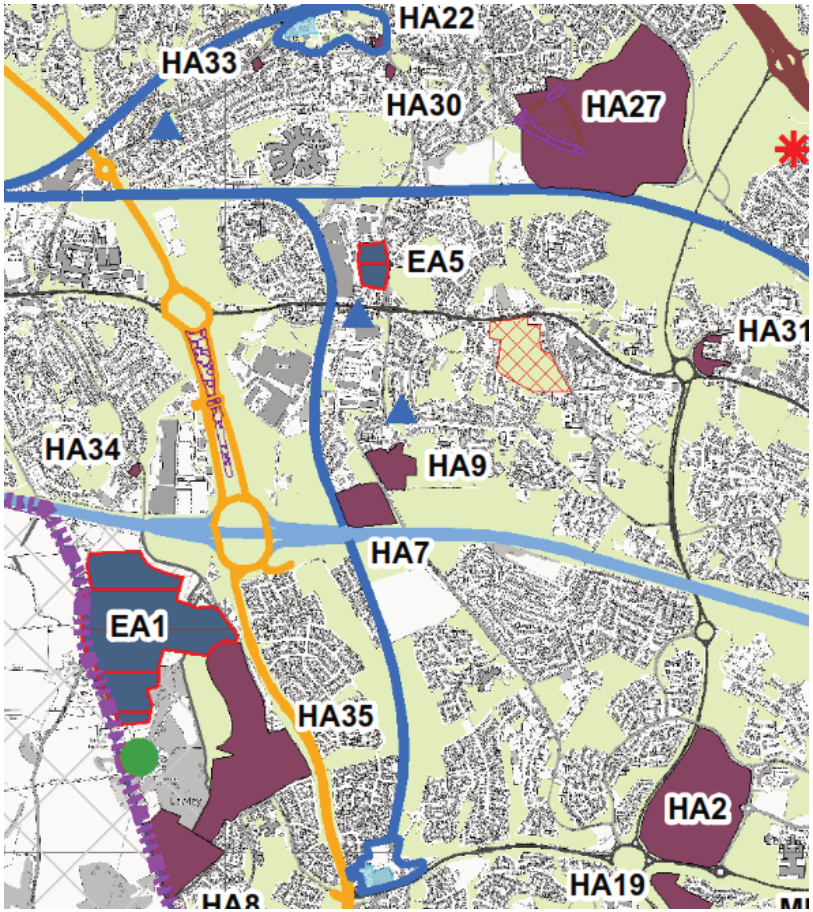
1.1 These changes will be included as part of the Council's updated policies map included as part of the minor modifications.

Action	Description of Amendment	Policy Map Amendment
Amendments to Key	The following titles will be amended: • Primary ~~Centre~~ Shopping Area • Registered ~~Historic~~ Parks and Gardens • Allocated Housing Sites • Allocated Employment Sites • Allocated Mixed Use Sites • ~~Housing Sites Carried Forward~~ • ~~Employment Sites Carried Forward~~ • Key Rural Settlements	
Amendments to Layer	**Green Network:** the extent of the Green Network has been updated since the Regulation 19 consultation.	

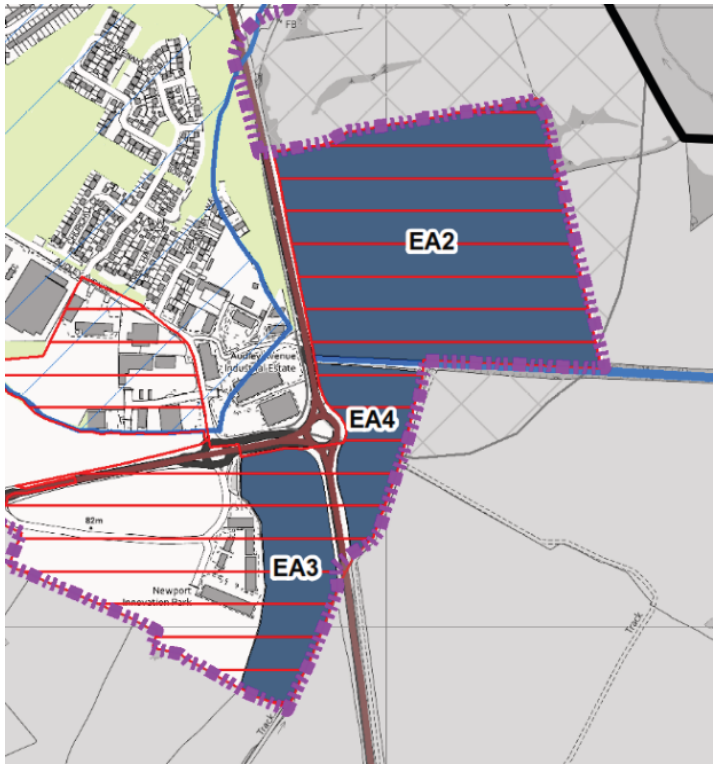
Schedule of Policy Map Amendments

Action	Description of Amendment	Policy Map Amendment
Amendments to Insert	Hadley district centre will be corrected.	

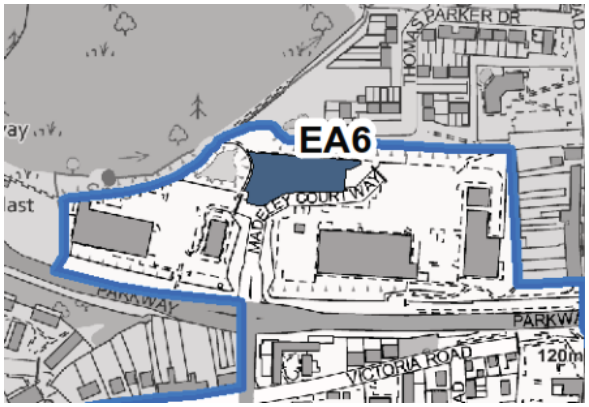
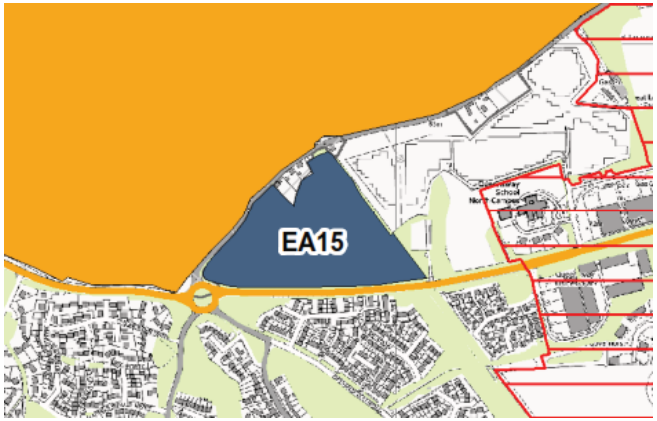
Schedule of Policy Map Amendments

Amendments to Allocated Housing Sites	• Add site references • made opaque	

Schedule of Policy Map Amendments

	Remove Land South of Old Vicarage (HA26)	
Amendments to Allocated Employment Sites	• Add site references • made opaque	

Schedule of Policy Map Amendments

	• Remove Madeley Court Way (EA6)	
	• Add EA15 Wheat Leasows	
Amendments to Allocated Mixed Use Sites	• Add references • Wheat Leasows MU9 will change to Allocated Employment Site (EA15) • made opaque	As shown above.

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Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Telford and Wrekin Local Plan Review

PUBLICATION VERSION

2020 - 2040



February 2025

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1 Foreword

1 Foreword

1.1 The Telford & Wrekin Local Plan sets out the future vision and priorities for land use in the borough up to 2040. This plan led approach helps the Council to manage and deliver sustainable development that will benefit existing neighbourhoods and help build thriving new communities.

1.2 The Local Plan will protect and enhance the green spaces, ecology and biodiversity of the borough, protecting the original vision for Telford as a 'settlement in the landscape'.

1.3 An updated policy framework will ensure that the plan makes a positive contribution to addressing the climate emergency declared by the Council. This will ensure, for example, that new buildings are as thermal and energy efficient as possible.

1.4 Homes delivered through the plan will include more affordable housing to rent and more accessible housing that will allow residents to live at home and within their communities for longer. As part of developing communities across the borough the plan will help deliver a mix of housing including a range of homes to support vulnerable people.

1.5 The Council knows that new communities can't grow and existing communities can't flourish in the absence of good quality infrastructure. In developing and delivering the plan the Council are working with infrastructure partners, such as local health services, education providers and utility companies) to identify projects that will be needed and, most importantly, give those partners a clear view on growth up to 2040, without which they could not effectively plan for their services.

1.6 The Telford & Wrekin Local Plan sets out this Council's vision and strategy for the planning of the borough up to 2040. It should be read alongside the Policies Map that accompanies it.

1.7 I would like to thank everyone involved in the preparation of our plan. We look forward to working with our partners to help deliver this vision.

Councillor Carolyn Healy

Cabinet Member for Neighbourhoods, Planning & Sustainability

2 Introduction

2 Introduction

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2 Introduction

Introduction to the Local Plan

Note on Publication Plan version

This version of the Local Plan has been prepared in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Further minor modifications may be made to this version of the plan in advance of submission to the Planning Inspectorate.

If you need copies of any of the draft Local Plan documents in large print, braille or in another language, please contact us on 01952 384241 or email localplan@telford.gov.uk

About this document

2.1 The purpose of the Local Plan is to explain what type of place the borough of Telford and Wrekin is today, the type of place we aspire to be in the future and to provide a planning framework to support new and existing communities by enabling and managing sustainable development up to 2040.

2.2 The council adopted the existing Telford and Wrekin LocalPlan (Local Plan) in 2018. As part of ensuring the Local Plan remains up-to-date the council is required to review plans five years after adoption. This document is the new Local Plan for the borough for the period 2020 to 2040.

2.3 Central to the Local Plan is the protection and enhancement of the borough's green spaces and whilst effectively and successfully balancing this with the growth the borough needs to deliver new homes, jobs and infrastructure to support our existing neighbourhoods and new communities flourish. Telford is characterised by the extent of its areas of publicly accessible green space including Local Nature Reserves (LNR), Wildlife sites, green guarantee sites and its 2,500 hectares of 'green network'. The Local Plan reinforces the protection of existing public green space as well as creating new ecologically valuable and accessible areas that can positively contribute towards tackling climate change, improving people's health and wellbeing and most importantly **protect the boroughs role as a community set in the landscape for generations to come.**

2.4 The Telford and Wrekin Local Plan addresses: the council's vision and priorities in planning for the future, addressing changes in national planning policy and changing local circumstances including demography and wider structural changes in the economy.

2

2 Introduction

How to use this document

2.5 It is important that in all planning decisions the Local Plan is read and applied as a whole. The Local Plan includes policies that are used in the determination of planning applications in the borough these include:

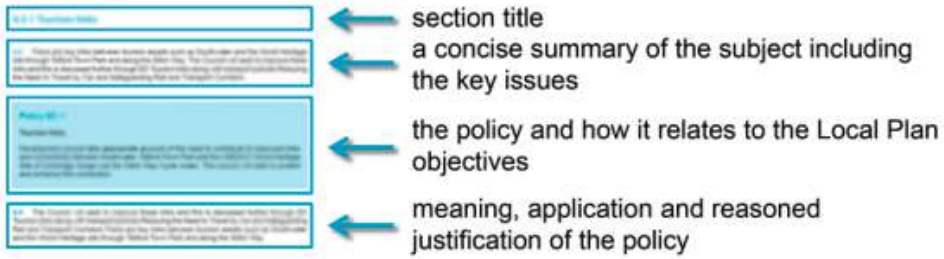
- **Strategic policies –** these provide a high level framework for the Local Plan and reflect the key borough wide priorities that the plan will help address.
- **Development management policies –** these are more detailed policies that provide more information on specific planning issues such as the provision of electric vehicle (EV) charging infrastructure in new developments.

2.6 The Local Plan has nine policy themes linked to the priorities of the plan these include:

- Green and natural environment
- Economy and centres
- Housing
- Climate change
- Development design
- Sustainable travel and transport networks
- Community infrastructure, culture and open space
- Historic environment
- Minerals and land

2.7 The policies in this document are organised as set out in Figure 1 below.

Figure 1: Policy Structure



Plan preparation

2.8 The Telford and Wrekin draft Local Plan has been prepared in accordance with the National Planning Policy Framework (2025) (the NPPF) and the Town and Country Planning (Local Planning) (England) Regulations (2012) which set out the requirements for producing a Local Plan. The timetable and stages for preparing the Local Plan are set out in the council's local development scheme[(1)] and details of consultation commitments are contained in the statement of community involvement[(2)]. Both documents are available on the Telford & Wrekin Council website.

1 www.telford.gov.uk/lds
2 www.telford.gov.uk/sci

2 Introduction

Duty to cooperate

2.9 The Localism Act (2011) and the NPPF require local authorities to fulfil a duty to cooperate on planning issues, to address issues that have cross border implications with neighbouring authorities and key statutory agencies and ensure, where possible, that policy approaches are consistent. The council has engaged with neighbouring authorities and key agencies on specific matters relating to strategic planning and will continue to do so in the delivery and monitoring of the Local Plan. This includes flood risk, the provision of strategic infrastructure, the supply and distribution of housing and meeting employment needs.

Integrated impact appraisal

2.10 An integrated impact appraisal (IIA) is a systematic process that must be carried out during the preparation of the Local Plan to accord with legislation. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

2.11 The IIA comprises a Sustainability Appraisal, Habitat Regulations Assessment, Health Impact Assessment and an Equalities Impact Assessment. The IIA has been prepared in accordance with the requirements for Sustainability Appraisals and Habitat Regulations as set out in legislation and policy.

Policies map

2.12 The Council is required[(3)] to prepare a Policies Map to show the location of policy designations (conservation areas, protected sites, employment zones etc.) and site allocations (housing and employment sites) which will come forward during the plan period.

2.13 This version of the Local Plan is accompanied by:

- A printable version of the Policies Map
- An interactive version of the Policies Map available on the Council's Local Plan.
- This online mapping tool allows users to search or select an area e.g. by postcode or Parish on the map and see whether any Local Plan designations and allocations apply.

Policy context

2.14 The Local Plan will, in combination with existing, adopted neighbourhood development plans and any further plans duly made up to 2040, forms the development plan for the borough of Telford and Wrekin.

2.15 The Local Plan will be supported by the Council's existing suite of Supplementary Planning Documents (SPDs) and any new SPDs, or guidance documents, which will be prepared to provide additional detail on particular sites or issues relating to Local Plan policies.

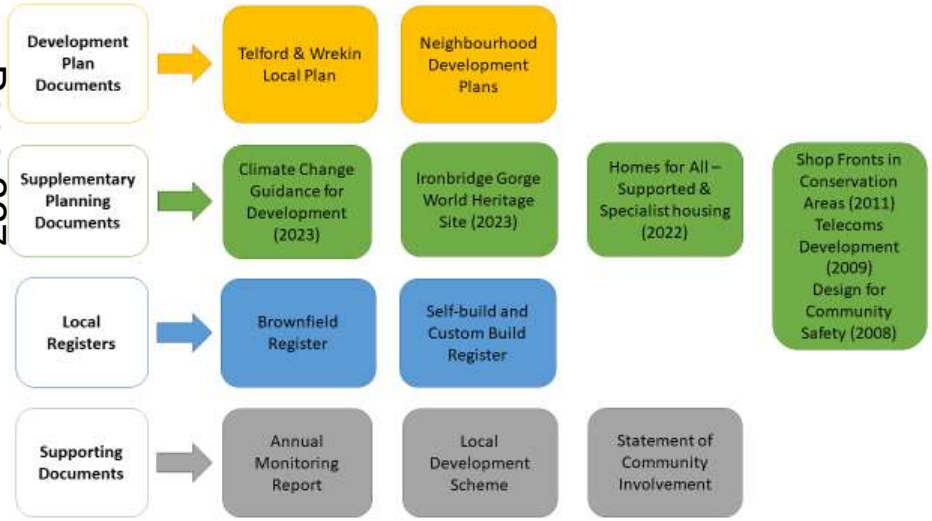
3 Regulation 22 (1) (b) of The Town & Country Planning (Local Planning) (England) Regulations (2012)

2 Introduction

2.16 Local Plan policies and allocations have also been informed by the council's requirements to maintain a register[4] of brownfield land which is suitable for residential development and a register[5] of people who are interested in self-build or custom-build projects in the borough.

2.17 Figure 2 sets out how the Local Plan will fit into the policy framework. A summary of each document is set out in the Local Development Scheme and all are available on the council's website.

Figure 2: Policy Framework



Neighbourhood planning

2.18 The Localism Act (2011) supports local communities to shape the future development of their neighbourhoods through a legal process of 'neighbourhood planning'. This allows local communities to produce neighbourhood development plans, neighbourhood development orders and community right to build orders.

2.19 Once a neighbourhood development plan has been made it becomes a part of the development plan for Telford and Wrekin. Plans contain locally distinctive policies for the neighbourhood plan area that decision makers must take into account when determining planning decisions for that area. Further information on neighbourhood plans is available on the Council's website[6].

4 Town and Country Planning (Brownfield Land Register) Regulations 2017
5 Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)
6 www.telford.gov.uk/neighbourhooddevelopmentplans

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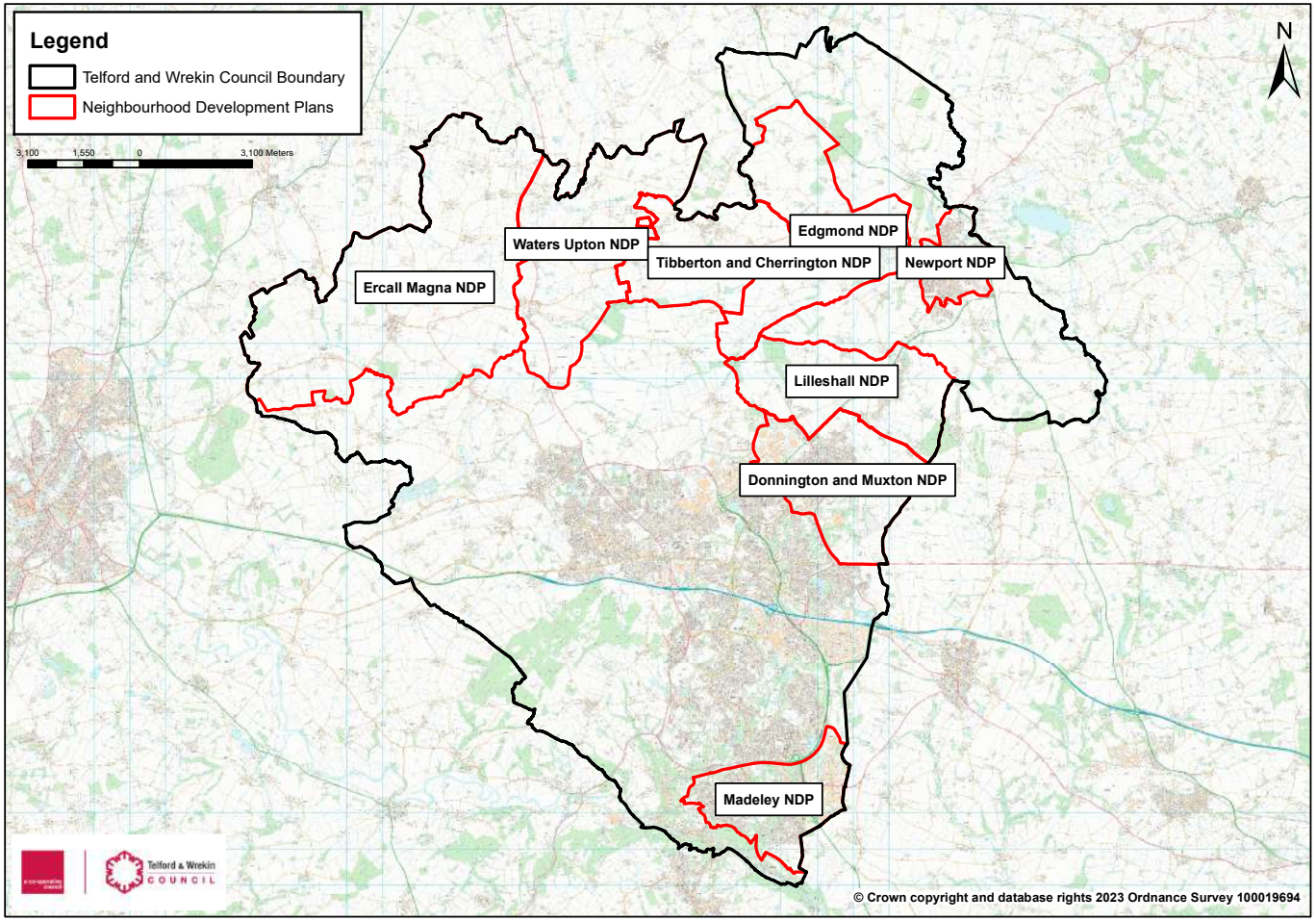
Figure 3: Neighbourhood Plans



3 Vision, Priorities and Profile

3 Vision, Priorities and Profile

Vision for the borough

3.1 The purpose of the Local Plan is to help ***protect, care and invest in the sustainable development of the borough by enhancing the quality of life and the natural environment for those who live, work and visit the area, whilst continuing to attract new investment to support the borough's economic success.***

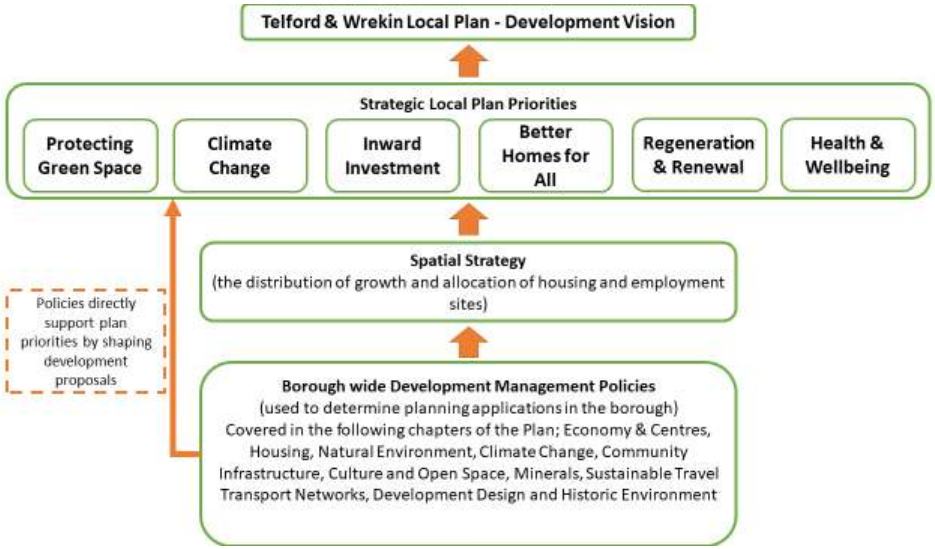
3.2 To achieve this purpose the Local Plan vision sets out a description of the type of place we aspire to be and involves the responsible and sustainable stewardship of the borough's resources and assets:

- ***By 2040, Telford and Wrekin will be a Forest Community with an enhanced and protected natural environment that local residents can enjoy close to their doorstep***
- ***It will be a borough that is adapted to climate change through well connected sustainable transport, energy efficient homes, renewable energy and the location and design of developments***
- ***Development will be focussed in the most sustainable locations with good access to facilities, services and job opportunities***
- ***New development contributes to the health and wellbeing of residents and will provide a mix of homes that meets the changing needs of our population; and***
- ***Inward investment to create jobs and regeneration opportunities will be achieved through new development supporting a more prosperous borough.***
- ***The Council, residents and stakeholders are custodians of the boroughs historic assets and environment and these will be given the highest levels of protection for future generations to come.***

Strategic Local Plan priorities

3.3 The vision is underpinned by six strategic priorities which together have shaped the Local Plan spatial strategy, strategic policies and development management policies. The priorities are aligned with the Council Plan to Protect, Care and Invest to Create a Better Borough. Figure 4 illustrates the inter relationship between the vision priorities and key policies included in the plan.

Figure 4: Local Plan policy framework



3

3 Vision, Priorities and Profile

PRIORITY 1: Tackling climate change and achieving carbon neutrality

The Council declared a climate emergency on 25 July 2019 and committed to carbon neutrality for its own operations by 2030. The declaration also recognised that the Council has a role to play in helping to facilitate the aspiration for the borough to be carbon neutral by 2030. The UK legal target is now net zero emissions by 2050. The Council's *Becoming Carbon Neutral Action Plan* identifies ways to use its powers to support the transition to a low carbon future.

Objectives:

- **Design developments to address climate change, be thermally efficient and reduce energy consumption;**
- **Investment in sustainable travel networks to support active lifestyles and reduce car use;**
- **Deliver new strategic renewable energy schemes in the right place;**

Key policies: S5, CC1, CC2, CC3, CC4, CC5, CC6, DD1, DD3, DD5, DD6, ST5 and EC3

PRIORITY 2: Protection and enhancement of the green, natural and historic environment

3.4 A fundamental, cross cutting priority protecting and enhancing the borough's existing green spaces recognises their value to residents, visitors and investors and their significance in supporting health and well being and the balanced growth of the borough. Significant erosion of green space will reduce the sustainability, climate resilience and liveability of the borough, and will be resisted. The boroughs network of green areas also provide access to a biodiverse rich natural environment, and support a growing network of pedestrian and cycleways. The Council's significant land holdings give control over many areas of green space and the designation of 'green guarantee' sites have already had an influential role in driving this priority.

Objectives:

- Ensure new developments are designed to reflect the boroughs role as a 'Forest Community';
- Provide access to green space for all residents;
- Protect Local Nature Reserves, urban green spaces and create new accessible green spaces;
- Invest in the quality and coverage of biodiversity on and around new developments; and
- Maximising greening developments to help address climate change and improve health and wellbeing.

3.5 **Key policies:** S1, S2, NE1, NE2, NE3, NE4, NE5, NE6, NE7, CI2, CI3, HE1, HE2, HE3, HE4, HE5, HE6 and HE7

PRIORITY 3: Maximising inward investment and employment opportunities

3.6 Through the new Invest in Telford Strategy the Council is committed to supporting all existing businesses and to attract new inward investment, support job opportunities and to sustain and enhance the borough's strong economic performance. The Local Plan policies and site allocations can help accelerate delivery and support economic growth by planning for changing work patterns including home working, changes in travel patterns, increasing land available for employment development that is accessible to local communities

and supporting leisure, retail and tourism sectors. The Local Plan will also help capitalise on further inward investment through new trading relations between the UK and other countries.

Objectives:

- Deliver a minimum 167 ha employment land up to 2040 to support investment and job creation;
- Invest in key infrastructure including transport, broadband and the natural environment;
- Invest in education, training and skills facilities to support a diversified and agile workforce;
- Diversification of the rural economy to support jobs and innovation; and
- Reduce youth unemployment.

3.7 **Key policies:** S3, S7, EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10, CI4 and CI5

PRIORITY 4: Securing better homes for all

3.8 The Local Plan has a key role in housing delivery ensuring a range of homes that meet local needs and supporting regeneration and renewal that address the quality of existing housing stock. As well as delivering more affordable homes there is a need to ensure that housing is developed to more accessible standards that enable people to live at home for longer improving quality of life and life expectancy and reducing pressures on health and social care services.

Objectives:

- Meet the housing needs of the borough through delivery of 20,200 homes up to 2040 across a range of types and tenures including more affordable, supported, specialist and accessible housing;
- Ensure new developments deliver a mix of homes that meet local needs including homes built to higher accessibility standards;
- Deliver Sustainable Communties to Telford that provide inter-generational housing opportunities creating new communities; and
- Homes designed to be energy efficient and climate ready that meet the Nationally Described Space Standards.

3.9 **Key policies:** S4, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO11, HO12 and HO13

PRIORITY 5: Delivering regeneration, renewal and stronger communities

3.10 Telford faces challenges – the legacy of the original New Town – with ageing infrastructure and the fabric of some of the town's estates, particularly in South Telford now requiring physical regeneration. While this will require major Government investment the Local Plan can support the regeneration and renewal of these areas to create stronger more cohesive communities that benefit from lower energy costs, better quality housing and improved health and wellbeing. The challenge of regenerating town and local centres is compounded by the impact of changing patterns of shopping and leisure time. This is evident in reduced demand for office space, vacant commercial properties such as pubs and reduction in demand for retail space in some areas. The Local Plan will help deliver new uses and investment into centres helping to revitalise key centres of the community.

Objectives:

- Support for mixed use (including residential led) development schemes and uses that will improve long term sustainability of Telford Town Centre, such as Station Quarter;

3 Vision, Priorities and Profile

- Strengthen Newport and Wellington's role as key market towns in the borough and support the diversification of centres from retail to a greater mix of uses;
- Encouraging new uses including residential, leisure and employment that support footfall and create flexible adaptable places in the borough's centres as they evolve, adapt and renew; and
- Setting a positive policy approach to support the renewal and regeneration of housing estates.

3.11 **Key policies:** S6, HO9 and HO10

PRIORITY 6: Improving health, wellbeing and tackling health inequalities

3.12 Planning can help to reduce health inequalities, promote better physical and mental health and wellbeing and improve educational attainment, productivity and economic growth. Factors include property conditions, development design, and access to healthy food, opportunities for education, outdoor amenity space and employment. Obesity is a critical issue which planning can help address through the control of uses in town and local centres as well as the layout and design of developments to help increase levels of active travel. The borough has an ageing population and ensuring developments are designed to enable people to live at home longer will support independence and reduce pressures on health and social care. The Local Plan will help deliver the objectives of the Joint Strategic Needs Assessment (JSNA)and the boroughs Health and Wellbeing Strategy.

Objectives:

- Designing developments to meet the needs of a changing population, increasing independence and inclusion and reducing reliance on health and care services over the long term;
- Creating multi-generational communities through housing mix where people can live in their community for longer and lead more active lifestyles by investing in sustainable travel and green space;
- Investing in measures to improve mental health and wellbeing including dementia friendly developments;
- Tackling obesity through creating space for people to grow their own food and healthy eating environments in centres, and ensuring there is a diversity of food options in centres; and
- Improving the wider determinants of resident's health and welling as identified in the JSNA and Health and Wellbeing Strategy.

3.13 **Key policies:** S6, EC6, EC9, ST1 and ST2

The borough profile

3.14 The borough of Telford and Wrekin is located between the urban areas of Birmingham and the Black Country to the east, and the rural areas of Shropshire and Wales to the west. The borough combines older and historic areas alongside more recent development as a New Town. Map 2 shows the borough location.

Table 1 The borough - Key Facts

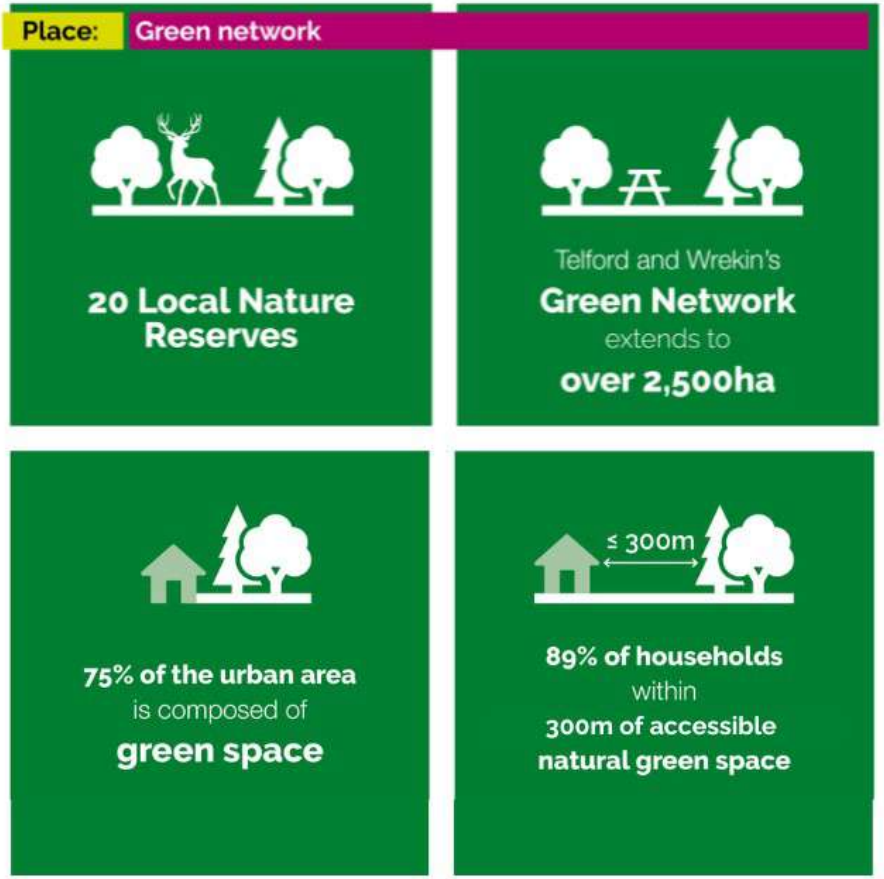
Size of borough (hectares)	29, 031
Population size (2019 mid-year estimate)	179, 900
Population split	86% Telford 7% Newport 7% Rural Area
Age profile	Young people (0-15) 20.6% Working age population (16-64) 62.1% Older population (65+) 17.3%

Figure 5: Location of Telford & Wrekin



3 3 Vision, Priorities and Profile

Natural environment



3.15 The borough has an extensive green and natural environment including 8 Sites of Scientific Interest. In addition to the 20 designated Local Nature Reserves there are a further 9 sites proposed for designation during the plan period. As well as these sites the borough has over 400 hectares of managed woodland and 47 Local Wildlife Sites across the area.

3.16 Telford Town Park is one of the largest urban parks in the country and lies at the heart of Telford. A network of formal parks and recreation grounds can be found in borough towns and districts centres as well as Newport and play and recreation facilities in local villages.

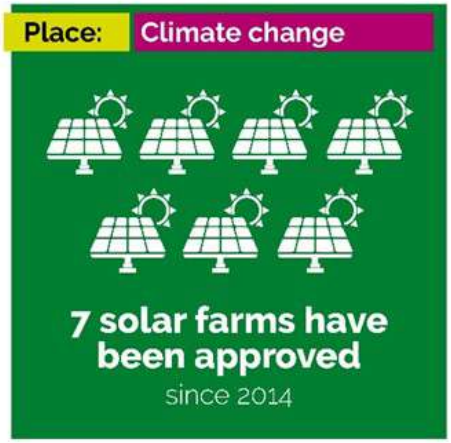
Heritage and Conservation

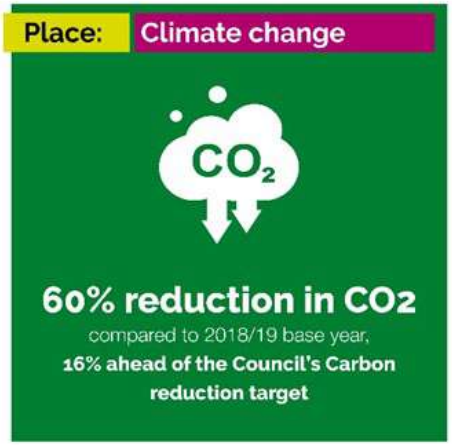




3.17 The borough has many historical assets that reflect a number of periods in history, not least the Industrial Revolution. This includes the UNESCO recognised Ironbridge Gorge World Heritage Site, 8 conservation areas across the borough including market towns and villages, 792 listed buildings, 540 buildings protected due to their local interest value and 27 Scheduled Ancient Monuments

Sustainability





3.18 There is an extensive network of over 448 km of cycleways and 953km of pedestrian footway network that help people travel to schools, jobs and for leisure around the urban and rural areas of the borough. Bus and rail connections support travel around the area as well as into West Midlands and wider rail network. The Council have been working to reduce carbon emissions through the development of its own solar farm and granting permission to other sites.

3

3 Vision, Priorities and Profile

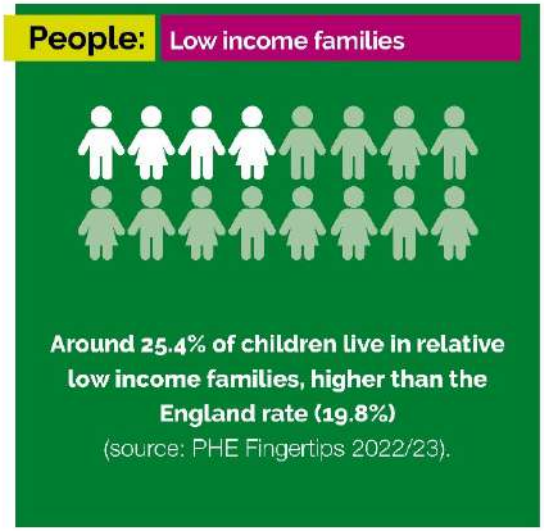
Education and the economy



3.19 The value of the boroughs economy is around £4.9bn per year. Key sectors including advanced manufacturing and agri-tech, defence, engineering, plastics, IT outsourcing and data centres, construction, retail, food and drink and tourism. This includes more than 140 foreign companies including Ricoh, Epson, Xerox, Denso Europe, Maxell and Magna Cosma. Newport and the rural area's existing economic strengths in agriculture and food production linking Harper Adams University with the Ni Park employment park at Newport. Telford Town Centre has a broad mix of nationally recognised retail brands, the Telford International Centre – a nationally recognised conference and events venue, and the new Station Quarter development.

3.20 There are two Universities in the borough; Harper Adams and Wolverhampton University and Telford College providing world class higher and further education in the borough.

Health and wellbeing





3 Vision, Priorities and Profile

3.21 18 areas of the borough are ranked in the 10% most deprived nationally with a further 10 areas ranked in the 10-20% most deprived nationally (DCLG Index of Multiple Deprivation 2019). Wider health and wellbeing issues include:

- Life expectancy for men is 79 years and for women is 82. Male life expectancy in the borough has seen an improvement over recent years, but both measures remain below the national rates.
- 71.5% of adults are classified as overweight or obese, higher than national levels (Public Health England, Active Lives survey 2018/19). 23.7%, of adults in the borough are estimated to be physically inactive (Public Health England, Active Lives Survey 2019/20).
- 26.1% of reception children and 40.4% of Year 6 children are classified as overweight or obese (NHS Digital, National Child Measurement Programme 2019/20).

4 Development strategy and strategic policies

4 Development strategy and strategic policies

Development strategy

4.1 The development strategy will continue to be plan development based on the areas of Telford, Newport and the rural area of the borough. The levels of development for each area are based on a broad split of existing population levels.

4.2 The strategy reflects the distinct roles and characteristics of the areas and recognises their capacity for growth. The Local Plan has identified a housing requirement of around 20,200, of which 57.5% of these homes have already been identified in the Councils housing supply, this includes homes completed, under construction, have planning permission or are included in an allowance for small sites (under 5 homes).

Telford

4.3 The majority of future growth will be delivered in or on the edge of Telford through sustainable extensions to the existing urban area. This is in continued recognition of Telford's role as the major service centre for the borough and its role in providing jobs as well as further and higher education opportunities.

4.4 In recent years growth has been focus to the east/ south east of Telford at Lightmoor and Lawley as well as the Ketley Millenium Community and east Priorslee. The Local Plan will now deliver new sustainable communities extending beyond the existing urban area to the north of Telford, these will be at Bratton, Wappenshall and North East of Muxton.

4.5 The need to grow beyond the existing boundary of Telford is critical to protecting the town existing green spaces including LNR's, Green Guarantee sites and green network from development pressures. It also recognises that as the town has matured there are fewer opportunities for large scale brownfield development that can help meet the boroughs development needs.

4.6 Previously developed land allocated for development will see the regeneration and growth in Telford Town Centre in addition to the Station Quarter development which is under construction.

4.7 Over the course of the plan period 2020 to 2040 the Council are planning for around 17,372 homes in and on the edge of Telford, this includes 9,060 homes already consented or completed. This means the Council is planning for around 8,312 net new homes coming forward for Telford up to 2040.

Newport

4.8 Newport plays a key role in the boroughs economy and is located on the A41 to the north east of Telford. Its main function is as a market town supporting is rural hinterland which includes Harper Adams University.

4.9 Newport's economic role has increased with the development of the Newport Innovation Park (NI Park) which is focused on agri-tech industry. The plan allocates further employment land at Newport to maximise on its connectivity to the A41 / M54 corridor.

4.10 New housing growth will be contained within Newport with some further growth on the edge of the boundary at Church Aston.

4 Development strategy and strategic policies

4.11 The strategy for Newport will be to provide for new housing and employment growth that continues to recognise its role as a market town and protect its important historic assets such as the historic Chetwynd Deer Park.

4.12 Over the course of the plan period the Council are planning for around 1,414 new homes in or on the edge of Newport, of this over 1,239 homes have already been completed or have planning permission. This means the Council are planning for around 175 net new homes for Newport up to 2040.

Rural area

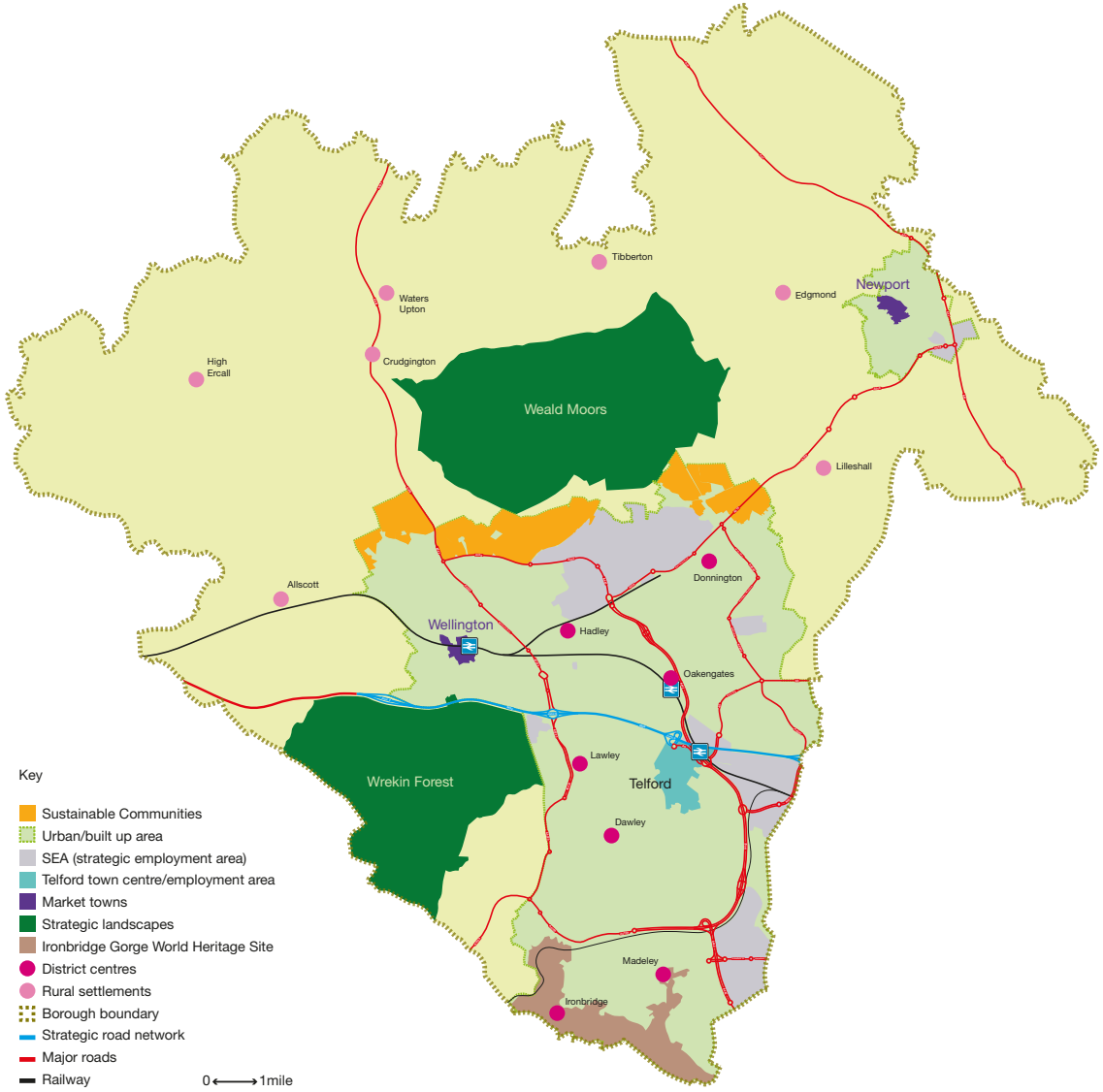
4.13 The rural area contains a number of key settlements and has been recent developments on previously developed land at Crudgington and Allscott. There are also many smaller villages and hamlets which make up the rural area to the north and west of the borough.

4.14 The strategy for the rural area will see some housing growth in key settlements as well as the opportunity for some self-build / custom build housing in smaller settlements. The additional housing will help provide affordable homes for younger people who wish to stay within their community, options for elderly residents to down size as well as more accessible accommodation. It will also help support local services, bring new custom to local businesses and ensure that local children can access schools.

4.15 Over the course of the plan period the Council are planning for around 1,414 new homes for the rural area, of this over 1,313 homes have already been competed or have planning permission. This means the Council are planning for around 101 net new homes for the rural area up to 2040.

4 Development strategy and strategic policies

Figure 6: Key Diagram



4 Development strategy and strategic policies

Strategic policies

4.16 The strategic policies set out below reflect the key priorities of the Local Plan and the ambitions of the Council for the future of the borough. They will be used to help determine planning applications in the borough.

Protecting and enhancing the boroughs green spaces

4.17 Telford is characterised by its wealth of green spaces and natural environment enhancing neighbourhoods and communities with current provision calculated at 17.09ha per 1,000 population. The Council has continued to increase the extent of land protected and to increase the quality and accessibility of these spaces for all local communities - creating new Local Nature Reserves, identifying Green Guarantee Sites and adding protection to the natural environment.

4.18 Policy S1 sets out how development can help further support, protect and enhance the natural environment of the borough through the forest community approach.

Policy Strategic S1

Protecting and Enhancing the Boroughs Green Spaces

1. Development should support the councils priority in the protection and enhancement of green spaces by:

    a. Protecting existing green spaces set out in the Local Plan;

    b. Delivering new green space and enhancing and diversifying existing green spaces, that are accessible to local communities;

    c. Protecting and enhancing woodland and trees to build high quality, resilient woodlands and green space;

    d. Prioritising nature recovery; and

    e. Helping to address the climate change and biodiversity crisis.

4.19 The borough has many areas of valued green spaces such as Local Nature Reserves, Green Guarantee sites and local recreation provision. Telford and Newport have extensive areas of Green Network which help link these green spaces for people and local wild life it is important that they are protected and enhanced. The Local Plan plays an important role in creating new areas of public accessible green space on new development sites as well as enhancing access to existing green spaces.

4.20 The majority of tree cover in Telford and Wrekin is located within the urban area with values ranging from 55% in the Ironbridge Gorge Ward to 8% in Edgmond and Ercall Magna Wards, which reflects the more open agricultural landscape in those areas.

4.21 The council has a statutory duty to protect trees and woodlands. Since 2016 the Council has protected more locally valued green space than ever before and studies undertaken in 2021 have shown that 77% of households in the borough are within 500m of a woodland that has been protected by the Council.

4 Development strategy and strategic policies

4.22 The green and natural environment chapter of the Local Plan further supports these priorities.

Nature conservation

4.23 Together biodiversity, the variety of life, and geodiversity, the variety of rocks, soils and geological processes form nature conservation. Telford and Wrekin has many nature conservation assets, some of national importance. The geodiversity of the district was the foundation of the industrial revolution and the use of this and innovations that this enabled has shaped the landscape.

4.24 Policy S2 sets outs the Councils strategic commitment to protecting and enhancing the natural environment of the borough.

Policy Strategic S2

Nature conservation

1. Development can bring opportunities to restore the natural environment or may harm it, therefore:

    a. Developments are expected to protect, maintain and enhance biodiversity and geodiversity
    b. Impacts on biodiversity and geodiversity can arise from development or exacerbate existing issues through in-combination effects. These impacts need to be identified and the mitigation hierarchy of avoid, mitigate and finally compensate be followed. Similarly, a hierarchy of location should also be used to protect local biodiversity with onsite enhancement/compensation being preferred, then within the borough, an adjacent LPA and finally further afield.

4.25 Our biodiversity is not only important intrinsically but creates health and wellbeing benefits. Globally and nationally the joint climate and ecological emergencies are putting huge strains on natural systems, threatening species and diversity.

4.26 The Environment Act 2021 has brought in the legal requirement for Biodiversity Net Gain through the development process. It has also strengthened the Biodiversity Duty placed upon us by the Natural Environment and Rural Communities Act 2006 (as amended) to conserve and enhance biodiversity through the planning system.

4.27 As a borough we expect developments to avoid harm and where this is not fully possible this must be minimised and, as a last resort, compensated for. We expect any mitigation to be delivered onsite, to protect and restore the wildlife within the immediate area.

4.28 Impacts can be direct, such as removal of habitats, or indirect, such as light pollution which puts additional pressure on nearby habitats and species.

4.29 Impacts will have different severities and durations. Some may only exist during construction, such as noise or dust and others go on in perpetuity such as habitat loss or changes in hydrology.

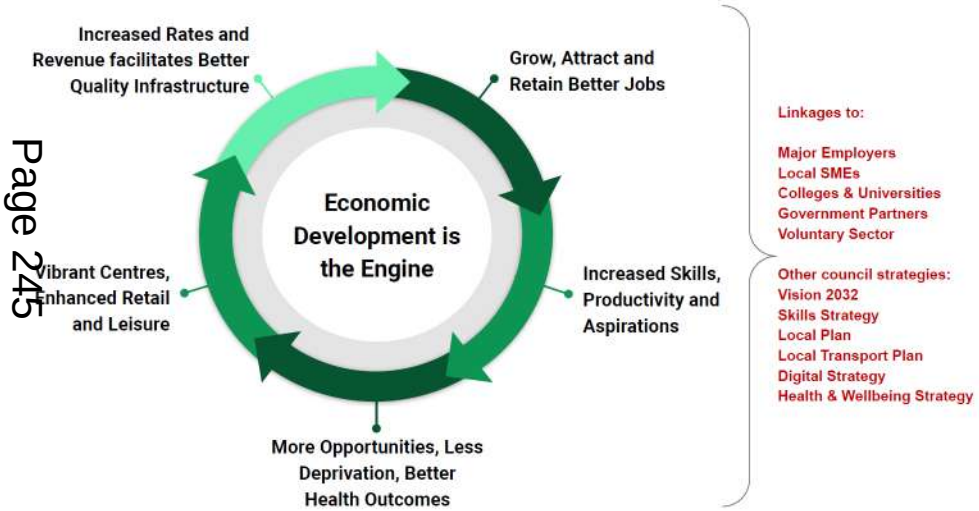
4.30 Protected and priority species are also material planning considerations that will be weighed during the determination of planning applications.

4 Development strategy and strategic policies

Economic delivery strategy

4.31 Telford and Wrekin is a well-connected, ambitious borough where economic development is supported and encouraged. There are many benefits to the borough by encouraging economic development as set out in figure 8 below taken from the councils adopted Economic Development Strategy.

Figure 7: Economic development cycle



4.32 The Council strongly supports economic development evidenced through the Councils track record of bringing public land to the market through the Telford Land Deal. Table 2 sets out benefits delivered by the Land Deal from 1 April 2015 to 31st March 2024.

Table 2 Telford Land Deal delivery

Outputs	Since the start of the Land Deal
Jobs enabled	2, 473
Commercial floor space created	199, 278m²
New homes delivered	1, 583
Brownfield land developed	36.7ha
Private sector investment	£496m

4.33 Strategic Policy S3 sets out the strategy for delivering new employment land for the borough over the plan period.

Policy Strategic S3

Economic delivery strategy

1. The Council is planning for the delivery of a minimum of 167ha of employment land over the plan period.
2. Employment development will be supported and delivered through:

    a. The completion of sites with planning permission;
    b. The allocation of new employment sites as shown on the Policies Map for the uses specified in Appendix B and in accordance with Policy S1;
    c. Directing development to the Strategic Employment Areas in accordance with Policy EC1;

4 Development strategy and strategic policies

d. Development of suitable sites in the urban area in accordance with policy EC1;
e. Development of suitable sites in the rural area in accordance with Policy EC2; and
f. The delivery of sites, where identified in Neighbourhood Plans.

4.34 To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. To date the Council has an existing supply of 119ha and the Plan allocates land to deliver a minimum of 100ha of new employment land together to meet our need and provide choice and supply in the market for new inward investment.

4.35 The 167ha employment land requirement is informed by the Telford and Wrekin Economic and Housing Development Needs Assessment (EHDNA) Part 1 (2020) and 2 (2023) and the updated Newport Employment Land Needs Study (2023).

4.36 This overall requirement includes the following split in uses:

Table 3 Table 2

Class Eg(i) and Eg(ii)): offices or the research and development of products or processes	32ha
Class Eg(iii)/B2: industrial processes or general industrial	62ha
Class B8: Storage and distribution	72ha

Housing delivery strategy

4.37 The Council are planning to meet the future housing needs of the borough, including delivering homes for all including affordable and supported and specialist housing. Policy S4 sets out the Council's housing requirement and delivery strategy.

Policy Strategic S4

Housing delivery strategy

1. The council will deliver 20,200 homes over the plan period (until 2040).
2. The Council recognise the request of the Black Country Authorities for a contribution towards their unmet housing needs – therefore an offer of 153 dwellings per year over and above the boroughs housing need has been included within the 1,010 per year requirement.
3. The delivery of new dwellings will be managed and monitored on an annual basis against the housing trajectory.
4. If monitoring indicates that delivery is likely to fall below the level required to maintain an adequate supply of deliverable sites then the Council will proactively seek to increase the delivery of sites through the planning process.
5. Housing development will be supported and delivered through:

    a. The completion of sites with planning permission;
    b. The allocation of new housing sites as shown on the Policies Map and in accordance with Policy HO1 (Housing development principles);

4

4 Development strategy and strategic policies

c. Well-designed windfall development in the built up areas on a 'brownfield first' approach;
d. On identified stalled sites;
e. Where supported in the rural area by Policies HO12 (Housing development in the rural area) or HO13 (Rural exception sites); and
f. Well-designed self-build homes where they are in accordance with Policy HO11.

Housing trajectory



4.38 The council has identified 57.5% of homes within the existing housing supply meaning only 42.5% of the housing requirement will need to come through new housing site allocations as of 31st August 2024.

4.39 The councils approach set out in Policy S4 will positively meet local housing needs evidenced in the Economic and Housing Development Needs Assessment (EHDNA)

Table 4 Housing supply and requirement (as of 31st August 2024)

Type	Number of dwellings (net)	Comments
Overall housing target 2020-2040	20,200	1,010 dwellings per year for 2020-2040
Existing housing supply(7)	11,612	Commitments (sites with permission not expired), sites with resolution to grant planning approval and remaining Local Plan housing allocations
Net supply from new allocations	8,588	New housing allocations to meet the requirement
Net new dwellings per annum from new allocations	429	

4.40 An allowance of 60 dwellings per year on small windfall sites (sites not identified in the Local Plan) is based on past delivery. The overall housing supply includes a flexibility allowance to ensure choice and a buffer against non-delivery.

7 Includes sites with outline and detailed planning permission.

4 Development strategy and strategic policies

4.41 The council will take a proactive approach to ensuring the delivery of its housing supply and new permissions. This will include maximising brownfield land opportunities and regularly monitoring consents which have not started and identifying an action plan to assist in the delivery of stalled and not started sites. This approach seeks to avoid the alternative of speculative development and shows commitment to ensuring everyone has a safe and affordable home.

Figure 8: Housing in Allscott Meads



Mitigating and adapting to climate change

4.42 The council declared a climate emergency on 25 July 2019 committing to carbon neutrality from the council's controlled operations and activities by 2030. A further commitment was made to engage with residents, businesses, public sector organisations and partners to work together with the aspiration for the borough to also be carbon neutral by 2030.

4.43 Policy S5 sets out the council's overall strategy for addressing climate change mitigation and adaptation.

Policy Strategic S5

Mitigating and adapting to climate change

1. Development should positively contribute to meeting local and national targets to address climate change including reducing greenhouse gas emissions.
2. In determining planning applications, the council will support development proposals that help mitigate climate change, giving consideration to how proposals:

    a. Are designed to reduce the need to travel and encourage sustainable modes of travel including active travel;
    b. Are designed to reduce energy consumption;
    c. Maximise opportunities for natural heating and ventilation;
    d. Support the move towards low/no carbon technology and renewable energy;
    e. Incorporate electric vehicle charging facilities; and
    f. Incorporate multi-functional green space including that which support active travel, recreation and carbon storage.

3. In determining whether development supports adaptation to climate change, including resilience to climate change and

4 Development strategy and strategic policies

does not make other areas more susceptible to the impacts of climate change, the Council will consider how proposals:

g. Will reduce demand on water resources;
h. Consider the risk and impact of flood risk;
i. Incorporate well-designed multi-functional sustainable drainage systems;
j. Incorporate design features to ensure development, including open spaces and the public realm, is resilient to climate change; and
k. Balances the need to protect and conserve historic assets.

4. Sustainability Statements will be required to be submitted with applications for new development. They must demonstrate how the development will positively, and measurably, contribute to mitigating and adapting to climate change and local and national climate objectives including achieving Net Zero.

4.44 The council has prepared, and keeps updated, a Climate Change Action Plan which identifies an actions for the Local Plan Review[8].

4.45 The council has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and SuDS Handbook.

4.46 The council adopted a Climate Change Supplementary Planning Document in July 2023 which will be updated to support the new climate change policies in the Local Plan.

4.47 Sustainability statements are reports which demonstrate how a development proposal will address policies around sustainability. They should include details of how the proposal uses sustainable design and construction methods as well as how the development would reduce the energy and water demands. They should also address how materials have been selected and waste reduced in design and construction.

4.48 Sustainability Statements should be submitted with applications for:

- All new build homes including flats;
- Non-residential development of 1,000sqm or more of floor space; and
- Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more.

Healthy, stronger communities

4.49 The health and wellbeing of residents in the borough is a key priority for the Council and its partners. Planning has a key role to play by providing better more accessible homes, safe communities, access to healthy food and opportunities for exercise and active travel.

4.50 A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support social interaction, community engagement and wellbeing.

4 Development strategy and strategic policies

4.51 Policy S6 sets out the strategic framework for delivering healthier stronger communities in the borough that help improve the wellbeing of all residents.

Figure 9: The Wrekin



Policy Strategic S6

Healthy stronger communities

1. Telford and Wrekin is a varied and diverse community with an ageing population and residents with a range of health needs. In order to help improve the health and wellbeing of the boroughs communities development will be expected to:

    a. Demonstrate a positive approach to healthy design principles that provide opportunities to be physically active, active travel, improved air quality and improved mental wellbeing;
    b. Provide accommodation that is thermally efficient and helps reduce instances of fuel poverty and damp
    c. Prioritise the safety and security of residents and users enabling safe movement of walkers, wheelers and cyclists, encourages community activity and designs out the potential for anti-social behaviour;
    d. Help create a cohesive and sustainable community by, for example, delivering tenure blind housing, taking account of the different needs of residents and users in design and siting of facilities including, for example, less able bodied, people with dementia, the needs of younger residents and people at risk of social isolation;
    e. Support residents to live well in their own communities for longer by, for example, providing more accessible homes; and
    f. Contribute positively to the physical and mental health and wellbeing of residents through, for example, guarding against an over predominance of uses such as hot food takeaways, betting and vape shops in town and district centres and by encouraging access to a healthy environment providing the local community with access to a diversity of food outlets selling healthy food options and the opportunity to grow their own food in designated public and private spaces accessible from the home, school, or workplace.

4.52 There are range of health and wellbeing issues that need tackling in the borough these include:

4 Development strategy and strategic policies

- **The needs of an ageing population –** The borough saw one of the largest increases in population aged 65 plus in England between the 2011 and 2021 Census, with an increase of 35.7% (England 20.1%)
- **Increasing rates of obesity in the population –** Levels of excess weight in adults have increased to 70.6% in 2020/21 compared with 65.6% in 2016-17.

4.53 Planning has a role in helping to reduce levels of obesity through; incorporating healthy design principles[9] into development, creating links to wider walking and cycling networks and encouraging access to healthier foods, through edible neighbourhoods. As part of managing the regeneration of town and district centres. The Local Plan can help create a sustainable balance of uses that does not lead to an over predominance of uses such as hot food takeaways and betting shops that can impact on the physical and mental health of residents.

4.54 As part of creating healthy, safe and strong cohesive communities it is important to encourage activity throughout the day by considering the needs of different resident groups in relation to the location of facilities and infrastructure. Development should be designed with reference to West Mercia Polices 'safer by design principles' and the Councils Design for Community Safety Supplementary Planning Document.

Developer contributions and infrastructure delivery

4.55 It is critical that where development comes forward it makes a proportionate contribution to the cost of the infrastructure required to support development and resident's needs. The council will continue to use the Local Plan to secure financial and in-kind contributions toward the delivery of community infrastructure, public realm improvements, sustainable travel and transport infrastructure and the enhancement of the green and natural environment.

4.56 Policy S7 addresses the framework for the collection and deployment of developer contributions in the borough.

Policy Strategic S7

Developer contributions and infrastructure delivery

1. New, improved and expanded infrastructure is necessary for the delivery of new development. This can include community, education, open space and sustainable travel infrastructure including highways. Contributions towards infrastructure will be used to mitigate the adverse impacts arising from a development (or the cumulative impact) and provide community benefit. Major development proposals[10] will be required to provide a contribution towards the cost of infrastructure. Subject to statutory processes and regulations, contributions may be collected towards;

    a. Initial costs, e.g. design and development work and pump-priming of projects or programmes;
    b. Capital costs;
    c. On-going revenue such as the management and maintenance of services and facilities; and
    d. Any other infrastructure related costs permitted by law and identified as a local need.

9 Active environments | Sport England
10 Major developments is defined in the Glossary.

4 Development strategy and strategic policies

2. Contributions will be collected through Section 106 agreements
3. The council will secure the delivery of infrastructure through the following means;

    a. Onsite, delivered either by the developer or, with an appropriate contribution by the Council;
    b. Offsite either by the developer in agreement with the Council where it is necessary to make the development happen; and / or
    c. Offsite funded, in whole or in part, by financial contributions from developers.

4. Where a viability case has been made the Council at the planning application stage the Council reserve the right to review developments upon completion. In all cases where a schemes gross development value has been exceeded the Council will claw back funding up to the delivery of a policy compliant scheme.

4.57 The Infrastructure Delivery Plan (IDP) identifies the projects and schemes that are required as a result of the levels of growth set out in the Local Plan. This addresses the cumulative impacts of growth on, for example, sports and leisure facilities, education, healthcare, sustainable travel and highways infrastructure that can be funded through developer contributions.

4.58 In some cases the National Planning Policy Framework allows for developers to make a case for a reduction in contributions to allow developments to come forward. The council will resist a reduction in contributions and, where this does occur, will exercise its right to review and reassess the viability case on completion of a development and recoup any reduced contributions. Where the Gross Development Value (GDV) plus Consumer Prices Index (CPI) is exceeded at the point of completion the Council will recoup the difference up to meeting a full policy compliant scheme.

4.59 Policy S7 supports the delivery of new infrastructure secured through the development management policies listed in Annex C.

4 Development strategy and strategic policies

Figure 10: Abraham Darby Academy



5 Development management policies

5 Development management policies

5 Development management policies

5.1 The following sections cover development management policies. These are more detailed policies that help determine and shape development proposals that come forward through the planning process. They cover a wide range of topic areas including:

- Policies covering **climate change** will help the borough meet its ambition to be carbon neutral by 2030 through more energy efficient homes, local renewable energy and more efficient use of water resources.
- Policies which help protect and enhance the boroughs **Green and natural environment** such as Local Nature Reserves.
- **Economy and centres** policies, these help to attract investment into the local economy, create new jobs and in certain circumstances control the uses in centres to help maintain a vibrant local economy
- **Housing** policies cover a range of areas not least the requirements for affordable, supported and specialist accommodation. The policies also help to control housing development across the borough.
- **Development design** policies help shape the location, scale and design of buildings and development sites.
- Policies covering **Sustainable travel and transport networks** will ensure that residents have a greater range of sustainable travel options available to them and that there is investment in, for example, electric vehicle charging infrastructure.
- **Community infrastructure, culture and open space** policies seek to protect, enhance and provide the right infrastructure needed to needs of residents such as new education facilities and public open space.
- **Historic environment** policies help protect, enhance and manage important assets, such as, the Ironbridge Gorge World Heritage Site, listed buildings and conservation areas,
- **Minerals and land** policies help the borough plan sustainably for minerals development as well as ensuring that new development proposals take account of issues such as, land instability related to previous minerals workings.

Figure 11: Aerial of Telford Town Centre



6 Climate change

6 Climate change

6.1 The council declared a climate emergency in July 2019 and has published, and keeps updated, its Climate Change Action Plan. The council is ambitious and aspires to carbon neutrality in the borough by 2030, to achieve this the Council is embedding carbon reduction in all its forward planning documents, including this Local Plan and the emerging Local Transport Plan.

6.2 The Government have set a national Net Zero target for 2050 which the council aims to achieve by 2030.

6.3 The Local Plan has a vital role in helping the borough address climate change including through ensuring buildings are more efficient to run, are built from sustainable materials and practices, carbon reductions are secured through the development process and ensuring our natural resources are protected.

6.4 The Policies in this section will support the councils ambition to drive climate change action. They will secure better quality development which mitigates and adapts to the challenge of climate change, for example, providing homes and communities which are more sustainable, safe from flooding and poor air quality, are more affordable to live in and are healthier.

6.5 The council supports innovation in this area and therefore the policies are designed to reflect the constant change and progression in this field. The Council positively supports renewable energy in the right locations, as evidenced by the approval of nine applications for major renewable energy generation schemes.

Sustainable construction and carbon reduction

6.6 The UK Green Building council states that embodied carbon from the construction and refurbishment of buildings currently makes up 20% of UK built environment emissions[11].

6.7 The council is leading the way in sustainable construction through its own developments by Nuplace[12] . In 2022 Nuplace completed its first sustainable housing development which was designed in accordance with Telford and Wrekin council's commitment to tackle climate change and is a benchmark for future Nuplace sites as well as other housing schemes in the borough. All properties benefit from solar panels and their own electric car charging points.

6.8 Policy CC1 supports development which is designed with sustainability and carbon reduction at its heart.

11 https://ukgbc.org/our-work/topics/advancing-net-zero/embodied-carbon/#:~:text=Embodied%20Carbon-,Embodied%20carbon%20from%20the%20construction%20and%20refurbishment%20of%20buildings%20currently,far%20from%20being%20mainstream%20practice.
12 www.nuplace.co.uk

6 Climate change

Policy CC1

Sustainable construction and carbon reduction

1. All new development must follow a fabric first approach, aiming to maximise energy efficiency at the outset. Development must then demonstrate how it provides for energy needs by using on-site or local renewable energy sources.
2. All new buildings should:
    a. Be designed and sited to maximise the benefits of solar gain whilst protecting from overheating;
    b. Be flexibly designed to enable future changes to easily be accommodated, extending the lifespan of development;
    c. Maximise the use and efficiency of passive ventilation;
    d. Be constructed from carefully selected materials for high thermal mass, low embodied carbon and durability, unless this would conflict with the character and appearance of conservation areas, the Ironbridge World Heritage Site or the setting of listed buildings;
    e. Maximise insulation;
    f. Include facilities to recycle water;
    g. Incorporate or be designed to enable the installation of low/ zero carbon technologies in the future;
    h. Demonstrate where Modern Methods of Construction have been used in order to reduce carbon emissions; and
    i. Should maximise the use of recycled material and ensure the recyclability of new materials used
3. All development should aim to achieve net zero carbon emissions; and
4. Proposals for alterations and extensions to existing buildings, will be supported as a means of making use of embodied energy. They should maximise opportunities to reduce carbon emissions, improve the energy efficiency of the building and where possible integrate on-site renewable energy technologies such as community heat networks; and
5. Where proposals affect a building of traditional construction, energy efficiency will be expected to be improved as far as possible without prejudicing the character of the building or increasing the risk of long term deterioration of the existing fabric.

6.9 The council are setting the framework for sustainable construction and reducing carbon emissions from development. This could be done in a variety of ways and should be considered at the outset of the design process. The methods chosen should be identified and demonstrated as the most appropriate way to achieve sustainable construction and carbon reduction in the application submission.

6.10 Policy CC1 therefore aims to encourage innovative, site and area specific approaches to delivering climate change action. Further guidance on this is provided in the councils Climate Change Supplementary Planning Document.

6.11 Planning Planning applications should clearly set out how a proposal has been designed from the outset with climate change action at its heart. This should include information on the energy efficiency of buildings, how energy needs will be met and how carbon

6 Climate change

emissions will be reduced. This should be measurable to enable to the council to quantify the contribution the development makes to reducing carbon emissions.

6.12 The requirements in Policy CC1 will apply unless it is demonstrated, through the submission of a viability report, that they would make the development unviable. In which case, the development should achieve the highest standard possible without making the development unviable or preventing the delivery of essential development contributions.

6.13 At Nuplace's Woodland Walk site in Muxton, Nuplace are delivering 18 of its 66 homes to Future Homes Standard, a new Building Regulations standard, set to come into force in 2025, which will require new homes to deliver a 75-80% reduction in carbon emissions from the previous version of the regulations. This will be delivered through a mixture of fabric improvements to the envelope of the building, coupled with a range of technology including solar panels and battery storage, air source heat exchangers etc.

6.14 The re-use and re-purposing of existing buildings where possible helps to make used of embodied carbon and energy. This approach can help to minimise further carbon emissions that can arise from demolition and new construction.

Sustainable energy in developments

6.15 To address climate change, it is essential that energy provision and use in new development is considered at the outset. Changes in types of energy such as the move away from gas to other forms of heating need to be reflected in new development. Reliance on the national grid also needs to be considered from the outset. Where possible, opportunities for local energy production and distribution should be maximised to create more resilient communities as well as lower the cost of living.

6.16 Policy CC2 seeks to ensure new development is powered and heated as sustainably as possible.

Figure 12: Solar PV Carport at Ricoh, Priorslee



Policy CC2

Renewable energy in developments

1. All new development should incorporate renewable energy production and storage onsite, unless existing local

6 Climate change

renewable energy sources are available and achievable to provide power to the site.

2. All development should seek to incorporate opportunities to deliver or connect to community and/or district renewable power and heat networks, where possible.
3. The council will support development proposals for microgeneration unless unless in consideration or conflict with other policies in the Local Plan or National Policy.
4. Major development will be expected to be supported by a Heating and Cooling Strategy which demonstrates that the most sustainable heating and cooling systems have been selected.
5. When selecting heating systems it is expected that the following hierarchy will be followed:

    a. New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation;
    b. New development should be designed with a communal heating system which could connect to future heat networks; then
    c. Sustainable alternatives to heat networks such as individual renewable heat should be utilised.

6. When selecting cooling systems it is expected that the following hierarchy will be followed:

    d. Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then
    e. Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then
    f. Address residual cooling load through renewable sources.

6.17 Renewable energy and heat networks can often be more efficient than individual solutions, particularly in the context of the current grid capacity. These can be on various scales such as community heat networks which generally supply heating and hot water to a single building with several units within or a district heat network which generally involves a local energy centre that supplies heat and hot water to customers in more than one building.

6.18 A “classified” heat network is where certain requirements have been met including:

- Compliance with the appropriate technical standards;
- Powered by renewable or low carbon energy sources;
- Services are offered at a fair and affordable price to the consumer; and
- Annual reporting on their performance and carbon content is provided.

6.19 The Energy Act defines microgeneration. Microgeneration can relate to energy and technologies from a range of sources including water, wind, solar, geothermal and combined heat and power systems. To be considered microgeneration the capacity for the generation of electricity is 50 kilowatts and for the production of heat it is 45 kilowatts thermal.

6 Climate change

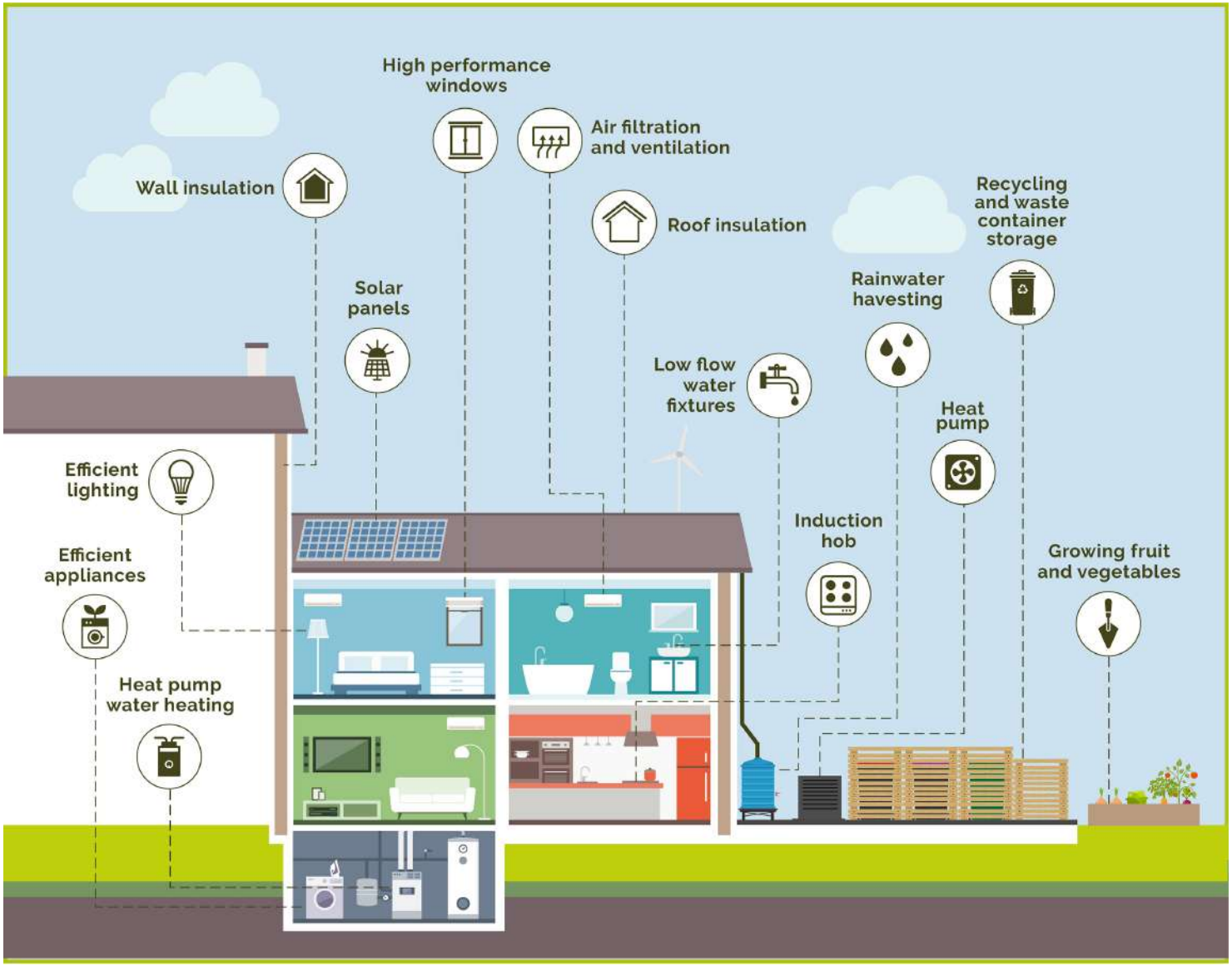
6.20 A Heating and Cooling Strategy should demonstrate how a development proposal will meet local and national energy efficiency targets including reductions in carbon emissions and energy use. This may be combined with Sustainability Statements as required by Policy S3. Heating and Cooling Strategies should address the energy hierarchy by demonstrating how the development will:

- Reduce the demand for energy; then
- Supply energy requirements efficiently; and
- Use renewable energy.

6.21 Heating and Cooling Strategies should include the following:

- Baseline CO2 emissions calculations;
- Energy and CO2 emission reduction targets and demand for the development;
- Specifications of the materials, heating, lighting and ventilation; and
- Proposed renewable energy sources/development and its contribution to the development.

Figure 13: Energy efficient Climate Change extension



6 Climate change

Strategic renewable energy development

6.22 The council has a strong track record of supporting strategic renewable energy development in the right location, where valued areas are protected. This includes consenting 7 solar farms at the planning application stage and the Council building its own solar farm to positively contribute to renewable energy production.

6.23 Policy CC3 sets out the councils strategy for supporting strategic renewable energy developments.

Figure 14: Solar panels on Residential House



Policy CC3

Strategic renewable energy development

1. The council will support proposals for strategic scale renewable energy production, including re-powering or life-extension, on appropriate sites in the borough where they have:

    a. No significant adverse impact on landscape and biodiversity;
    b. No significant adverse impact on heritage;
    c. No significant adverse impact on amenity;
    d. No significant adverse impact on highway safety;
    e. No significant adverse impact on local health and quality of life as a result of noise, emissions to atmosphere, electronic interference, fire risk or outlook through unacceptable visual intrusion;
    f. Demonstrated that the community have been actively engaged from the early stages of the proposal to inform the design, siting and mitigation required for the development; and
    g. An agreed decommissioning strategy is in place where there is a temporary consent for the operation of the site.

2. Where development of renewable energy is granted permission, mitigation measures will be required as appropriate to minimise any adverse impacts.
3. Proposals for renewable energy schemes on land protected under the Local Plan including Strategic Landscapes and

6 Climate change

Green Network, or Nationally will not be supported, unless there are exceptional circumstances.

4. Schemes for renewable energy that are led by the community and / or directly benefit local communities will be supported in appropriate locations.
5. All development proposals will be required to ensure any biodiversity or other environmental improvements secured under the consent are protected should the development cease to be operational and the site returned to its previous use.
6. Where strategic renewable energy schemes are supported, they should maximise opportunities for multi-functionality and community benefit such as sheep grazing, food growing and improvements of Public Rights of Way.

6.24 The council supports community-led initiatives for renewable and low carbon energy, and will support parishes that plan for community energy in their neighbourhood development plans.

6.25 The council supports the delivery of energy from renewable sources. The borough's capacity for renewable energy development will be maximised while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. The council will place particular emphasis on protecting the setting of the Ironbridge Gorge World Heritage Site and the Shropshire Hills Area of National Landscape and Strategic Landscapes as set out in Policies NE9 and NE10.

6.26 The NPPF sets out the instances where applications for wind turbines can be supported. The council supports the provision of wind energy as part of the boroughs renewable mix. A good example of this is the best use of land within Strategic Employment Areas that would enable wind development at the source of power demand, helping to lower costs for businesses.

6.27 The council would support schemes where developers have actively engaged with communities to understand and address their needs including the potential for community benefit schemes.

Water re-use, conservation and efficiency

6.28 Alongside other impacts of climate change, the impact on water supply has been significant. Water is becoming a scarce resource and therefore there is a need for more efficient use as well as supporting the resilience of our water supply.

6.29 Policy CC4 supports development that re-uses, conserves and efficiently uses and provides water as well as protecting or improving water quality.

Policy CC4

Water re-use, conservation, efficiency and quality

1. All development must demonstrate how it will maximise the re-use and recycling of surface water runoff by incorporating design features, commensurate with the scale and type of development. Where re-use and recycling is not possible on a development, water conservation and efficiency should be pursued.
2. The council will require all new residential development to demonstrate that water consumption will not exceed 110 litres per person per day as per the higher Building Regulations standards.

6 6 Climate change

3. Development will be supported where satisfactory disposal of surface and wastewater is proposed. Development which has the potential to be detrimental to the management and protection of rivers and groundwater will not be supported without appropriate mitigation. Opportunities to enhance these resources in line with local and national objectives will be supported.
4. Aqualate Mere Ramsar site is located to the north east of the borough in Staffordshire. Development will be supported where the impact on the Ramsar site is neutral or improved including the effect of nutrients on the designated site.

6.30 All new homes are required to meet the national standard for water efficiency of 125 litres/person/day. National Policy states that where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the optional requirement of 110 litres/person/day.

6.31 The council considers there to be a clear local need for more efficient water standards in the borough. This conclusion is supported by the Councils declaration of a Climate Change Emergency, local evidence including an updated Water Cycle Study (2024) and from Severn Trent Waters Water Resource Management Plan (2022), discussions with the Environment Agency.

6.32 Various types of development can have an impact on water quality. This could include intensive agricultural practices, development close to water courses which might receive surface water runoff, industrial development, ground engineering and burial grounds. Where a development could have an impact on water quality, supporting documents will be required to demonstrate there would not be a significant adverse impact on water quality and appropriate mitigation is secured.

Flood risk management and sustainable drainage systems

6.33 A prominent impact of climate change is an increased risk of flooding. The borough has suffered from numerous flooding events such as from the River Severn in Ironbridge and the rapid response catchment of the Coal Brook and from surface water across the borough. Protecting homes and businesses from flooding is important and therefore it is essential that all new development should not be located in an area at high risk of flooding from all sources and should not increase the floodrisk on site or elsewhere in the borough.

6.34 Policy CC5 supports development in areas of lower flood risk, where the risk of flooding elsewhere is not increased and sets out criteria for sustainable drainage systems.

Policy CC5

Flood risk management and sustainable drainage systems

1. Development will be supported where:
    a. The development accords with the sequential and exception tests for flood risk as set out in the NPPF and in accordance with the Local Flood Risk Management Strategy;
    b. The development does not prejudice land needed for flood management, where identified by the Council, now or in the future;

6 Climate change

c. The development will be safe from flooding from all sources over its lifetime and will not increase flood risk elsewhere;
d. Flood prevention, protection and resilience measures where required are incorporated into designs and are well-designed and effectively managed;
e. Post development discharge rates and volumes do not exceed the site-specific Greenfield runoff rates;
f. On-site surface water is managed as close to the source as possible.
g. Construction phase run off is considered and appropriately managed to prevent flood risk and pollution during construction phase

2. All developments that require Sustainable Drainage Systems must:

a. Be designed in accordance with the council's SuDS Handbook and relevant national standards;
b. Ensure that surface water discharge rates do not exceed the site specific Greenfield runoff rates and that increases in peak rainfall due to climate change are taken into account in the drainage design;
c. Incorporate SuDS into the green space strategy for the site, ensuring they are designed to be multi-functional where possible designed to provide amenity, biodiversity value and water quality improvements as well as being visually appealing such as mimicking biodiverse natural features where possible;
d. Be integrated throughout development as part of a management and treatment train; and
e. Include details of future maintenance over the lifetime of the proposal.

6.35 The council will resist incongruous infrastructure related to water management and drainage such as the use of large concrete structures. The use of natural flood management techniques is encouraged and where possible SuDS features should be incorporated into the natural environment and landscape of the development to maximise the benefits of the scheme such as creating a diverse landscape and urban cool spaces.

Managing air quality

6.36 Air pollution is associated with a number of adverse health impacts. The mortality burden of air pollution within the UK is equivalent to 28,000 to 36,000 deaths at typical ages, with a total estimated healthcare cost to the NHS and social care of £157 million in 2017. The council annually publishes an Annual Status Report (ASR) on air quality in the borough. The 2022 ASR confirmed that the air quality in the borough overall was very good however there are locations where pollutants build close to the kerbside of busy roads.

6.37 Policy CC6 supports development that does not have a significant negative impact on air quality in the borough.

6 Climate change

Policy CC6

Managing air quality

1. The council will ensure that proposals do not have a significant negative impact on existing air quality levels in the borough. The council will support development that:

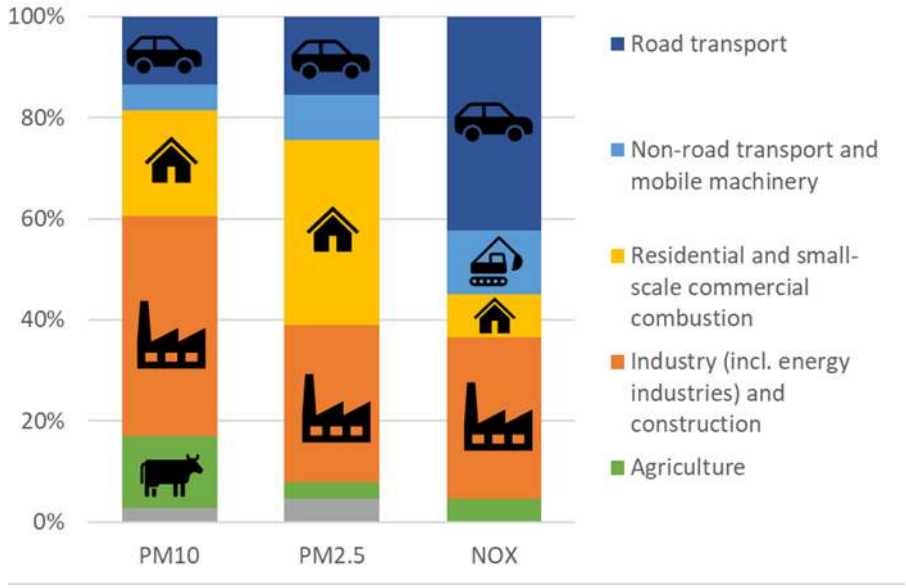
    a. Appropriately considers the potential impact on local air quality as a result of the proposal both during the demolition and construction phase and as a result of the occupation and use of the development once completed; and
    b. Proposes appropriate mitigation to minimise emissions and air pollution to protect health and the local environment, including wildlife sites.

2. Where Air Quality Impact Assessments demonstrate a development would have an unacceptable impact on air quality, and appropriate mitigation is not or cannot be provided, the development will not be supported.
3. Where Air Quality or Pollution Impact Assessments are not required, development should still provide appropriate mitigation to address air pollution and air quality.
4. All development shall be designed to reduce the potential for air pollution to impact on residents and occupiers such as ensuring homes are set back and away from major highway routes, where air quality is generally worse.

6.38 The main pollutants of concern in the borough are nitrogen dioxide (NO_2) and fine particulate matter (PM2.5) which are mainly linked to road traffic emissions. Reviewing planning policy to ensure that air quality is appropriately considered during development was identified as a main aim in the 2022 Annual Status Report.

6.39 In 2023 the council published an updated Air Quality Strategy (AQS). The AQS identifies a new measure of incorporating air quality into the Local Plan and guidance on air quality is to be incorporated into supplementary planning guidance on development design to minimise emissions and air quality impacts of new development where this comes forward.

Figure 15: Emissions in the borough by type.



6 Climate change

6.40 The borough does not at present have any identified air quality management areas however it is essential that where new development is proposed the impact on air quality is appropriately assessed and where appropriate mitigated.

6.41 The council will require all 'major development' proposals (as defined in National Policy)to be accompanied by an Air Quality Impact Assessment. There may be instances where other (non-major) development proposals will also require an Air Quality Impact Assessment, where the Local Planning Authority considers the development to have the potential for significant adverse impacts on air quality.

6.42 Where a proposed development would have, or contribute to, an adverse impact on air quality then the council will require appropriate mitigation measures be applied, to reduce or eliminate the impact arising from the development. Where sufficient mitigation cannot be provided the council would be unlikely to support the development.

6.43 In supporting any proposed development, the council may also require appropriate air quality monitoring to be undertaken, on a short or long terms basis, to validate the effectiveness of the mitigation measures put in place.

6.44 In some circumstances it may also be appropriate to require a developer to contribute towards the cost of enhancing the council's air quality monitoring network (via Section 106 agreements)

6.45 Other policy areas that will assist air quality improvements include; active travel/ reduction of car use, landscape policies e.g. urban greening, carbon reduction in development, electric vehicles, street design and, renewable energy.

7 Green and natural environment

7 Green and natural environment

Natural environment

7.1 The borough has a varied and rich natural environment comprising nationally and locally designated sites for biodiversity and geodiversity. It has extensive areas of natural and semi-natural habitats within the urban area, including woodlands, wildflower grasslands, rivers and streams. These and other open spaces providing public amenity, access, sport and play, and safe havens for wildlife. Our settlements are surrounded by open countryside and farmland with inspirational views and semi-natural habitats.

7.2 The policies in this section support Telford and Wrekin as a Forest Community and reinforce the Councils strong commitment to maintain and protect the natural environment and the boroughs green spaces. They also positively contribute to climate change action in the borough such as through requiring better greening of development.

Biodiversity and geodiversity

7.3 The protection and enhancement of the borough's bio-diversity and geo-diversity is a key priority for the Council. These make a very important contribution to the boroughs green and natural environment. The Council recognises that development can have a positive impact on the biodiversity and geodiversity of the borough.

7.4 Policy NE1 seeks to protect maintain and enhance biodiversity and geodiversity which are both vital parts of the borough's urban and rural environment and provide a wide range of ecosystem services.

Policy NE1

Biodiversity and geodiversity

Designated ecological, biodiversity and geological sites

1. The council will protect designated areas of international, national and local significance. Nationally and internationally protected sites will be afforded the highest level of protection. Development which potentially impacts upon locally designated sites would be expected to:

   a. Prepare an ecological/geodiversity assessment appropriate to the scope and scale of impacts. This should assess potential direct and indirect impacts on the designated site/s and be to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s);

   b. If unavoidable impacts are likely, they must demonstrate how these are outweighed by the overall benefit of the proposals; and

   c. Ensure appropriate mitigation, compensation, enhancement and long term management, are secured in line with the Lawton principles for strengthening the network of designated sites.

2. Financial developer contributions will be required, where appropriate, to address both direct and indirect impacts upon designated sites.

7

7 Green and natural environment

3. In line with policy NE3 and NE4 the Council will support sustainable development which secures biodiversity net gains.
4. The Council will expect development to (where applicable):

    a. Provide an appropriate ecological assessment against the scope and scale of impacts. This should assess the potential direct and indirect impacts of the development. This should be undertaken to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s);Maintain, protect and enhance habitats on all development sites as appropriate to their size in line with PoliciesNE3 (Biodiversity Net Gain) and NE4 (Greening Factor), with especial attention to priority, veteran and irreplaceable habitats and ecological networks;
    b. Maintain, protect and, where appropriate, enhance populations of species of principal importance for nature conservation;
    c. Provide appropriate buffer zones between development proposals and (1) designated sites, (2) priority and irreplaceable habitats and species of principal importance nature conservation, and (3) other biodiversity and geodiversity assets
    d. Ensure that new developments are designed to be ecologically permeable through the protection and enhancement of existing green infrastructure and the provision of new, integrated connections to wider biodiversity features; and
    e. Identify, protect, and appropriately manage geodiversity assets.

5. The Council will support development which presents significant economic or social benefits for the local community where, in consultation with relevant partner organisations, it accepts that any necessary impacts on biodiversity or geodiversity assets can be fully addressed through careful use of the mitigation hierarchy. Development which unavoidably harms an irreplaceable or priority habitat for nature conservation, protected species or designated sites, which cannot be appropriately mitigated or compensated, will not be supported.
6. Appropriate habitat creation, restoration, mitigation or enhancement on site (and its long-term management) or elsewhere will be secured by planning condition, obligations or a legal agreement; and
7. Impacts on biodiversity and geodiversity need to be identified and the mitigation hierarchy used carefully to address them. Significant harm can be created through indirect impacts such as elevating levels of air pollution on sensitive habitats or increased visitor pressure. Surveys and assessments should be to recognised standards, as adopted by the national conservation bodies. These organisations include CIEEM, BCT and Natural England.

7.5 The council works with neighbouring local authorities, Shropshire Wildlife Trust, Natural England and other partners to identify species and habitats that are locally important and to draw up plans to assist in their protection and recovery. We are an active partner in the Shropshire and Telford and Wrekin Local Nature Recovery Strategy working group which will identify important sites and networks for protection and enhancement to help address the biodiversity crisis.

7 Green and natural environment

7.6 District Level Licencing for Great Crested Newts is active in Telford & Wrekin. The council expects development to address impacts upon great crested newts either through District Level Licencing or through the traditional site based protected species licencing approach.

7.7 The council is looking to create a series of biodiversity improvement projects, which may be suitable for developers to contribute towards. These may be of use where it is demonstrated that compensation or enhancement cannot be fully accommodated onsite.

7.8 A list of designated sites is summarised in table 5 and further details can be found in Appendix E Through the plan period the Council will look to protect further Local Nature Reserves and other local sites which make an important contribution to the borough green space, biodiversity and/or geodiversity.

Table 5 Table 4: Categories of biodiversity and geodiversity designations

Category of Site	Level	Number of Sites
National Landscape	National	1 site
Site of Special Scientific Interest	National	8 sites (listed in Appendix E)
Local Wildlife Site	Local	47 sites (listed in Appendix E)
Local Nature Reserve	Local	17 sites (listed in Appendix E)
Ancient Woodland	Local	52 sites (listed in Appendix E)
Local Geological Sites	Local	25 sites (listed in Appendix E)
Green Guarantee Sites	Local	305 sites

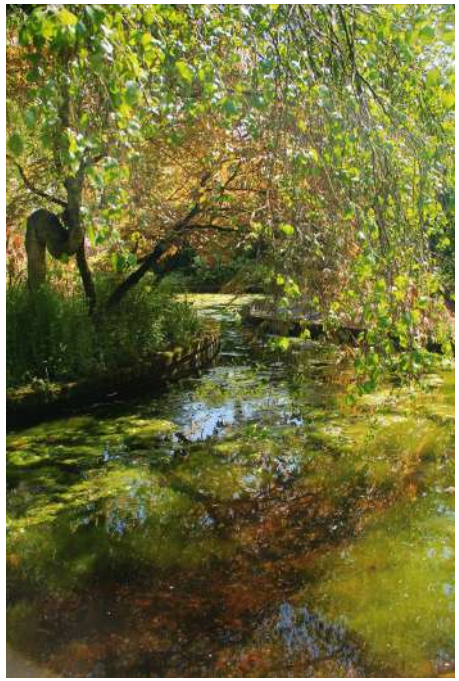
Trees, hedgerows and woodlands

7.9 Trees, hedgerows and woodlands are a vital part of the borough's urban and rural environment and provide a wide range of benefits. They contribute to the character of an area and function as wildlife habitat, provide shelter, carbon storage, flood alleviation and urban cooling as well as providing a resource for renewable biofuel production.

7.10 Policy NE2 seeks to protect trees, hedgerows and woodlands as well as secure improvements to positively progress the boroughs Forest Community goals.

7 Green and natural environment

Figure 16



Policy NE2

Trees, hedgerows and woodlands

1. The council will support development which retains, protects and appropriately manages existing trees, hedgerows and woodland with biodiversity, visual amenity or landscape value, in line with national guidance.
2. The council will expect development to:

    a. Assess the potential impact of proposals on trees, hedgerows and woodlands;

    b. Incorporate trees as an integral part of scheme design, including using ward level canopy data and woodland opportunity mapping provided by the Council to inform the level and type of tree planting proposed;

    c. Use climate and disease resistant tree species with a 50:50 native and non-native tree mix, where appropriate;

    d. Protect existing trees, hedgerows and woodlands to be retained before, during and, where appropriate, after any construction work;

    e. Ensure appropriate long term management, maintenance and protection of existing and newly planted trees, hedgerows or woodlands. This will be expected in the form of a Landscape Management Plan (LM) for the lifetime of the development:

    f. Provide replacement and enhancement of planting which maintains local amenity value, character and biodiversity of the local area either through biodiversity net gain or, where biodiversity net gain does not apply, through the consultation with the Council to provide amenity/landscape value.

3. Development that would lead to the removal of mature trees and ancient woodland, or, that impacts on any irreplaceable habitats will only be supported where wholly exceptional reasons and compensation strategy are provided.
4. The council will secure the delivery of offsite planting via condition and/or planning obligation and will direct offsite planting in line with local priorities.
5. Development occurring immediately adjacent to irreplaceable habitats will be required to adequately buffer these features from the direct and indirect impacts of development.

7 Green and natural environment

7.11 In demonstrating an assessment of the potential impact of proposals on trees, hedgerows and woodlands has been undertaken, tree surveys to accepted British Standard 5837:2012 (or any subsequent standards), Arboricultural Impact Assessments and Shading Surveys should be submitted, where relevant.

7.12 The loss of trees, hedgerows or woodlands may be supported in some instances. This could include:

- Where evidence is provided demonstrating that the retention would significantly impact upon the economic viability of the development, excluding TPO's, mature, ancient and veteran trees;
- The wider benefits of the scheme outweigh the loss of the trees, hedgerows and/or woodland; or
- Where evidence is submitted to demonstrate the tree, hedgerow and/or woodland is in poor health and therefore not suitable for retention.

7.13 The Council considers 'exceptional reasons' to include major national infrastructure projects where the public benefit clearly outweighs the loss or deterioration of habitat.

Biodiversity Net Gain (BNG)

7.14 By law, all appropriate development is required to deliver a minimum of 10% biodiversity net gain above the initial biodiversity value of the proposal site. These levels must be measured using the Government's most recent published Biodiversity Metric (currently version 4.0). The Council however has an aspiration, to achieve 20% BNG on development sites to help deliver our Forest Community ethos.

7.15 Policy NE3 seeks to secure and guide BNG delivery through development.

Policy NE3

Biodiversity Net gain

1. All new development should deliver biodiversity net gains. Major developments should deliver in excess of a minimum of 10% biodiversity net gain, with an aspiration for 20%, subject to viability. In the first instance, biodiversity net gain should be delivered onsite. Off-site solutions will be supported where it is demonstrated that the mitigation hierarchy of 'avoid, mitigate, compensate' and onsite over offsite solutions have been rigorously applied.
2. All developments not legally required to provide a minimum 10% net gain[13] that demonstrate measurable net gains in biodiversity, proportionate to the development will be supported.
3. Provision should be locally appropriate and follow the Lawton Principles of delivering more, bigger, better and joined up habitats.
4. All relevant development proposals must be supported by an appropriate biodiversity net gain plan, to the national standard, which should include a 30 year habitat management plan.
5. Any offsite financial contributions needed to achieve biodiversity net gain (which could not be secured onsite) must to be secured by appropriate planning obligations or other recognised legal mechanisms. They should be

13 Paragraph 5.21

7 Green and natural environment

delivered in line with local, regional and national priorities for biodiversity, directed by the emerging Local Nature Recovery Strategy.

6. The council expects any offsite provision to be delivered within the borough. If this is not possible the reasons for this should be clearly set out and closest alternative provision located to protect and enhance the local ecology.

7.16 The council is aspiring to achieve 20% BNG for all developments not exempt from statutory BNG where viable. This is based on research, which will be further set out in a Natural Environment Technical Paper, which has demonstrated that the impact on viability of delivering in excess of 20% BNG is limited as it is the initial statutory 10% which has the biggest impact. Given not only the climate but the ecological crisis we are facing, the Council consider it reasonable and appropriate within its Forest Community ethos to seek 20% BNG where viable on all developments that are not legally exempt.

7.17 It is acknowledged that for some commercial schemes, achieving BNG may be difficult. The Council will take a balanced approach for such developments, where a viability report has been submitted. However, it is expected that such development will have explored all available options to achieve above 10% BNG.

7.18 In some cases it could be considered that an off-site contribution would offer greater benefit to biodiversity, in such cases an appropriate legal agreement will be required to secure the contributions which should in the first instance be directed to a site within the borough.

7.19 The council encourages stacking other appropriate green infrastructure benefits with land used for biodiversity net gain.

7.20 Nationally, it is envisaged that statutory 10% biodiversity net gain will cover all local development except where they:

- impact habitat less than 25m^2, or 5m for hedgerows or watercourses
- are householder applications
- are biodiversity gain sites (where habitats are being enhanced for wildlife)
- are "small scale self-build or custom housebuilding"

7.21 Any off-site contribution to achieve Biodiversity Net Gain will be directed by the Lawton Principles and the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2024).

7.22 The Council will utilise updated accessible green space mapping (ANGSt), updated accessible woodland (AWS) mapping and outdoor recreational value calculations (ORVal) of key sites to ensure the delivery of biodiversity net gain does not negatively impact upon local communities' ability to access the natural environment.

7.23 Biodiversity net gain plans should describe the site's biodiversity value both before and after development. The 30 year long term management plan should include estimated costs and mechanisms for funding and must clearly set out how both on-site and off-site net gain provision will be delivered, monitored and maintained, including the parties responsible for ensuring this.

7.24 **Development Greening factor**

7 Green and natural environment

7.25 The Development Greening Factor (often known as Urban Greening Factor) is a key element of the National Green Infrastructure Framework. The Council sees it as well placed to link biodiversity net gain and Forest Community requirements. It uses a simple process that quantifies the amount of green infrastructure a development provides, providing a Greening Factor Score of between 0 and 1.

7.26 Policy NE4 sets out the Councils Greening Factor which aims to increase the quality, quantity and functionality of green infrastructure across the built environment.

Figure 17



Policy NE4

Development Greening factor

1. The council will require all major development proposals to contribute towards the greening of the borough through the integration of multifunctional green and blue infrastructure within a development's site design, subject to viability.
2. All major residential development proposals, or proposals that are predominately residentially led, should meet a minimum Greening Factor of 0.4.
3. All major non-residential development, or proposals that are predominately non-residentially led, should aim to meet a Greening Factor of 0.3.
4. Where the Greening Factor cannot be met on site, then the council will work with applicants to identify offsite opportunities to enhance local green infrastructure. This would be secured by planning conditions and/or obligations and delivered in line with locally identified needs.

7.27 The council has published its Green Space Factor Study (GSFS) (2023) which suggests scores for the borough, how the site's value and score can be calculated and includes worked examples. Green Infrastructure elements can include the retention of semi-natural vegetation and/or the provision of street trees, hedges, areas of flower rich perennial planting, green roofs, green walls, ponds, wetlands and certain sustainable drainage systems, including rain gardens and permeable paving. Table 3 of the GSFS 2023 sets out the surface cover categories and scores for the borough, from which a developments score will be calculated.

7

7 Green and natural environment

7.28 By clearly setting out the councils approach, applicants can have increased confidence during the site master planning process to ensure the delivery of an appropriate level of greening within developments.

Figure 18: Development Greening



7 Green and natural environment

Green network

7.29 The Green Network emerged from the original landscape masterplanning of Telford by the Telford Development Corporation. The concept was developed and later adopted as the Green Network in the Telford Local Plan (1991), the Wrekin Local Plan (2000) and the Telford & Wrekin Local Plan (2011) and has been very effective and significant in protecting green space in Telford and shaping the appearance of the town. The purpose of Policy NE5 is to preserve this valuable designation.

7.30 Policy NE5 seeks to preserve the green network, a concept which has been extremely effective and significant in protecting green space in Telford and Wrekin.

Figure 19



Policy NE5

Green network

1. The council will protect, maintain, enhance and, where possible, extend the green network.
2. The council will only support development impacting the green network where it identifies, protects and enhances the green network principles. Where impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network, its principles and associated functions.
3. Proposals would be expected to assess and justify the development against the following principles and their associated functions:

    a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas;
    b. healthy, linked, active spaces;
    c. thriving spaces which promote heritage, geology and community identity;
    d. spaces for natural water management; and
    e. resilient, carbon and climate positive spaces.

7.31 The Green Network is a strategic interconnected network of open spaces within the urban areas of Telford and Newport. The Green Network is identified on the Policies Map.

7 Green and natural environment

7.32 The Local Plan has updated and improved the Green Network designation so that it is compliant with the NPPF and reflects the National Green Infrastructure Framework (NGIF). The expansion and strengthening of the Green Network geographically and in policy terms will reinforce protection of a wider array of spaces within Telford and Newport. The Green Network is a dynamic designation, where development impacts or creates areas such as public open space, sustainable urban drainage systems or natural habitat the Green Network designation will be adjusted accordingly.

7.33 Land within the Green Network has been assessed based on the principles set out above, areas covered comply with these principles and perform functions across the urban area. The following functions are examples of those that apply to the Green Network principles:

a. To provide visual amenity value in the form of views over green open areas, water bodies or woodland.
b. To maintain, protect and enhance the borough's ecological value in terms of natural habitats and species by providing ecological networks, including corridors and stepping stones by which wildlife can move through, and thrive within, urban environments.
c. To provide an appropriate supply of open land to meet the diverse recreational needs of an expanding population, combining the more formal parkland and recreation areas with wider landscaped areas valuable for informal recreation.
d. To provide open space linkages through which footpaths, cycleways and green corridors can connect different parts of Telford or Newport forming accessible 'green ways' through urban areas and encouraging sustainable travel.
e. To provide space for trees and shrubs to grow and filter the air, removing pollutants and improving local air quality.
f. To provide buffers between highways and built up areas to reduce noise pollution and provide quieter spaces for people, and wildlife to enjoy.
g. To provide spaces for healthy lifestyle practices and benefit the mental and physical health of Telford and Newport residents and visitors.
h. To provide separation between built up areas which helps to retain and enhance the individual identity of local communities.
i. To maintain, protect and enhance the unique geological, historical, and archaeological features within the borough.
j. To provide spaces for the drainage and storage of water, reducing flooding of property and infrastructure as well as enabling the natural management of water.
k. To provide natural, shaded cool spaces throughout Telford and Newport to aid in mitigation and adaptation to climate change for people, and wildlife.
l. To provide natural habitat and enable carbon sequestration to mitigate emissions produced by the urban settlements of Telford and Newport.

Shropshire Hills National Landscape and Strategic Landscapes

7.34 The borough has a varied landscape which provides an important setting for its urban and rural communities. This includes the iconic Wrekin within the Shropshire Hills National Landscape as well as locally important Strategic Landscapes covering the wider setting of the Wrekin and the Weald Moors.

7.35 Policy NE6 seeks to protect the nationally and locally important landscapes identified on the Policies Map.

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Policy NE6

Shropshire Hills and strategic landscapes

1. The Shropshire Hills National Landscape will be given the highest level of protection and development will be required to give great weight to conserving the landscape and scenic beauty of the National Landscape.
2. Planning proposals for development in the Shropshire Hills National Landscape and all development proposals outside the designated area which are likely to have a significant adverse effect on the special qualities of the National Landscape (as set out in the National Landscape Management Plan)will be resisted in the interests of conserving the area's natural beauty.
3. The council will protect the borough's Strategic Landscapes from development which would cause detrimental change to the quality of the landscape including the appearance and intrinsic landscape quality.

7.36 The NPPF requires councils to protect and enhance valued landscapes.

7.37 National Landscapes are to be given the highest level of protection in relation to landscape and scenic beauty. Any proposals affecting the Shropshire Hills National Landscape will also be required to be consistent with the current National Landscape Management Plan and any subsequent update.

7.38 The council has two Strategic Landscape Areas (SLAs) The Wrekin Forest SLA and The Weald Moors SLA. The purpose of allocating SLAs is to protect the appearance and intrinsic landscape quality of these areas and to prevent development which would be inconsistent with, and detrimental to, their visual and landscape quality.

7.39 All proposals for development within, or likely to affect, a SLA should have regard to the council's Landscape Designation Study2023, alongside other landscape evidence work which supports the Local Plan. This provides guidance of development management issues including landscape capacity, important features and qualities of the landscape and how these should be managed and how to help mitigate the impact of development on SLAs.

Strategic Green Gaps

7.40 Strategic green gaps are open areas of land between settlements which prevent the coalescence with nearby settlements and maintain the distinction between countryside and places. These gaps are designated with the aim to resist development in these areas and to maintain a distinct separation between settlements.

7.41 Policy NE7 seeks to protect existing settlements from coalescence and the pressures of new development by maintain strategic green gaps.

Policy NE7

Strategic Green Gaps

1. The council will only support development within a strategic green gap where it:

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a. Will not be detrimental to the function or aim of the strategic green gap;
b. Preserves the identity of the settlements of Lilleshall and Wrockwardine; and
c. Clearly maintains a physical and perceptual separation between the built areas of the settlements; or
d. Is demonstrated that it is essential for the development to be located in the strategic green gap, and the benefits of the proposal outweigh the potential impact on the strategic green gap.

2. Development within a strategic green gap should have regard to:

a. The siting, layout, scale, design, materials and landscaping to protect the function of the strategic green gap and retain the undeveloped character; and
b. Maintaining and enhancing the local communities' access to the countryside via footpaths, cycleways and bridleways.

7.42 The councils Landscape Capacity Assessment 2023 has reviewed landscape around existing settlements and identified Lilleshall and Wrockwardine areas as appropriate areas where a strategic green gap will maintain separation between the settlements and Telford. These areas identified are mapped within the Policy map that accompanies this document.

7.43 The Landscape Capacity Assessment made other observations on the use of buffers in relation to historic parks and garden and strategic landscapes. These designations, and settlements within or adjacent to them, are covered by policies HE1 Historic Assets, HE6 Historic Parks and Gardens and NE6 Shropshire Hills National Landscape and Strategic Landscapes.

8 Economy and centres

8 Economy and centres

8.1 Telford and Wrekin is a borough of makers with a strong and diverse advanced manufacturing base spanning automotive, defence, food processing and agri technology. It is also an important logistics and distribution hub with a growing digital sector. For the last 50 years the borough has been incredibly successful attracting international manufacturers to the area. However, the economy is being impacted by a number of global factors to which the borough needs to respond including:

- **Climate change and Net Zero –** this includes the need to move towards cheaper greener energy
- **Tech-celeration –** the use of technology in the economy and its impact on the job market
- **Global Britain –** opportunities for exports through new global trading relations
- **Reshoring –** strategic opportunities to bring manufacturing back to the UK
- **Relocation and the 'war for talent' –** benefits of flexible working to attract people with talent

8.2 The council has a strong history of investing and delivering economic growth in the borough including through bringing public land to the market under the Telford Land Deal and latterly attracting over £52m funding from Government Towns Fund and Levelling Up Fund and the West Midlands Combined Authority Brownfield Land Funds. It also continues to invest directly into the borough through programmes including a growth fund (direct delivery of commercial floor space to support economic growth). Pride in Our High Street supporting regeneration and resilience of key borough Towns as service and employment centres.

Figure 20: The economy of the borough



8.3 The Local Plan supports new ways of working and encourages innovative thinking in relation to work space in centres such as live-work units and co-working to maintain footfall in centres and address decline in office demand to attract new talent and business opportunity.

8.4 Policies support non-residential buildings to become more energy efficient and promote renewable energy generation seeking to drive down the costs of running businesses in the borough and increase climate resilience.

8 Economy and centres

8.5 The Local Plan supports all our centres of all sizes protecting important uses within them and encouraging diversification where appropriate to increase footfall and sustainability.

Employment development in the urban area and strategic employment areas (SEAs)

8.6 The delivery of new employment land and the protection of existing employment provision is critical to attracting inward investment and creation of jobs. SEA's are large commercial and industrial estates in the borough and include Halesfield, Stafford Park, Hortonwood/MOD Donnington and Donnington Wood.

8.7 Policy EC1 sets out the approach to employment development in Strategic Employment Areas (SEAs), and to protecting against the loss of existing employment land across the borough.

Policy EC1

Employment development in the urban area and SEAs

1. The SEAs, as identified on the Policies Map, will be the primary focus for employment development. The development strategy for proposals in the SEAs is as follows:

    a. Development proposals for industrial, storage and distribution uses will be supported in SEAs, including existing allocations carried forward;
    b. Development proposals for sui generis uses associated with B Use Class activity, such as waste management facilities, will be supported in SEAs where they are compatible with neighbouring uses;
    c. Economic activities including business uses (E(g)(i), E(g)(ii) and E(g)(iii)) will be supported in SEAs where:

        - They support the function of the SEA; and
        - They do not undermine the viability of existing employment uses in close proximity to the site.

    d. Other uses outside of these criteria will generally not be supported in the SEAs without clear justification to how it would support the function of the SEA.

2. Outside the allocated sites and SEAs, employment development in the urban area will be supported where:

    a. It is located:

        - In close proximity to a SEA;
        - On an existing established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or
        - Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas.

    b. The development maintains and enhances sustainable access such as walking, wheeling and public transport;
    c. The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5;
    d. It does not have a significantly adverse impact on adjacent uses;

8 Economy and centres

e. It provides high quality, diverse landscaping and boundary treatment; and
f. In the case of greenfield sites, it is demonstrated that no appropriate previously development land is available in the built up areas of Telford or Newport.

8.8 Policy EC2 sets out the approach to Economic Development in the Urban Area, outside of SEAs, in the borough.

Policy EC 2

Economic Development in the Urban Area

1. Outside of SEAs the loss of existing employment land will only be supported where:

   a. Evidence is submitted that satisfactorily demonstrates that the site is no longer suitable, or viable, for employment uses including the current/last use of the site and alternative employment uses;
   b. The proposed use would not conflict with neighbouring uses; and
   c. The sustainability benefits of the proposal clearly outweigh the loss of the employment land.

8.9 Employment use includes classes B2 (general industrial), B8 (storage and distribution), Class E and sui generis (i.e. uses associated with B use class activity such as waste management facilities).

8.10 Existing employment allocations adopted in the Telford and Wrekin Local Plan (2018) that have not yet been built out will be carried forward as part of the Councils employment land supply.

8.11 In order to protect the borough supply of employment land, proposals for alternative employment uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted from any future changes of use without planning consent. This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area.

8.12 Where a loss of employment land is proposed, marketing information should be submitted to support an application. This should demonstrate that:

- The site has been marketed at an appropriate price (demonstrated by RICS valuation) and across a range of agents/websites;
- Show how the site has been marketed, where, and any offers made and why they were rejected and/or not continued with; and
- The Council has been engaged at the earliest opportunity to explore options for site retention, remediation and preparation for alternative employment uses.

8.13 Examples of sustainability benefits which could be weighed in favour of a proposal for the loss of employment land could include zero carbon development, improved access to and investment in green space or the provision of supported and specialist accommodation.

8.14 The council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood and Stafford Park) to control the loss of employment land to other non-employment uses. This approach

reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These employment areas should continue to be protected for these purposes to support economic ambitions. Where necessary the council may identify further areas to protect by Article 4.

Employment in the rural area

8.15 The rural economy is an important contributor to the local economy and sustainability of rural communities. The Local Plan encourages the diversification of the rural economy and seeks to ensure good connectivity to broadband to support local businesses and increased working from home.

8.16 Policy EC3 sets the context for a more diverse rural economy covering a broad range of uses, not solely the traditional Use Class B employment.

Policy EC3

Employment in the Rural Area

1. Employment development in the rural area should be directed to:

    a. The re-use/conversion of redundant buildings; or
    b. The redevelopment of previously developed land; or
    c. Sites which would form and enable the expansion/extension of an existing business/employment use.

2. The council will support new employment development in the rural area where:

    d. It is successfully demonstrated that the proposal would benefit from a rural location or it would assist the diversification of the rural economy;
    e. The proposal is supported by an appropriate business case which demonstrates the economic benefits to the local economy;
    f. There is no significant adverse impact on local highway capacity and safety, unless appropriate mitigation measures can be implemented; and
    g. It would not have a detrimental impact on the character and quality of the rural area and nearby uses.

3. Where a site/proposal does not meet any of the circumstances in point 1, and is for a new building on greenfield land, well-designed new development will be supported subject to the meeting the criteria at part 2 of this policy and the use, design and scale of the development is responsive to local context.
4. Development which would assist in the retention and/or development of accessible local services and community facilities would be supported where in accordance with Policy CI1.

8.17 The rural areas of Telford and Wrekin provide various employment opportunities. Harper Adams University is a major employer that is world renowned for its education and research on sustainable food chains, agri-tech and the rural economy. The rural

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area also supports many SME businesses that provide vital local services such as shops, public houses and logistics businesses that provide local job opportunities.

8.18 A redundant building is considered to be a building where the original use, or last known use, no longer exists. The building should be capable and suitable for conversion to be considered under Policy EC3 1a. If the building is considered to provide an essential function, and the conversion of the building would lead to a need for a replacement building elsewhere on the site, then the conversion would not be covered under EC3 1a.

8.19 Business cases for employment uses in the rural area are generally expected to include the following as a minimum. Further information may be sought if considered necessary in determining the planning application, including:

- Details of the proposed business use;
- Justification for the business being located in the rural area; and
- Details of how the business will positively contribute to the local rural economy.

8.20 Generally the council will resist large areas of open storage in the countryside, unless located on previously developed land, due to the visual impact on the rural character. Where this use is accepted in the rural area, conditions will be required to control the impact and extent of the development.

Waste management facilities

8.21 Waste management is part of the circular economy and a positive approach to recycling and re-use falls in line with the council's Climate Change Action Plan. Waste management offers a range of employment opportunities, both skilled and non-skilled labour. Telford and Wrekin have a larger percentage of the working population in manufacturing, 15% compared to 10% across the West Midlands, and therefore we need to plan for waste management facilities as part of our employment mix.

8.22 Policy EC4 identifies the most favourable areas for waste processing and recycling facilities on existing industrial estates and on previously developed land.

Policy EC4

Waste management facilities

1. The council will assess applications for and affecting waste management facilities against the following criteria:

    a. Whether they add value to and help deliver on the principles of the circular waste economy (re-use, repair, recycle, compost and transfer of energy) by moving waste further up the waste hierarchy;
    b. Applications for a change of use from waste management to other uses will need to demonstrate that the relevant waste capacity is no longer required;
    c. Proposals for new and altered facilities should demonstrate that they have been designed to operate in a way that will help increase rates of recycling (and / or re-use of materials), create new employment opportunities, minimise the impact of the facility on the local environment and positively contribute to the local community;
    d. General waste management facilities and developments associated with such facilities should be located in the Strategic Employment Areas as well as Tweedale. Exceptions to this include:

        - Where waste facilities meet specialised needs that could not be appropriately located in the above mentioned areas;
        - The need for specialised waste facilities; or
        - The use of previously developed sites that might not be suitable for residential developments or commercial and industrial uses and facilities that can co-locate close to waste producers or users of treated materials;

2. New landfill (or land raise) sites or extensions to existing landfill sites will only be considered where there is an established need and provision will only be made for waste that cannot practicably be recycled, composted or recovered.
3. Where development proposals for any other use come forward in the vicinity of an existing waste site, proposals will need to clearly demonstrate that there will be no conflict with the operation of the existing waste site.

8.23 Through a municipal waste contract the borough treats suitable residual household waste at Energy from Waste facilities in Shropshire and Staffordshire. The facilities have capacity to accommodate the borough's household waste needs throughout the plan period. Council contractors operate a large household recycling centre and waste transfer station at Hortonwood which provides strategic capacity to manage Local Authority Collected Waste in the borough.

8.24 Policy EC4 provides the means to plan for and safeguard, where appropriate, new, existing and expanding waste infrastructure to meet local needs. Applications for a change of, of an existing waste site, use will need to demonstrate that a site has been marketed for a minimum 12 month period for a similar or alternative waste use.

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8.25 The recycling and re-use of waste from industrial processes is a broad issue and can include, for example, the transfer of heat from one production process to another. This can broaden the scope of 'waste' infrastructure to include networks that facilitate the transfer of energy.

8.26 Strategic employment areas are considered the most appropriate locations for new waste facilities due to their existing mix of uses and land availability. Tweedale also has a cluster of similar businesses. Due to the concentration of certain industrial sectors on the strategic employment areas, such as plastics and polymers and hi-tech, there will be a need for specialist waste facilities to meet the needs of new, expanding and existing businesses. These industrial areas are segregated from residential areas and benefit from excellent highway connections for waste transportation.

8.27 The council, through the Waste Arising Study (2021), has identified potential waste capacity gap for organic treatment capacity which includes anaerobic digestion and composting facilities[14].

8.28 Consideration will be given to proposals that can demonstrate where they add value to the circular waste economy. Landfill will only be considered where evidence is provided for why a more sustainable option cannot be used.

8.29 In order to minimise the impact of new and expanded waste facilities on the environment new site proposals for waste management should, at application stage, demonstrate:

- No adverse impact on water quality;
- Protection of water resources (all non-waste operational area such as roofs and roads should, where possible, be directed towards a sustainable surface water outfall in accordance with the Drainage Hierarchy);
- Vehicle routing and site access is appropriate to the scale and nature of the development;
- The site is within reasonable proximity to the source of waste to be managed;
- No adverse impacts on the natural environment, open space or biodiversity;
- The location and operation of the site does not adversely impact the historic environment;
- Visual intrusion of/from the site is minimised;
- No potential land use conflicts in the local area;
- Air emissions, including dust are minimised;
- Odours are minimised;
- Measures are in place to prevent vermin and birds;
- Noise, light and vibration from the operation of the site are minimised;
- Measures to prevent the spread of litter originating from the operation of the site; and
- The site does not create conditions for land instability.

14 Telford & Wrekin Council, Waste Study 2021.

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Hierarchy of centres

8.30 The council strongly supports the protection, diversification and enhancement of the boroughs centres including through initiatives such as Pride in Our High Street. The council continue to invest into the borough centres including the launch of diversification grants to help businesses sustain themselves and increase sales; and the Revive and Thrive grants which reflect ongoing pressures facing all high streets and extra pressures such as the cost of living crisis.

8.31 Policy EC5 establishes the boroughs hierarchy of centres to help direct types of development and secure the long term viability of the centres.

Policy EC5

Hierarchy of centres

1. The council will maintain and enhance the vitality and viability of the centres, as shown on the Policies Map and in Appendix C. Retail, office and leisure developments and community facilities including the provision of entertainment and cultural activities (for example, health centres, education and social services, residential accommodation, religious buildings) will be focused in the hierarchy identified below (please note that a number of local centres are emerging as part of sustainable communities sites and will be identified in the hierarchy as they become a recognised local centre):

    a. **Principal Town Centre:** Telford Town Centre;
    b. **Market Towns**: Newport and Wellington;
    c. **District centres**: Dawley, Donnington, Hadley, Ironbridge, Lawley, Madeley and Oakengates;
    d. **Local centres** (listed in Appendix C)

2. Proposals which will make a positive contribution to the diversity and vitality of these centres and have regard to their role in the hierarchy will be encouraged and promoted.

8.32 The borough has a number of retail centres ranging in size, character and provision. The hierarchy of retail centres set out Appendix C, and is shown on the Policies Map. A summary of the role of each type of centre is included below:

- **Principal Town Centre –** Telford Town Centre has an established economic, social and environmental role across the region. It is a regional attraction and has had recent investment into the Northern Quarter, Fashion Quarter and Station Quarter.
- **Market Towns -** Newport and Wellington offer a more localised roles, have a range of services and facilities and serve a wider catchment. Both centres have a strong leisure offer and vibrant night time economies.
- **District centres -** such as Madeley and Dawley, provide locally important shopping and community facilities to serve the general needs of residents. Oakengates is also home to the Telford Theatre.
- **Local centres -** such as Woodside and Lightmoor, should be on maintaining a level of services and shopping to serve local catchments.

8 Economy and centres

8.33 Main town centre uses are defined in the NPPF and include retail, leisure, restaurants, bars and pubs, health and fitness centres, offices and arts, culture and tourism development. The council recognise that some residential development is appropriate in centres to aid regeneration.

8.34 A recent example of investment into centres is the investment and planning consent for the remodelling and regeneration of Oakengates Theatre Quarter. The project will increase footfall and investment into the centre, provide new employment and housing opportunities as well as support the sustainability of the Telford Theatre which is a key asset to the town.

8.35 The council acknowledge that out of centre retail parks such as those in Telford, Newport and Wellington contribute to meeting local shopping needs but does not seek to direct new development to these areas in the first instance so as to protect the vitality and viability of defined centres.

8.36 Telford Town Centre

8.37 The Local Plan supports the continued investment into enhancing the sustainability and role of Telford Town Centre. The Centre is undergoing change through the introduction of more leisure uses and the new Station Quarter development which will bring residential led mixed use development. It is important the Local Plan supports this transition to facilitate the regeneration of the Centre as well as ensuring the Centre maintains its primary role as the focus for main town centre uses.

Figure 21: Station Quarter Development



8.38 Policy EC6 sets out the vision for new development in Telford Town Centre to protect and enhance its role as a destination for shopping and leisure.

Policy EC6

Telford Town Centre

1. The vitality and viability of Telford Town Centre and its role as a destination for retail and leisure activities will be supported by:

    a. Encouraging the diversification of activities and services that complement main town centre uses;
    b. Encouraging high-tech, research and development, Information Technology industries, knowledge based industries and complimentary higher education facilities to locate in the Town Centre;
    c. Focusing the location of community facilities, leisure venues and education in the Town Centre; and
    d. Creating, enhancing and improving the public realm and connectivity through high quality, legible and safe routes, streets and spaces.

2. Development in the Town Centre area, defined on the Policies Map, will be supported where it:

    a. Positively contributes towards a healthy environment and does not have a significant adverse impact on public health and wellbeing;
    b. Encourages active travel and use of sustainable modes of travel;
    c. Does not have a significant adverse impact on access, movement and the availability of parking in the Town Centre;
    d. Enhances existing gateways into the Town Centre and improves interconnectivity in the Town Centre as a whole; and
    e. Supports and enhances the vitality and viability of the Town Centre.

Retail and Leisure

3. The retail and leisure function of the Town Centre will be maintained and enhanced by:

    a. Supporting retail and complementary leisure uses within the Primary Shopping Area (PSA) where there are active frontages at ground floor level;
    b. Supporting retail, leisure and sui generis uses in the PSA Secondary Frontage where they complement the primary retail function of the PSA, provide an active frontage at ground floor level and positively contribute to the vitality and viability of the Town Centre; and
    c. Supporting the change of use from retail and leisure uses where the development would complement the retail and leisure function of the PSA and maintain an active frontage.

4. Residential development in Telford Town Centre will be supported where:

    a. The proposal is a major, comprehensive development appropriate to the location;
    b. The mix and type of units are appropriate to, multi-generational town centre living;

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c. It encourages active travel, including improvements to the legibility and accessibility of walking and cycling routes and access to public transport;
d. If located in the PSA, an active frontage use appropriate to the PSA is provided at ground floor level, and it can be demonstrated that there are no conflicting issues with existing main town centre uses. In all other areas active frontages are provided along strategic pedestrian routes; and
e. Appropriate parking provision is provided, including for electric vehicles and cycle storage, to meet the needs of the development and encourage sustainable town centre living.

5. Major new conference and exhibition business and ancillary uses will be directed to the Conference and Exhibition Area (as shown on the Policies Map and Map 3). Development should support active travel connections to the wider Town Centre area.
6. The council will continue to protect and enhance Telford Town Park's recreation and leisure uses together with its qualities and character. The impact of development on the setting of the Town Park will be considered.

8.39 Telford Town Centre is a well-connected destination for shopping and leisure facilities. Policy EC6 supports the continued evolution of Telford Town Centre and its main shopping function whilst having the flexibility to allow complimentary uses which generate footfall and enhance the vitality and viability of the Centre. It is recognised that Town Centres need to diversify as a result of the change in shopping patterns and the trend toward working from home.

8.40 As such Policy EC6 supports mixed use development including residential, employment, education and leisure uses where it is well connected to and enhances the function and role of Telford Town Centre.

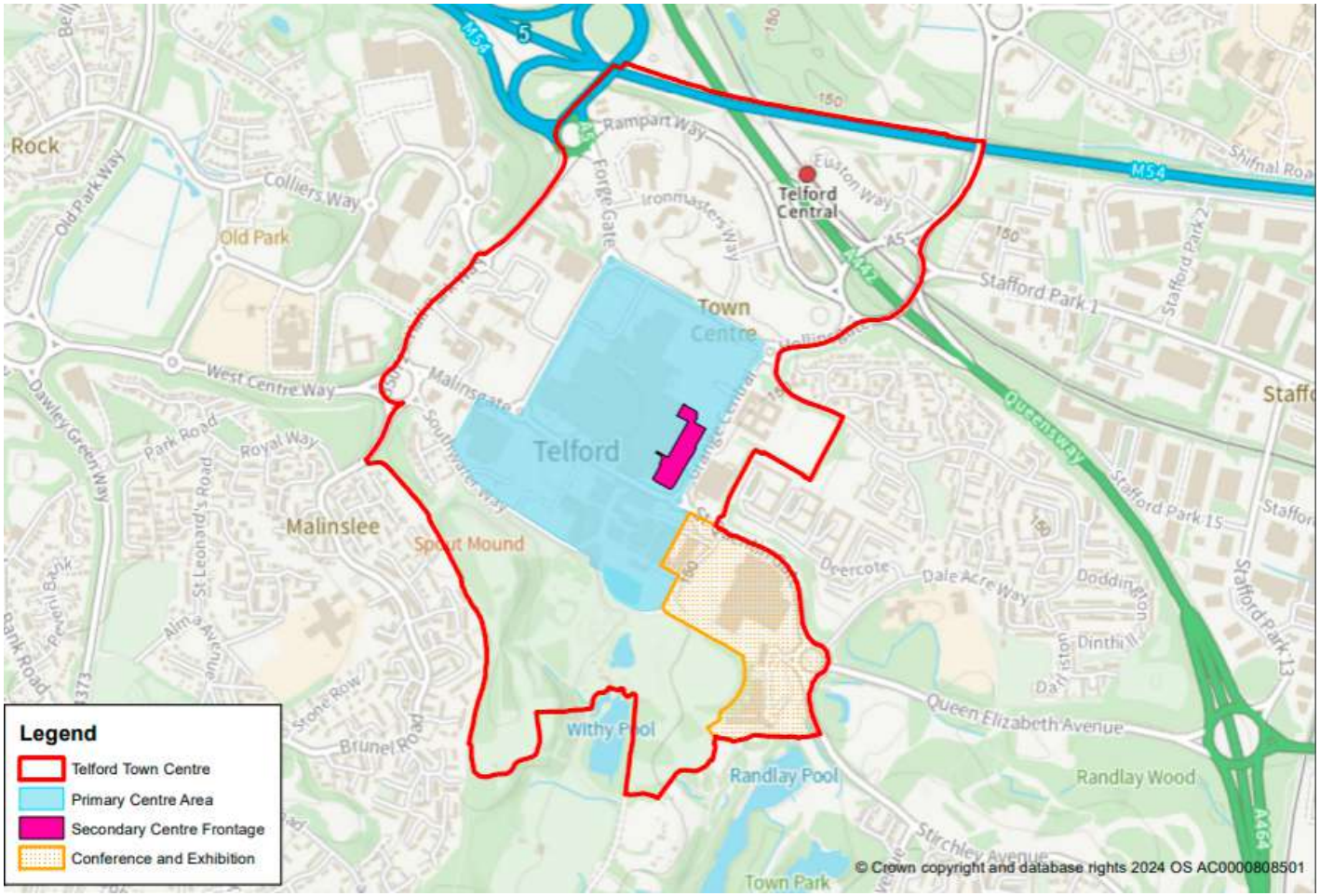
8.41 The council are also seeking to encourage an 'eco-system' of knowledge based industries in the Centre and are facilitating this growth including the new Quad building skills and innovation hub at the Station Quarter development. The building will bring Harper Adams University and Telford College together with the business innovation hub to help raise learning and skills aspirations for the borough.

8.42 A Primary Shopping Area (PSA) is identified on the Policies Map and includes Southwater and the indoor shopping area where retail should remain the prominent use, alongside other complementary uses. Within the PSA Secondary Frontage, a wider range of uses will be supported at ground floor where they are complementary to the function of the Centre and have active frontages. Beyond the PSA and Secondary Frontage, development in the Town Centre will be expected to support main town centre uses at ground floor which are complementary to the Centre.

8.43 The Town Centre is a highly sustainable location with good access to the open space of Telford Town Park, services and facilities and therefore can support residential development. However, a coordinated, at scale, approach needs to be taken to avoid small piecemeal development that is isolated from other residential schemes and local services. Well designed, higher density major mixed use development schemes that include residential development will be supported. The mix and type of housing should be appropriate to multi-generational town centre living and make efficient use of land, whilst promoting the regeneration and enhancing the vitality of the Town Centre. Whilst the densification of development in the Centre is

generally supported, where this might impact existing parking provision, evidence will be required to be submitted with planning applications to ensure the development would not displace parking to surrounding areas.

Figure 22: Telford Town Centre



8 Economy and centres

8.44 Telford Town Park provides a high quality outdoor leisure and recreation space. The council will protect and enhance the Park's recreation and leisure uses. The impact of development on the setting of the Town Park will be considered in determining planning applications. Maintaining and enhancing wildlife and habitat areas in the Town Park is supported. Connectivity and legibility between the Town Park and the Town Centre is very important.

Market towns and district centres

8.45 The Council has a strong record of supporting its markets and district centres including through purchasing and renovating property and providing grants to support businesses. The boroughs market and district centres have an important role supporting independent local businesses and commercial development. Each market town and district centre has its own distinctive character with key facilities, amenities and services such as the thriving indoor markets at Wellington and Newport and the Anstice Community Hall in Madeley.

8.46 Policy EC7 seeks to encourage the diversification and regeneration of the borough's market towns and district centres while supporting new complementary uses to their retail functions.

Policy EC7

Market Towns and district centres

1. Within the Primary Shopping Area (PSA) of the borough's Market Towns and District Centres, as defined on the Policies Map, the council will support changes of use from Class E (Commercial, business and service uses) to other uses where the proposal would:
    a. Complement the shopping, leisure and commercial function of the centre and protecting the retail character of the Market Town or District Centre;
    b. Not result in an over proliferation of non-Class E Uses particularly hot food takeaways, betting shops, vaping shops and off licences;
    c. Not result in 3 or more adjacent units that have no active daytime frontage;
    d. Have no significant adverse impact on surrounding amenity and health and wellbeing of the community (noise, odour, waste collection, highways and parking);
    e. Where a conservation area is present be designed in accordance with policy HE4 (Conservation Areas); and

2. Proposals in the PSA that make use of outdoor space and which positively contribute to the vitality of centres will be encouraged, including:
    a. Outdoor seating in support of a cafe, restaurant or public house, provided this:
        - Does not unduly restrict pedestrian movement
        - Is restricted to an appropriate area; and
        - Does not adversely impact nearby uses; or
    b. Public events such as outdoor markets and entertainment.

3. Proposals for residential development in the PSA of Market Towns and District Centres will be supported where:
    a. There are non-residential uses maintaining an active frontage at street level;

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b. The mix and type of development is appropriate for the centre setting and would not lead to conflict with surrounding business uses; and
c. The parking needs of residents can be appropriately addressed.

4. Outside of the PSA and within the Market Town and District Centre areas a change of use to Class E uses is supported. In addition, the following ground floor level uses will be supported subject to their size, design and overall impact on the vitality of the centre:

a. Small scale business and service units conforming to complementarity of the centre;
b. Supported and specialist accommodation and hotels (Use Classes C1 and C2);
c. Residential proposals that are of a mix and type in keeping with the centre (Use Class C3);
d. Local leisure, community and education facilities (Use Class F);
e. Any retail and non-retail use subject to the provisions of Policy EC10; and
f. Restaurants and cafes (Use Class E-b) and public houses (Sui generis) subject to criteria 1(a), 1(d) and 1(f) above.

Figure 23: Oakengates Centre



8.47 The council strongly support the boroughs market and district centres and encourage development which will improve the sustainability of the centre and its function to the community. Opportunities for well-designed regeneration of the centre which will improve its function and sustainability will be supported.

8.48 Within the Primary Shopping Areas in Market Towns and District Centres, commercial, business and service uses are supported. The over proliferation of similar uses such as hot food takeaways and betting shops, by reason of litter and odours, can negatively impact on health and wellbeing, Having regard to local amenity, planning decisions should take into account the following:

1. The level of traffic likely to be generated, with regard to the impact of on-street parking and waiting, waste collection, delivery times, trading hours and use of forecourts and rear areas

8 Economy and centres

2. The effectiveness of measures to mitigate litter, odours, vibration and noise from the premises, including the satisfactory arrangement of flues; and
3. The likelihood of nuisance and anti-social behaviour including cumulative impacts arising from the density of other related uses in the area.

8.49 Generally, more than 3 adjacent non E Class Uses will be considered an over proliferation, unless appropriate justification is provided and appropriate conditions secured to protect the vitality and viability of the Centre.

Local centres and rural services

8.50 Local centres and rural services are essential for the sustainability of the boroughs villages and urban area communities. These centres serve the local daily needs of residents and support vulnerable residents in not only their daily shopping needs but also provide opportunities for social interaction. Reducing the need to travel by car for day to day needs such as bread and milk positively contributes to the councils climate change objectives as well as providing small scale, local employment opportunities.

8.51 Policy EC8 seeks to protect and enhance the viability and vitality of local centres and rural services to support sustainable communities.

Policy EC8

Local centres and rural services

1. The council will support proposals for multi-use buildings, community facilities and services to improve the sustainability, wellbeing and cohesion of local communities where supported by Policy CI1.
2. The council will not support development resulting in the loss of floor space within Use Classes E and F in Local Centres or in the rural area unless:

   a. There is an equivalent alternative use or service nearby that meets residents' needs;
   b. Robust marketing evidence is provided to demonstrate that over a minimum of 12 months has been undertaken and there has been no interest for the current use or any other use within Use Class E or F; or
   c. The proposal will provide a community facility for which there is a demonstrable need.

8.52 Development resulting in the loss of local retail and service provision will not be supported unless there is alternative equivalent provision within 400 metres, a reasonable walking distance. Provision will be considered equivalent where it provides a similar offer which meets the same day-to-day need, such as the need for fresh food.

8.53 Marketing of a vacant unit should be undertaken through a commercial agent that genuinely reflects the market value based on its use, condition, quality and location of floor space. This should generally be undertaken for a minimum of 6 months, unless otherwise agreed by the Local Planning Authority.

8 Economy and centres

8.54 A change of use from retail to a community facility such as a community centre will be supported where it can be demonstrated there is a need for such provision and having regard to Policy CI1. Demonstration of need should include evidence of consultation with service providers and the local community.

Out of centre and edge of centre development

8.55 The council wants to support the boroughs centres by first directing main town centre uses development to the centres. To maintain a flexible approach the council may consider development outside of those centres, but only where strict conditions have been met in order to protect the boroughs centres.

8.56 Policy EC9 sets out the approach for considering proposals for main town centre uses outside of the hierarchy of borough centres in policy EC5.

Policy EC9

Out of centre and edge of centre development

1. The council will only support proposals for main town centre uses (as defined in Policy EC4) outside or on the edge of Telford Town Centre, a Market Town, District or Local Centre where suitable sites within these centres cannot be identified though a sequential test.
2. Where a suitable a site cannot be identified through the sequential test, proposals for retail and leisure uses will require the submission of a Retail Impact Assessment where:
   a. The proposal provides a floorspace greater than 500 square metres gross and is located within 500 metres of the boundary of Telford Town Centre; or
   b. The proposal provides a floorspace greater than 300 square metres gross and is located within 500 metres of the boundary of a District Centre;
   c. The proposal provides a floorspace greater than 200 square metres gross and is located within 500 metres of a Local Centre.
3. Retail Impact Assessments (RIA) should consider the impact of the development as well as the cumulative impact[15] in combination with other committed development proposals, where relevant. Development will be supported where an appropriate RIA demonstrates the proposal will not have a significant adverse impact on the vitality and viability of a Centre.
4. If planning permission is granted for new retail development (within Class E) in an out of centre or edge of centre location, the range of goods sold may be restricted either through planning conditions or legal agreement.

8.57 Many town centre uses now fall within Class E (Commercial, Business and Service uses) and movement from one use to another within the same use class, does not require planning permission.

8.58 A sequential approach to site selection will be applied to applications for main town centre uses (as defined in the NPPF) outside or on the edge of centres. Best efforts will need to be made to demonstrate that there are no other reasonable sites within or closer

15 Paragraph 90 in National Planning Policy Framework.

8 Economy and centres

to town or district centres that could accommodate development proposals. This should include active engagement with land owners within and around town centres that may reasonably be deemed to have available sites. Where suitable and available sites cannot be identified proposals will require the submission of an impact assessment in accordance with the floor space thresholds in Policy EC9. These thresholds are proportionate to the hierarchy of centres.

Evening and night time economy

8.59 Night-time economies are an important part of towns and cities across the UK and are estimated to bring in over £60billion to the economy every year. However, these uses can also pose challenges and are often associated with noise, crime, anti-social behaviour and community safety problems. Mitigating the impact of these issues is critical to a successful and sustainable economy.

8.60 The purpose of EC 10 is to ensure that new evening and night-time economy uses in Telford and Wrekin are appropriate to their location and appeal to a wide range of age and social groups.

Policy EC10

Evening and night time economy

1. The council will support evening and night time uses if they are located within the borough's hierarchy of centres identified in Policy EC5, subject to the following criteria:

    a. Their likely impact, including the cumulative impact of new and existing night time uses on the character and function of the centre in accordance with policy EC7;

    b. Their impact on the living conditions of nearby residents, with particular reference to the impacts for health and wellbeing of more vulnerable residents;

    c. Whether they would result in adverse public health impacts, anti-social behaviour, extra litter, noise and crime, including security issues raised by crowded places;

    d. Whether the centre can accommodate movements associated with late night visitors including public transport provision, the location of safe taxi/private car pick up / drop off points;

    e. Their overall impact on the vitality and viability of existing centres throughout the day including how a proposal interconnects with other uses.

    f. They help protect and support existing evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues; and

    g. They diversify the range of night-time activities, including extending the opening hours of existing daytime facilities such as shops, cafés, markets galleries and museums.

8.61 The evening and night time economy includes retail, leisure, entertainment and arts, culture and tourism development. The council's preferred locations for evening and night time economy uses are Southwater and Central Square in Telford Town Centre, the Market Towns of Wellington and Newport and the District Centres. Other centres could accommodate some extra evening economy uses at a scale that is appropriate to the centre.

8.62 The council are generally supportive of proposals that seek to expand operations beyond the usual daytime economy into evening/night-time economic opportunities. Careful consideration must be given to the appropriateness of certain uses and opening hours. It is important that cumulatively, such development does not harm the character and function of a centre, disorder and noise that would impact on those living and working in the area.

8.63 Public health and the needs of vulnerable residents should be considered and any unacceptable impacts should be treated in balance against a proposal. Vulnerable residents could include; elderly, less able-bodied, those at risk of substance abuse and young people.

8.64 Measures to minimise environmental and visual impacts should be provided. The applicant should be required to provide suitable mitigation before development has been completed (and similarly for proposals that could affect existing businesses and facilities). The cumulative impact of proposals must not unreasonably harm the living conditions of nearby residents, including noise and disturbance from users, smell, litter, light pollution or unneighbourly opening hours. The impact of development on the vitality and viability of centres includes proposals that would result in blank or inactive frontages onto streets and public spaces during daytime hours and how the proposal would integrate with other uses, for example lighting arrangements.

8.65 Shop Front and advertisement design

8.66 Attractive shopfronts and signage contributes towards the high quality design of centres and plays a key role in creating attractive and vibrant areas.

8.67 Policy EC 11 sets out the issues to consider in designing shopfronts and advertisements.

Figure 24: Community Event in Southwater



8 Economy and centres

Policy EC11

Shopfront and advertisement design

1. The council will support proposals for new shopfronts and alterations to existing shopfronts provided that:

   a. High quality design which complements adjoining properties and the building of which it forms part;
   b. The use of high quality and durable materials that are compatible or complementary in colour and texture to the surrounding area;
   c. Historic shop fronts with traditional facades are retained and repaired;
   d. The use of blinds and canopies are appropriate to the character of the shopfront;
   e. Signage and illumination is sited and designed in a way that does not:

      - Prejudice highway safety; or
      - Causes visual intrusion from light pollution to adjoining or nearby residential properties; and

   f. Signage should:

      - Be limited to the facade above the main shopfront
      - Not encroach on upper storeys
      - Not have more than one projecting sign; and
      - Not result in a proliferation of adverts in the area.

   g. Proposals are designed in accordance with the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document.

2. Internally illuminated signage will not be supported in the WHS, conservation areas or on listed buildings and local interest buildings other than in exceptional instances appropriate to the age and design of the host building
3. The council will support forecourt trading where it does not cause obstruction to pedestrians, vehicles, prams, or people with disabilities nor result in an adverse effect upon the character and appearance of the area in which it is to be located.

8.68 A carefully designed and visually appealing shopfront is good for business and can make a positive contribution to the character of the street and the vitality of retail centres. Conversely, a poorly designed shop front can be visually intrusive and harm the retail centres.

8.69 Shopfront design should be considered with creating rhythm and harmony in mind, whilst also avoiding monotony. Existing character, architectural and historic merit of the building and its shop front, including details and materials should be respected, particularly in heritage and conservation areas which are addressed through the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document.

8.70 Development in conservation areas should also refer to Policy HE4. The council has produced an SPD on shopfronts and advertisements within conservation areas and listed buildings.

Figure 25: Southwater



9 Housing

9 Housing

9.1 Every resident of the borough should have a safe, warm and affordable home. A key ambition for the council is to build better homes for all. This includes building homes that are in sustainable locations that meet resident's needs including for supported, specialist and affordable homes. The Council also wants to support residents who want to build their own homes, which are well designed, meet their needs and are in sustainable locations.

9.2 The council's specialist and supported accommodation strategy (2020-25) and Homes for All SPD (2022) sets out how the Council will make best use of existing accommodation, develop a range of specialist and supported accommodation, and ensure that support and care services promote people's wellbeing and independence.

9.3 The following housing supply and delivery policies build on the Council's priorities to ensure that every resident has a safe and affordable home.

Housing Allocations

9.4 Meeting the housing needs of the borough is a key requirement for the Local Plan. This is done through a mix of existing supply (sites already permissioned) and new housing allocations to meet the balance of needs.

9.5 Policy HO1 allocates sites for housing led development to meet the housing requirement.

Policy HO1

Housing Allocations

1. To contribute towards meeting the housing requirement, housing site allocations are proposed as set out in Appendix C and identified on the Local Plan Policies Map. The indicative amount of housing expected to be delivered on each allocated site is set out in Appendix C.
2. Planning applications for individual major housing developments or multiple sites where there is an identified need to work together for example the provision of infrastructure projects that spread across the sites, must supported by:

    a. An indicative layout for the entire site with clearly labelled quantum of development, site densities, phasing and uses proposed;
    b. A Design Brief to support a development of this size;
    c. Measures of how flood risk and surface water will be addressed;
    d. A Transport Assessment to assess the impacts on the associated highway network and a Travel Plan to promote sustainable travel;
    e. Measures of how the development will mitigate and adapt to climate change including energy efficiency and renewable/ low carbon energy production;
    f. Details of the land conditions and site levels information;
    g. Key principles and structure for meeting biodiversity net gain, greening requirements and open space strategy;

9 Housing

h. A comprehensive strategy for the phasing of the site and key infrastructure to support a sustainable community; and
i. Demonstration of how the entire site will comply with all relevant planning policy in the Local Plan.

9.6 Appendix A lists the housing site allocations including the indicative number of dwellings the site should deliver. The indicative housing number is derived from the council's updated Site Density Study and the site assessment process. It is recognised that, at the application stage, there may be some variation to the number of homes delivered on sites, however, where this is the case, this should be supported by up to date technical evidence and justification.

9.7 The Local Plan allocates a number of sites expected to deliver 500+ dwellings, and it is acknowledged that through the planning application process other windfall sites of this scale could come forward on, for example, brownfield land during the plan period. Due to the scale of these sites it is important that the sites deliver sustainable communities including key infrastructure such as local shops, services and facilities, where appropriate. Therefore Policy HO1 sets out guiding development principles for these sites and policies DD1 and DD2 sets out more detailed requirements for the design of residential led development.

9.8 It is important that the information required in this policy is provided at an early stage in the planning process to ensure the decision maker has all necessary information to deliver sustainable development. The council will produce further design guidance which should be used as a starting point for all applications, alongside National Design Guidance.

9.9 Instances where more than one site may need to work together and submit a combined masterplan could include where:

- An access is likely to be shared;
- There could be a cumulative impact on infrastructure such as roads or schools; or
- The sites are submitted for planning permission at a similar time and are adjacent to each other.

New Sustainable Communities

9.10 This policy establishes the framework for the development of three new sustainable communities within our local plan, aimed at addressing the housing, employment, and infrastructure needs of our growing community. These will be formed from extensions to the north of Telford that are strategically positioned to minimise environmental impact while providing essential services, accessible green spaces, and transport links that support sustainable and active living.

9.11 The Council will work in partnership with the three New Sustainable Communities to coordinate an approach to successfully deliver infrastructure and resolve issues that may arise through the organisation of a joint development board.

9.12 The New Sustainable Communities – Land at Bratton, Land North East of Muxton, and Land North of the A442 Wheat Leasows – have been designated as SC1, SC2, and SC3 respectively. Each site will offer a mix of housing types, including accessible homes as outlined in the Homes for All SPD, alongside supported and specialist housing provision. All the of the New Sustainable Communities will be assessed against housing policies HO3, HO4, HO5 and HO6.

9.13 In addition to housing, these developments will provide vital community facilities and employment opportunities, integrated with enhanced public transport networks and extensive green infrastructure. They will be developed in line with the forest community principles to ensure that these communities maintain Telford's role as a community set in the landscape. Active travel options, such as safe cycling routes and pedestrian pathways, will be prioritised to reduce reliance on private vehicles, promote healthier lifestyles, and lower carbon emissions.

9.14 This policy ensures that these New Sustainable Communities not only support the creation of new, vibrant communities but also deliver valuable facilities and services for existing neighbourhoods. By incorporating sustainable travel options and green infrastructure, the sustainable communities will create more connected and inclusive neighbourhoods.

9.15 Using relevant policies in the local plan and phased implementation, these developments must align with the Telford and Wrekin Council's priorities. All three sustainable community developments must adhere to the policies of the Telford and Wrekin Local Plan and meet the infrastructure requirements set out in the Infrastructure Delivery Plan.

Policy HO2

Sustainable Communities

SC1 Land at Bratton

The land to the immediate north of the built-up area of Telford, adjacent to residential settlements to the south of the site in both Bratton and Shawbirch.

Site area: approx. 113ha (gross)

Vision for the site

Land within the strategic allocation at Bratton will be developed to deliver a new sustainable community of approximately 2, 100 dwellings and 2ha of employment land (E Use Class) (gross), phased throughout the plan period.

The dwellings must provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough.

At the heart of the community, the site will provide a mixed local centre comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Local Planning Authority.

The site will provide an active and sustainable travel network, leading a mobility hub provided within the local centre. This should provide a number of facilities such as enhanced bus services, as well as walking and cycling facilities.

A network of formal and informal public open and recreation spaces will be provided in line with the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site must also provide extensions to the boroughs existing green network.

9 Housing

The sustainable community must provide one primary schools, comprising of three form entry and nursery provision. The delivery of the primary school should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.

Delivery

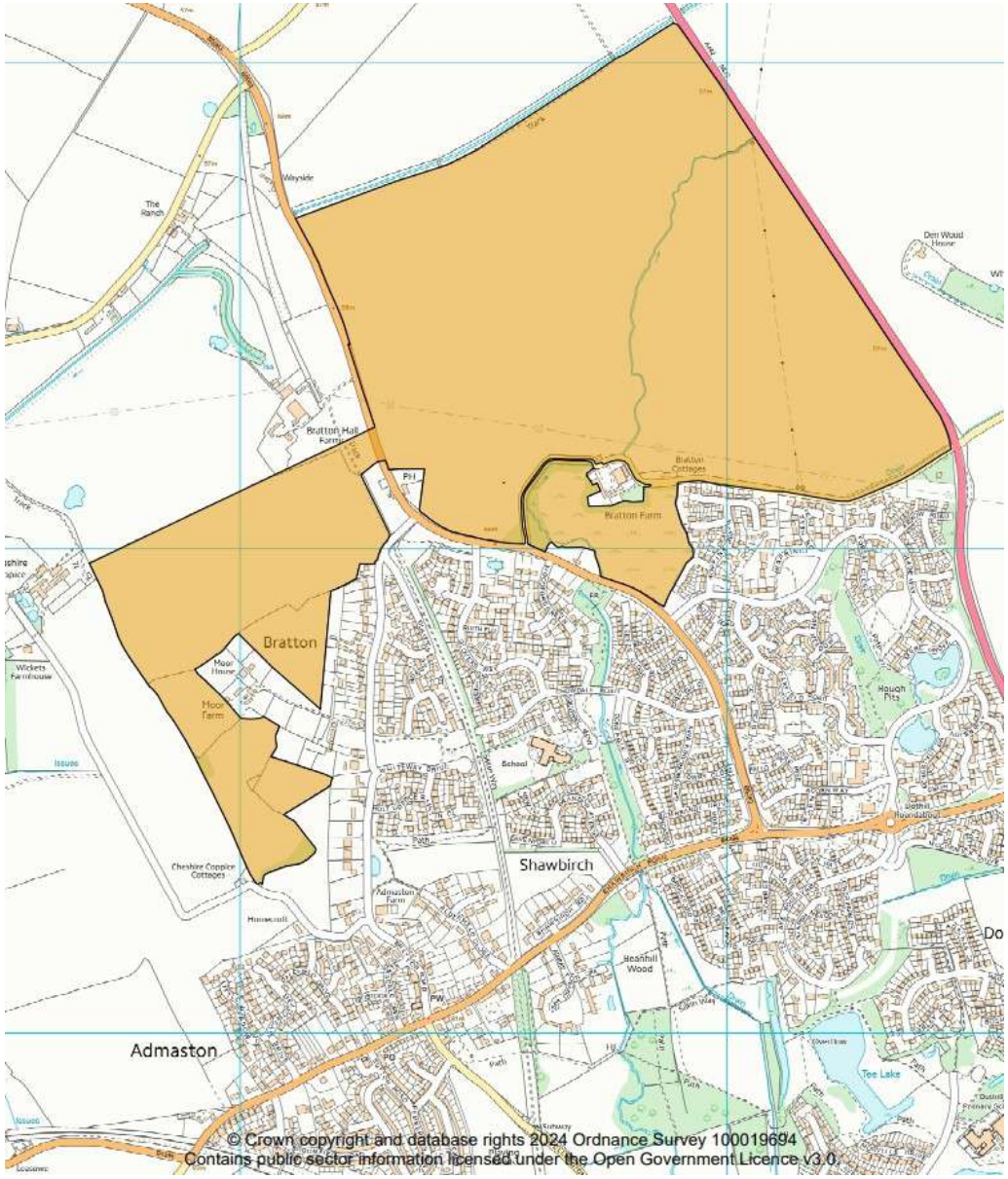
A development brief will be required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations. The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed with the Local Planning Authority prior to consideration of any detailed matters.

The site must provide the following details to allow for an efficient and comprehensive delivery of the site:

- Contributions to the provision of a secondary school on a separate site at SC3 as identified in the Infrastructure Delivery Plan
- Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.
- Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.
- The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.
- The site contains a Grade II listed building which benefits from a rural / open countryside setting. Buffer and screening should be incorporated to minimise effects of development
- A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:
    - Structural landscaping and public open space
    - Extension of Green Network
    - Connection to the Silkin Way
    - Footpath and cycleway connections into and around the site
    - Identified areas of existing woodland and new planting

This policy needs to be read alongside all relevant other policies within the local plan.

SC1: Land at Bratton



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Policy HO2

Sustainable Communities

SC2 - Land North East of Muxton

The land is to the immediate north-east of the built-up area of Telford. Muxton and The Humbers borders the site to the south and west of the boundary.

Site Area: approx. 182ha (gross)

Vision

Land within the strategic allocation at Muxton will be developed to deliver a new sustainable community of approximately 2,700 dwellings with 2,305 of those to be delivered in the plan period. The site will also provide 5.6ha of employment land (gross), phased throughout the plan period.

The dwellings must provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough.

At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Local Planning Authority.

The site will provide an active and sustainable travel network, leading a mobility hub provided within the local centres. This should provide a number of facilities such as enhanced bus services, as well as walking and cycling facilities.

A network of formal and informal public open and recreation spaces will be provided in line with the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site must also provide extensions to the boroughs existing green network.

The sustainable community must provide two primary schools, both comprising of two form entry and nursery provision. The delivery of the primary schools should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.

Delivery

A development brief will be required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations. The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed with the Local Planning Authority prior to consideration of any detailed matters.

The site must provide the following details to allow for an efficient and comprehensive delivery of the site:

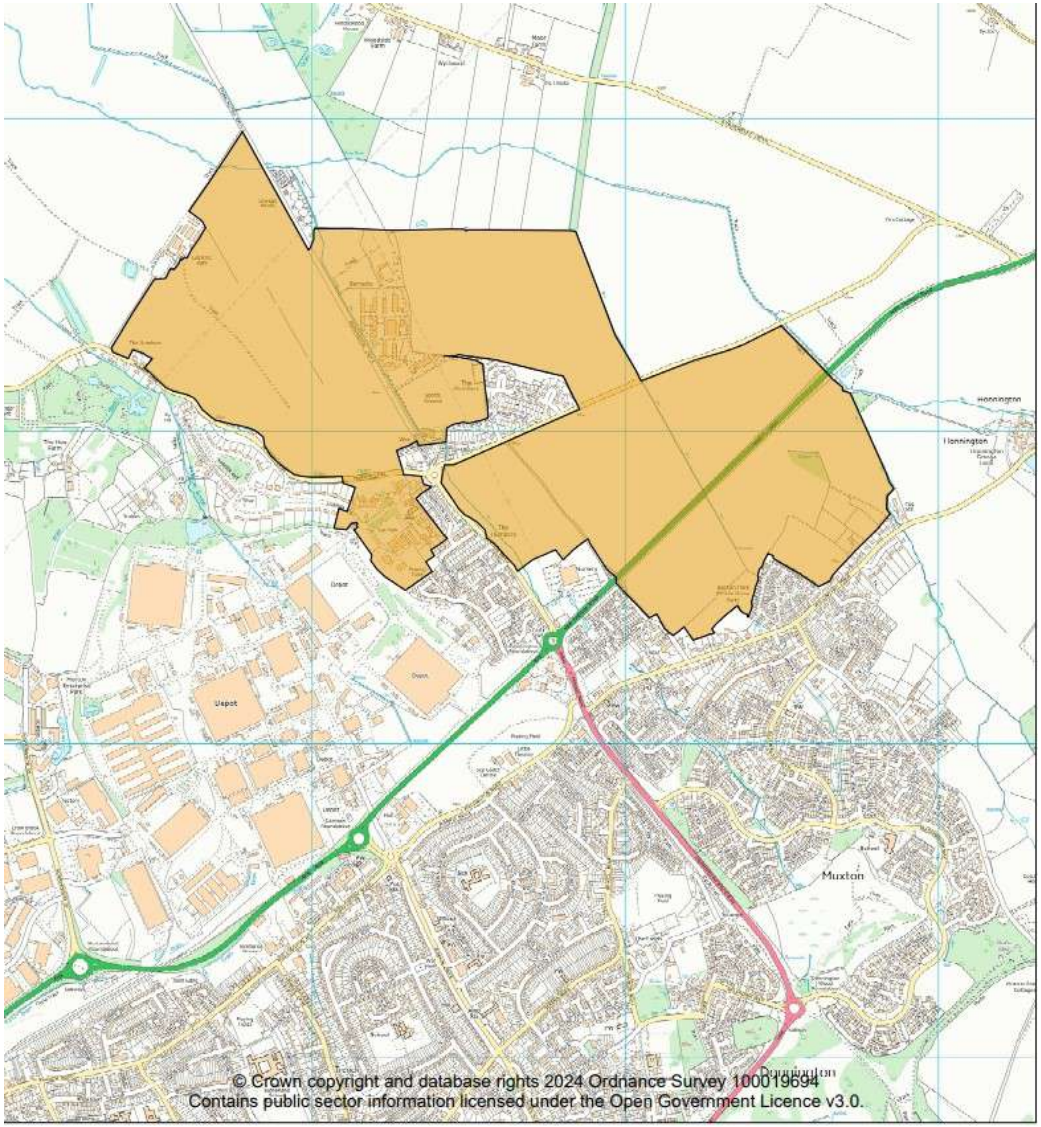
9 Housing

- Contributions to the provision of a secondary school on a separate site at SC3 as identified in the Infrastructure Delivery Plan.
- Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.
- Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.
- The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.
- A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:
    - Structural landscaping and public open space
    - Extension of Green Network
    - Connection to the Silkin Way
    - Footpath and cycleway connections into and around the site
    - Identified areas of existing woodland and new planting

This policy needs to be read alongside all relevant other policies within the local plan

9 Housing

SC2: land North East of Muxton



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Policy HO2

Sustainable Communities

SC3 Land North of A442 Wheat Leasows

The land is to the immediate north of the built-up area of Telford. The land sits adjacent to predominantly commercial developments to the east, and residential development to the south and west of Queensway (A442). To the north, and north-east lie the settlements of Horton, Preston upon the Weald Moors, Wappenshall Junction, and Eyton upon the Weald Moors.

Site Area: approx. 274.1ha (gross)

Vision for the site

Land within the strategic allocation at Land North of A442 Wheat Leasows will be developed to deliver a new sustainable community of approximately 3,100 dwellings with 2,190 of those to be delivered in the plan period. The site will also provide approximately 68ha of employment land (gross) which includes 22ha of an existing employment allocations, E28 at Shawbirch. The employment land will be phased throughout the plan period.

The dwellings must provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs in the borough.

At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Local Planning Authority

The site will provide an active and sustainable travel network, leading a mobility hub provided within the local centres. This should provide a number of facilities such as enhanced bus services, as well as walking and cycling facilities.

A network of formal and informal public open and recreation spaces will be provided in line with the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site must also provide extensions to the boroughs existing green network.

The sustainable community must provide two primary schools, both comprising of two form entry and nursery provision. The delivery of the primary schools should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.

Land to deliver a Secondary School will also be provided on site to serve the needs of this and the other allocated sustainable communities (SC1 and SC2), with an appropriate mechanism in place within a Section 106 Agreement to compensate for provision of land and build cost over.

Delivery

A development brief will be required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations. The brief shall consider the

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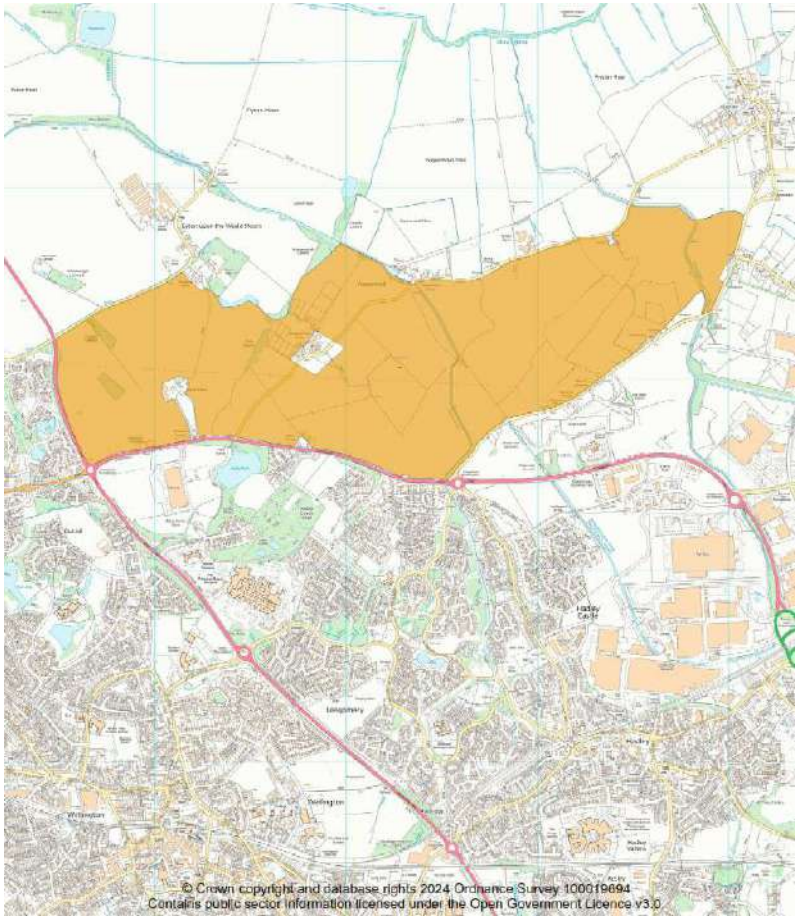
environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed by the Local Planning Authority prior to consideration of any detailed matters.

The site must provide the following details to allow for an efficient and comprehensive delivery of the site:

- Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.
- Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.
- The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.
- Maintenance of the functionality of the Northern Interceptor Channel as a strategic drainage asset.
- A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:
    - Structural landscaping and public open space
    - Extension of Green Network
    - Connectionto the Silkin Way and Apley Woods
    - Footpath and cycleway connections into and around the site
    - Identified areas of existing woodland and new planting

This policy needs to be read alongside all relevant other policies within the local plan

SC3: Land North of A442 Wheat Leasows



9 Housing

Housing mix and quality

9.16 There are a range of housing needs that the councils must plan for. The Local Plan provides a route to address these needs and improve the quality and mix of housing in the borough, this includes; space standards, amenity (garden) space and accessible housing. The Local Plan helps meet the housing needs of a diverse range of residents from the elderly to key workers.

9.17 Policy HO3 establishes the council's overall approach to promoting housing schemes that meet a range of housing needs for the residents of the borough.

Policy HO3

Housing mix and quality

1. All development is required to provide a variety of types, tenures and sizes that reflect local housing need. This includes planning positively for, the housing needs of Telford and Wrekin including but not limited to:

    a. Homes for families with children
    b. Look after children
    c. Care leavers
    d. Young professionals
    e. Students
    f. Key Workers
    g. Older people (including those who require retirement housing; housing with care and care homes)
    h. People wishing to build their own homes
    i. People who rent their homes
    j. People with special needs and disabilities
    k. Gypsies and travellers

2. All development, across all tenures, is required as a minimum to meet the internal space standards set out in the Nationally Described Space Standards.
3. Development is required to provide private outdoor amenity space that is accessible and suitable for the intended occupants. Communal provision of outdoor amenity space in lieu of private outdoor amenity space for each dwelling, will only be accepted in flatted developments and for all types of properties in exceptional circumstances.
4. In exceptional circumstances, where it can be demonstrated that availability of land is sparse and the site is constrained due to viability, subject to the level and quality of amenity space provided in this form. Alternative outdoor spaces such as useable balconies and roof gardens would be acceptable in lieu of ground floor outdoor amenity space.
5. Development is required to demonstrate how its design is capable of adaptation and extension to accommodate the changing lifestyles and needs of households over time, in accordance with the Council's Homes for All SPD, unless superseded by Government policy.
6. All major developments must include M4 (2) / M4 (3) housing in accordance with the councils requirements or national standards (whichever is higher).

9.18 Policy HO3 requires all development to provide a mix of house types and sizes in accordance with local housing needs evidence; this includes the council's Housing Strategy, Specialist and Supported Accommodation Strategy and the Economic and Housing Development Needs Assessment (EHDNA) (2021). The evidence recognises the

benefits that certain types of homes such as bungalows and other level access accommodation can provide to meet changes in people's needs over their lifetime.

9.19 The NPPF defines 'essential local workers' (also referred to as key workers) as public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

9.20 Table 6 below provides a summary of the EHDNA housing mix recommendations by sub areas of the borough, these will be used to guide the mix of units on major developments. On small developments the council will work with developers to achieve an appropriate housing mix having regard to the needs evidence, the site character and location, and the viability of delivering the recommended housing mix.

9.21 However, there are instances where adjustments may need to be applied due to the latest local profile of housing, character of the area and viability depending on the surrounding submarket characteristics. The final mix of housing/types will therefore be subject to negotiations and applicants are expected to provide robust evidence relating to the identified level of housing need, deliverability and financial viability. Early discussions with the Council are therefore advised.

Table 6 Recommended housing mix by sub-area (source: Telford and Wrekin Economic and Housing Development Needs Assessment, 2021)

	1 bedroom	**2 bedrooms**	**3 bedrooms**	**4+ bedrooms**
Overall range	5-15%	20-40%	30-50%	15-30%
Newport	↓ (lower end of range)	↔ (centre of range)	↑ (higher end of range)	↑
Rural	↔	↔	↑	↑
North West	↑	↔	↔	↔
North Central	↔	↑	↑	↔
North East	↑	↑	↔	↔
South	↔	↔	↑	↓
South Central	↔	↔	↑	↓
South East	↑	↑	↔	↓

9.22 Note: the table identifies priorities within the overall recommended ranges. Please refer to the EHDNA for further details.

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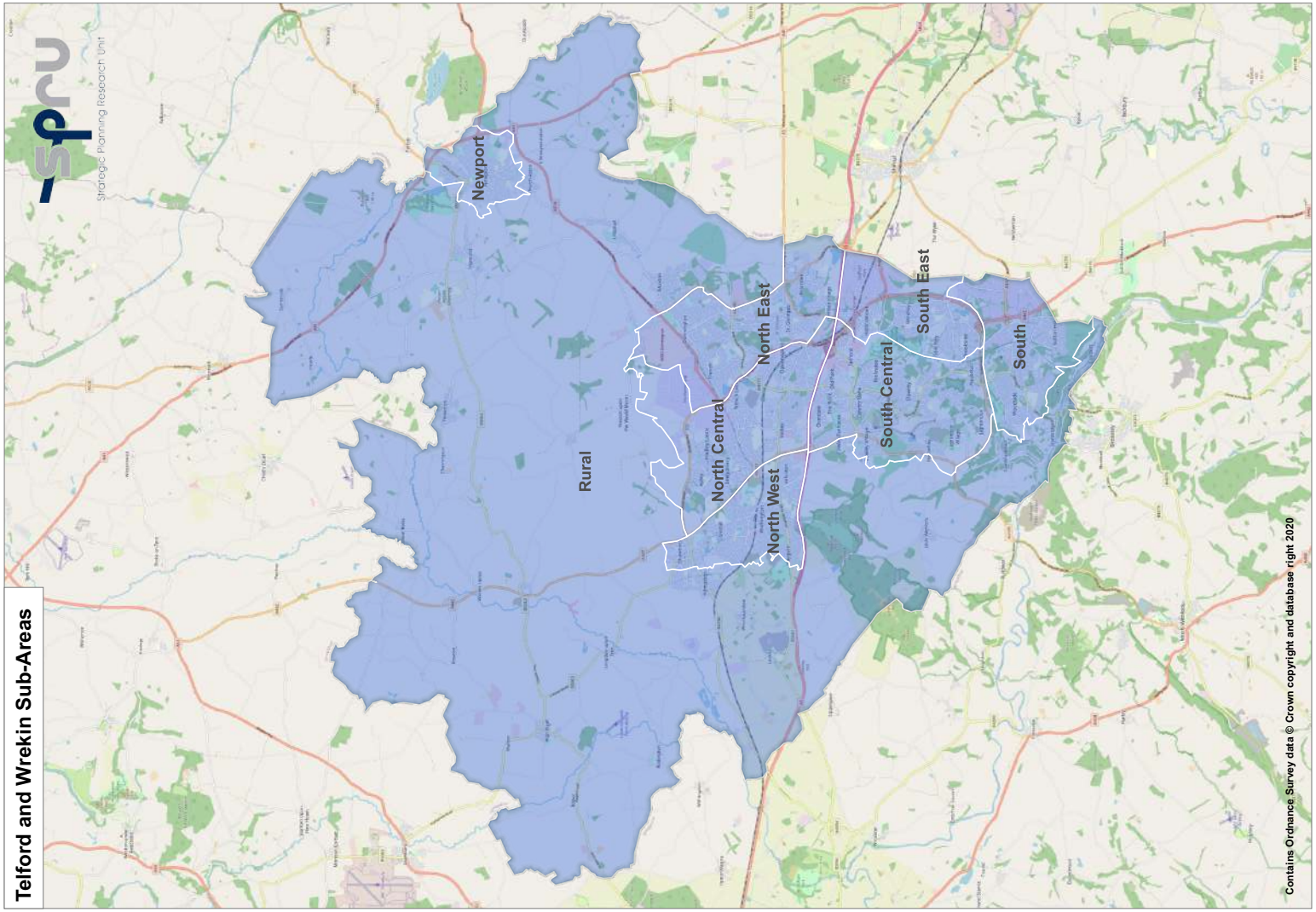
Figure 26: Housing Sub Areas



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9.23 Policy HO3 requires all new housing development to meet as a minimum the internal space standard as set out in the Nationally Described Space Standards[16] and presented in Table 3 below. The standard applies to all new dwellings across all tenures including new build, conversions and subdivisions. Exceptions to this policy requirement will only be allowed where robust justification has been provided by applicants.

9.24 All housing development is required to provide private outdoor amenity space that is accessible from the dwelling and provides opportunity for safe recreation. Private outdoor amenity space refers to a garden, balcony, terrace, courtyard or roof garden area. The layout and size of private outdoor amenity space should be determined by the dwelling size, the likely needs of occupants (for example, accommodation for elderly) and be an integral part of the design. For the latest standards on private amenity space please refer to the councils latest guidance.

9.25 The policy preference is for on-site private outdoor amenity space. Outdoor communal space will only be accepted where outdoor private amenity space is likely to cause significant adverse impacts related to noise, overlooking, lack of natural light, or cause harm to the setting of heritage assets; or communal outdoor space would deliver a higher quality development overall.

9.26 Local housing needs evidence in the EHDNA supports well-designed and accessible homes that respond to changing demographic needs through the use of requirement M4 (2) (accessible and adaptable dwellings), and M4 (3) (wheelchair user dwellings), of the optional requirements in Part M of Schedule 1 of the Building Regulations 2010. The council supports proposals that exceed the current standards, as a positive approach towards delivering homes for changing needs.

9.27 The expectation is that requirement M4 (3) (2) (a) wheelchair adaptable dwellings (a home that can be easily adapted to meet the needs of a household including wheelchair users) are delivered through Policy HO3 and only where the Council is responsible for allocating or nominating a person to live in a dwelling would requirement M4 (3) (2) (b) wheelchair accessible homes (a home readily useable by a wheelchair user at the point of completion) be required.

9.28 The council would expect ground floor apartments to be built to requirement M4 (2). If requirements M4 (2) or M4 (3) dwellings are flats above ground then a passenger lift must be provided to achieve step-free access. Where step-free access is not viable on a development, neither optional requirements should be applied.

9.29 Planning conditions will be used to ensure that a specified number of dwellings on a scheme meet requirements M4 (2) or M4 (3) in this policy. The applicant must demonstrate that specified dwellings achieve the policy requirements.

9.30 Further detail can be found in the councils Homes for All Supplementary Planning Document[17].

Affordable housing requirements

9.31 The Local Plan helps to deliver better homes for all, securing new affordable homes through section 106 and Homes England grant. Affordable homes are required to meet a range of local housing needs

16 Technical housing standards – nationally described space standard - GOV.UK (www.gov.uk)
17 www.telford.gov.uk/spd

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across the borough and offset stock losses thorough schemes such as 'right to buy'. These homes should be genuinely affordable based on local incomes and house prices, and provide tenures that meet local need; the delivery of high quality affordable homes for rent is a priority.

9.32 Policy HO4 seeks to maximise affordable housing delivery across the borough with developments providing up to 100% provision being supported where they contribute to mixed and balanced communities.

Policy HO4

Affordable housing requirements

1. All major residential developments (as defined in national policy) will look to maximise affordable housing delivery and be required to deliver a minimum of:

   a. 25% affordable homes in the Telford built-up area; and
   b. 35% affordable homes in Newport and the rural area

2. The council will, as per NPPF requirements, secure a tenure mix across both affordable housing for rent and affordable home ownership tenures. The tenure mix should be identified through discussions with the local authority, and informed by the latest Government guidance.
3. Developments providing affordable housing above these targets (up to 100%) will be supported where it meets local housing needs, creates mixed and balanced communities and conforms to other relevant policies within the Local Plan.
4. Developments that do not meet the policy requirements must provide a clear justification supported by a viability assessment.

9.33 Early involvement with the council and Registered Providers in site discussions is strongly advised, preferably at the pre-application stage, in order to ensure that affordable housing provision will meet relevant required minimum thresholds set out in Policy HO4. In meeting the above proportion set out with policy HO4 there are a number of sources for affordable housing, including Section 106 funding, Homes England Grant and capital investment by Registered Providers. ***Approximately half of all affordable housing in the borough is secured through Homes England Grant Funding with the remainder secured through planning via Section106 agreements.***

9.34 The thresholds for affordable housing delivery for the built up area of Telford (25%) as well as Newport and the Rural Area (35%) has been established from the council's Economic and Housing Needs Assessment Part 1[(18)]. In order to justify the percentage of affordable housing need it was recognised that the least affordable area within the borough is set in the rural area and Newport, comparatively the built up area of Telford has a higher percentage of existing affordable housing.

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9.35 This reaffirms to the councils position that the requirement for affordable housing is higher in Newport and the rural area, whereas the percentage of affordable housing units within the built up area of Telford is reflective of higher levels of brownfield development and property values in general.

9.36 The NPPF defines the types of affordable housing, this includes affordable housing for rent, discounted market sales housing and other affordable routes to home ownership.

9.37 The council, will in principle, support the delivery of schemes that provide up to 100% affordable housing. These are schemes that are often delivered by registered providers and can have significant benefits including higher quality homes, more energy efficient homes and wider regeneration benefits to the local area. A recent example of this has been the demolition of a 1950's flatted scheme on High Street, Wellington and replacement with new housing that will help transform the area.

Figure 27: Affordable Housing scheme Smithfields



Affordable housing delivery

9.38 As well as meeting the overall need for affordable housing it is important for the Local Plan to clarify how this will be delivered over the plan period. This is about creating the mixed and balanced communities that the borough needs to thrive and seeks to ensure that there is little or no difference in the type, quality and mix between affordable and open market homes.

9.39 Policy HO5 sets out the mechanism by which affordable housing contributions will be secured through new mixed tenure housing development.

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Policy HO5

Affordable housing delivery

1. The majority of affordable housing is expected to be delivered on-site. However, there are a number of housing needs that cannot readily be met through the provision of general needs affordable housing. This will require off-site contributions in order to positively meet local housing need. Affordable housing will be delivered through:

    a. Provision of a mix of affordable housing sizes and tenures based on local housing needs evidence. The tenure split should prioritise affordable housing for rent.
    b. Affordable housing being sensitively integrated across the site, including each phase of larger sites.
    c. Affordable housing being tenure neutral in its design, materials, compliance with internal space standards and private amenity space, and parking provision
    d. Off-site affordable housing contributions (with the exception of 100% affordable housing schemes), at a minimum of 10% of the proportion set out in Policy HO4, will be required on the basis that:

        - It contributes towards the delivery of housing outside general needs affordable housing for groups listed in Policy HO3; and/or
        - It is not feasible or practical to deliver on-site affordable housing; or
        - There are other overriding benefits to off-site provision.

2. Affordable housing provided under Part 1 of this policy will be secured through a planning obligation, and:

    e. Will be transferred to a Registered Provider or other body providing affordable housing prior to the completion of all open market housing on-site;
    f. Remain affordable in perpetuity; and
    g. Enable affordable housing to be provided elsewhere in the borough via off-site contributions.

3. Proposals for reduced affordable housing contributions, below the requirements of Policy HO5, will only be considered in exceptional circumstances, including:

    h. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the government's vacant building credit; or
    i. Where a viability appraisal has been submitted and agreed by the council, with an appropriate review mechanism as set out in Policy S7.

9.40 General needs affordable housing should deliver a range of property sizes suitable for meeting the needs of families, singles and couples

9.41 The following housing types are required to contribute towards affordable housing:

- C3 dwelling houses

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- Self-contained units for people of pensionable age; and
- Sheltered or extra care development that comprise self-contained apartments

9.42 The following housing types are typically not required to contribute towards affordable housing:

- C2 residential institutions (that do not comprise self-contained dwellings); and
- Specialist and supported housing schemes provided by the local authority or a Registered Provider (that are not self-contained dwellings).

9.43 The majority of affordable housing is expected to be delivered on-site and based on evidence in the EHDNA should comprise 70% affordable rent, 10% social rent, and 20% intermediate (including shared ownership).

9.44 The definition of Affordable Housing for rent is set out in the NPPF and is housing that meets the following criteria:

- The rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent.
- The landlord is a Registered Provider and appropriate local connection and nomination rights are given to the council via a suitable planning obligation; and
- It includes provision to remain are an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

9.45 Housing for social rent offers tenants a secure form of housing with lower rents that helps ensure the long term affordability for local people on low incomes.

9.46 Affordable homes should be provided at either social rents and / or affordable rent which should be provided up to 80% of market rent or at the published Local Housing Allowance. Intermediate housing should apply an appropriate discount/cap to reflect local purchasing power (based on local incomes).

9.47 To ensure affordability the council will need confirmation that the total monthly costs of shared ownership (mortgage payment and rent) will be significantly less than the cost of renting or purchasing a suitable home on the open market. If this is not the case an alternative product should be considered.

9.48 The sensitive integration of affordable housing on sites will be achieved where different types and tenures are proportionally distributed on major developments but always through more than one cluster, including each phase of larger developments; for example, clusters of up to six dwellings on developments up to 50 dwellings and clusters up to eight dwellings on developments of 50 dwellings or above, to avoid overconcentration of one house size, type or tenure in a single on-site location.

9.49 In smaller schemes clustering in smaller groups or 'pepper potting' may be appropriate.

9.50 Affordable housing provision should be tenure neutral; that is, indistinguishable in design and specification from market housing on the same development.

9.51 The Council recognise that local housing need is not always readily met through general needs affordable housing this includes the needs of residents identified in the Housing Strategy, Specialist and Supported Accommodation Strategy, Empty Homes Strategy and

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the Economic and Housing Development Needs Assessment. Therefore, the Council will take a more proactive approach to securing offsite financial contributions in order to deliver:

- Supported and specialist housing for older and vulnerable people,
- Care leavers
- Temporary accommodation for the homeless,
- Bringing empty homes back into use as affordable housing,
- Rural affordable accommodation enabling people to remain within their local community
- Affordable accommodation for the gypsy and traveller community

9.52 This is likely to require the consolidation of developer contributions which can then be deployed to meet affordable housing needs at a borough wide level. This approach provides the Council with discretion when allocating funds which helps the creation of mixed tenure affordable housing that meets the needs of communities. The level of commuted sum sought will reflect the developer the cash equivalent of onsite delivery. The contribution should include an enabling fee to reflect the additional costs of delivering homes elsewhere; for example, project management and professional fees.

9.53 Where the Council does have discretion in deciding how financial contributions are allocated for affordable housing, it will:

- Purchase land and create new affordable housing schemes, where a need has been established.
- Provide funding to secure more affordable homes on specific developments in addition to those secured through S106 agreements.
- Buy and repurpose properties for use as affordable accommodation.

9.54 In the event there are no appropriate developments or no outstanding planning permissions which would then be appropriate for use of the funds, the Council will liaise with Parish/Town Councils and Registered providers to identify specific housing sites or those coming onto the market in the near future, that could benefit from additional support in meeting wider affordable housing needs.

9.55 Where the proportion of affordable housing results in part units this part unit will form part of the overall offsite contributions for the site; for example, an 11 dwelling (net) scheme in Telford providing 2.75 affordable dwellings, two dwellings could be delivered on-site and the 0.75 fraction could be provided as an off-site contribution equivalent in value to the part dwelling.

9.56 Where affordable housing contributions are secured through a legal agreement that specifies provision, affordable housing on mixed tenure developments should be transferred to a Registered Provider prior to completion of all open market housing on the site. The aim is to maximise delivery and dwellings should remain affordable in perpetuity.

9.57 In exceptional circumstances, reduced affordable housing contributions below the policy requirements may be accepted, subject to open-book viability evidence presented with a planning application. Evidence should demonstrate clear barriers to policy-compliant delivery. The council may seek external evaluation of the viability evidence, to be funded by the applicant. The council also reserves the right to claw back funding to the level of a policy compliant scheme as per the review mechanism set out in Policy S7.

Supported and specialist housing

9.58 The UK population, as reflected in Telford, is ageing with wide consequences for society and the economy. The Telford and Wrekin Specialist and Supported Accommodation Strategy and Homes for All Supplementary Planning Document (SPD) aim to ensure there is good quality housing to meet the needs of the growing number of older, vulnerable adults and young people in the borough. They will be used to determine applications under this policy.

9.59 The purpose of Policy HO6 is to clarify the requirements for the delivery of supported and specialist accommodation in the borough.

Policy HO6

Supported and specialist housing

1. Development proposals for specialist and supported housing, that increase choice for older, vulnerable and disabled residents, including any individual units of accommodation, that supports local needs will be supported where:

    a. It meets an identified local need
    b. It is supported by Local Authority commissioners
    c. It makes provision for a mix of tenure and types of accommodation including, where relevant, affordable housing
    d. The design is high quality and meets relevant best practice guidance for the specific use or group it is intended for, whilst being adaptable and responsive to changing needs over the lifetime of development;
    e. Appropriate levels of amenity space and associated landscaping should be provided in a form specific to the needs of the end user;
    f. It is well related to the local context in form, function, design and scale;
    g. Location and design features to assist the predicted impacts of climate change, flooding and air pollution on more vulnerable residents are included in the design of the development.
    h. Where relevant there is a clear plan of where and when domiciliary services and graduated levels of care will be provided;

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i. Appropriate levels of car parking to meet the operational requirements of the use for staff and visitors

j. The development meets the day to day needs of intended residents by either; 1) a range of onsite services and facilities, or 2) it is reasonably accessible to local services, community and support facilities including health facilities and public transport, enabling residents to live independently as part of the community.

2. Applicants are strongly advised to engage with the council at an early stage in the planning process to consider;

   a. the mix of specialist and supported housing needs within the borough, including defined user groups;

   b. where proposals are over and above local need, suitable alternatives that meet a deficiency in other accommodation types will need to be discussed with the council; and

   c. to discuss the scale, tenure, layout and type of accommodation to be provided.

3. Evidence to be provided of engagement with local health services (GP practice groups etc.) that the care needs (commensurate with the level of care required) of the residents can be sustainably accommodated in that location.

9.60 Specialist and supported accommodation includes supported living housing where care and/or support is a core part of the offer; specialist accommodation that is specifically for people with particular needs or characteristics; and supported accommodation that might suit those with particular needs and characteristics.

9.61 The different types of specialist and supported housing include:

- **Age-restricted general market housing -** generally for people aged 55 and over and the active elderly. It may include some shared amenities but does not include support or care services.
- **Retirement living or sheltered housing -** usually purpose-built flats or bungalows with limited communal facilities. It does not generally provide care services, but provides some support to enable residents to live independently, such as on-site assistance (alarm) and a warden.
- **Extra care housing or housing-with-care -** usually purpose-built or adapted flats or bungalows with extensive communal areas and a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, with meals available.
- **Residential care homes and nursing homes -** individual rooms within a residential building that provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living.

9.62 Other types of supported and specialist accommodation could include care leaver accommodation or accommodation for survivors of domestic abuse. As well as children's care homes which would fall under the description of Extra Care Housing or housing with care.

9.63 Specialist and supported accommodation includes both use class C2 (residential institutions) and C3 (dwelling house) of the planning use classes order. The use class depends on factors such as the level of care and scale of communal facilities provided. The government's definition of a self-contained dwelling is where all the rooms (including kitchen, bathroom and toilet) in a household's

accommodation are behind a single door which only that household can use. The distinction will guide application of other Local Plan policies, for example policies HO 4 (affordable housing), NE 6 (public open space) and C 5 (design of parking). Specialist and supported accommodation that provides self-contained dwellings will require affordable housing, having regard to scheme viability.

9.64 The council encourages dispersed specialist and supported housing provision approach. On large strategic sites including Sustainable Communities additional supported or specialist homes should be considered as part of creating multi-generational communities.

9.65 High quality design includes appropriate step-free access, movement, layout, provision of support facilities and external amenity spaces that meet the needs of residents. Where appropriate, the proposed scheme should provide necessary storage for mobility scooters. The use of Housing our Ageing Population Panel for Innovation (HAPPI) key design criteria is strongly encouraged.

9.66 Specialist and supported accommodation will be supported where it is reasonably accessible to local services and facilities including shops, community facilities and healthcare provision. Access to public transport should also be demonstrated. The 'core and cluster' approach is encouraged where self-contained property has support provided on-site by carers and support workers. Bungalows can provide benefits to residents through step-free access and adaptability for an ageing population.

9.67 Applicants are strongly encouraged to engage with the council early in the process to discuss needs and provision. For example, the planning process can facilitate discussions with the Council's Social Care Commissioners to discuss local issues. It is also recognised that where the residents have higher care needs there will need to be evidence that these can be reasonably supported by, for example, local GP provision.

Houses in multiple occupation (HMO)

9.68 Houses in multiple occupancy are increasingly common these can meet a range of housing needs from student accommodation to affordable move on accommodation. They are an element of the boroughs housing mix and benefit from permitted development rights where housing up to six people. Where the Local Plan can it is important to control the impact of HMO's on local communities as well as ensuring the quality of the homes themselves.

9.69 Policy HO7 aims to protect existing family homes and ensure where larger HMO's (as defined nationally) are proposed then these provide good quality accommodation.

Policy HO7

Houses in multiple occupation (HMO)

1. In circumstances where planning permission is required for the subdivision of dwellings into Houses in Multiple Occupation (HMOs), the council will support the proposal where:

    a. There is no significant adverse impact on the amenity of existing and future residents, including the homes and gardens of neighbours and they do not change the character of the area;
    b. There is not an over proliferation of HMO's in the surrounding area;

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c. The HMO would offer a good standard of living accommodation including access to communal and outdoor amenity space;
d. Safe, well designed vehicle access and parking is provided to meet the needs of the development and prevent any foreseeable parking issues in the surrounding area;
e. There is provision for waste/recycling storage to meet the needs of the development;
f. There is provision for cycle storage to meet the needs of the development;
g. The proposal complies with other relevant policies in the Local Plan including on design, landscape and historic environment; and
h. For larger HMO's, there should be a consideration for onsite management staff ensure that the building is managed.

9.70 The council has adopted local amenity standards for HMO's. Any development for HMO's in the borough should comply with these, or any subsequently published, standards.

9.71 Generally HMO's that require planning permission are of a scale where there would be an increased demand for vehicle parking spaces, cycle storage and waste storage. To ensure high quality homes are provided, such developments should provide sufficient facilities and storage. The council has published its vehicle parking and cycle storage requirements in the Highways Design Guide.

Gypsy, Traveller and showpeoples accommodation

9.72 The council has identified the need for gypsy, traveller and showpeoples accommodation in the borough through an updated Gypsy and Traveller Accommodation Assessment (GTAA) (2021). It is a requirement of the NPPF that Local Plans positively address the need for gypsy and traveller accommodation.

9.73 Policy HO8 sets out the level of need for new pitches the Council will need to plan for as well as a positive set of criteria to help bring sites forward.

Policy HO8

Gypsy, traveller and showpeoples accommodation

1. The councils Gypsy and Traveller Accommodation Assessment identifies a need for 26 additional pitches over the plan period.
2. The council have identified provision of two permanent pitch sites.

    a. Lawley Furnaces expansion to accommodate a further 3 pitches.
    b. Lodge Road to accommodate 17 pitches:

3. Proposals for new sites will be supported where:

    a. The proposal will help meet an identified need for the pitch or plot provision;
    b. The site is not located in an area of high flood risk;

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c. Will accommodate any necessary activities to the residents' mobile lifestyle without an unacceptable adverse impact on local amenity, highway safety, biodiversity and other policy constraints;
d. The site is provided with serviced plots with all essential utilities including broadband connection;
e. The application addresses climate change such as, where appropriate, the provision of on-site renewable energy, electric vehicle charging and sustainable drainage;
f. Provision is made for appropriate vehicular access to and from the public highway and strategic road network to accommodate mobile homes;
g. The site delivers high design quality through its layout, parking, servicing and incorporates boundary landscaping and other features to safeguard amenity taking into account the surrounding area; and
h. Permanent facilities and amenities are designed to be thermal efficient and good quality.

4. A planning condition or legal agreement will be required to control the future use of sites.

9.74 Policy HO 8 sets out the council's approach to meeting the identified need for additional pitches, through the expansion of existing provision and criteria for the development of new sites. This policy has been prepared having regard to the Government policy document Planning Policy for Traveller Sites (2015).

9.75 The council will monitor the number of pitches in the borough to meet the identified need.

9.76 Proposals for new traveller sites are supported where they help meet any unmet need for sites as identified in the GTTSAA 2021 or any subsequent update. Where the council's identified need for sites has already been met, new sites will only be permitted where the applicant can provide appropriate justification showing there is a need for the site. This should include an explanation as to why existing or planned sites would not meet the applicant's needs, and the site complies with the criteria in Policy HO 8.

9.77 Where permanent buildings such as those housing communal facilities are provided, opportunities to improve their energy efficiency, thermal efficiency and produce and use renewable sources of energy should be taken. This could include installing solar panels or connecting to a network for power. It could also include using water efficient appliances being installed.

9.78 It is essential that everyone has access to a good broadband connection. Sites should be served by a good broadband connection to help facilitate, for example, home school and working on the site.

9.79 New sites need to be located and designed to not have a significant adverse impact on the surrounding area including nearby residents living conditions. Other policy constraints could include the impact on heritage assets, impacts on health and to or from air quality, climate change, water quality and flooding. The impact of development would be assessed as part of a planning application, and where reasonable, appropriate mitigation such as boundary treatments may be sought to address identified harm.

Housing Development Regeneration

9.80 The council supports the regeneration and renewal of housing across the borough, as a meansof ensuring that everyone has access to a good decent home.The council has already undertaken

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successful, targeted interventions in older New Town Estates, with partner agencies, such asthe redevelopment of local centres and through initiatives such as Telford and Wrekin Homes. Housing associations in the borough are taking a proactive approach, in partnership with the Council, to improve and modernise their housing stock through asset management strategies and redevelopment initiatives.

9.81 Policy HO9 encourages and supports measures to improve the liveability, quality and wellbeing of existing housing estates through regeneration opportunities. This approach aligns with National Policy requirements to consider the benefits of estate regeneration.

Policy HO9

Housing Development Regeneration

1. The council will support large-scale refurbishment and/or redevelopment proposals which will secure regeneration benefits for existing communities where:

   a. They are supported by a masterplan and Design Code/Brief document which demonstrates:

   - the regeneration benefits of the proposal;
   - that the accommodation will be of a high quality;
   - that an assessment of the site and surrounding area has been undertaken and it is demonstrated that the proposal will make a positive contribution to the local character and distinctiveness of the area such as improved connectivity, open space, landscape and access to community facilities and services.

   b. It has been demonstrated that community engagement has been undertaken as part of the preparation of the proposal;
   c. Any net loss of housing is appropriately justified, such as through the provision of better quality homes;
   d. There would be no net loss of community facilities, unless in compliance with Policy CI1;
   e. Proposals address climate change amelioration and adaption including delivering homes which are cheaper to run through improving insulation, ventilation and inclusion of renewable energy technology;
   f. Proposals deliver a mix of homes in compliance with HO3 to deliver multi-generational communities and homes for rent and sale;
   g. Proposals comply with all other relevant policies in the Local Plan.

2. Development contributions (including, but not limited to, affordable housing, education, open space and play/sport) will only apply to net new dwellings to encourage the regeneration of existing housing stock and re-use of brownfield land.
3. Where appropriate, the council may use Compulsory Purchase Order powers to assemble ownership within an estate to enable a cohesive approach to estate regeneration.

9.82 There are a number of new town estates and older pre-war public housing in areas such as Donnington. The purpose of this policy is to provide a positive policy framework that can help facilitate regeneration and redevelopment opportunities, of these areas, as and when funding opportunities become available.

9.83 Estate regeneration includes the conversion, redevelopment or replacement of existing housing. In determining a planning application for estate regeneration, the social, economic and environmental benefits of the development will need to be clearly demonstrated. The council recognise that future opportunities are likely to be complex due to the increasingly diverse ownership especially in former areas of public housing.

9.84 Where major redevelopment schemes come forward the developer will need to demonstrate how they have engaged with the local community to seek input into and feedback on the scheme proposals.

9.85 Proposals to improve the public realm on estates and accessibility to open space, leisure facilities, retail centres and employment areas (including Strategic Employment Areas) will be supported. The council supports the positive adaptation of existing homes to address climate change and making homesmore affordable to live in and run.

9.86 Due to the scale and complexity of estate regeneration schemes it is recognised that developer contributions will only be secured on net new housing in order to mitigate the additional needs of those homes for, for example, new school places.

9.87 Where necessary as a last resort the council, its partners or developers may utilise Compulsory Purchase Orders to facilitate site assembly where all other means of doing so have been exhausted.

Stalled development sites

9.88 There are a significant number of instances where existing development sites and assets become stalled and remaining vacant, derelict or undeveloped for extended periods of time even after receiving planning permission. These sites are often smaller scale, brownfield sites where their original use is no longer viable including, for example, a number of former public houses. The delay in their reuse, redevelopment and regeneration of these sites can blight communities and detract from wider regeneration efforts.

9.89 Policy HO10 will establish a clear framework for the council to collaborate with land owners in addressing issues that have delayed the progress in bringing sites back into a beneficial use to deliver sustainable developments including housing and other infrastructure that supports communities.

Policy HO10

Stalled development sites

1. The council will proactively and positively support land owners and developers to investigate, remediate and resolve issues that have delayed vacant and / or derelict brownfield sites either coming forward for its reuse, planning or moving to completion. The Council will work through the following framework with developers where sites have been identified by the council or brought to the councils addition:

    a. Initial discussions with the site owner and / or developer to discuss the status of the site, the intentions regarding development and an assessment of issues that have delayed the site coming forward;
    b. The joint production of a realistic Development Brief for the site setting out sites constraints and details and uses that would, in principle, be supported;

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c. Pre-application advice provided to the site owner and / or developer clarifying the councils expectations and planning requirements for the site;
d. Where there is a genuine viability (which should be supported by a Viability Assessment) case due to abnormal site costs the council will provide the best available advice and guidance in relation to available gap funding opportunities; and
e. A joint Stalled Sites Action Plan that will set a clear timetable for bringing a sites forward for either; 1) its reuse; 2) planning or 3) where permission has been granted, how the progress will be made to implement and complete the permission.

2. Where at least one of the above steps have been taken but within a reasonable time period, the site has not progressed to planning or no reasonable works have commenced on site to complete extant consents, or reuse buildings, or the grant of planning permission has lapsed the Council will consider exercising it compulsory purchase order making powers to acquire the site for the purposes of bringing about its reuse, development, redevelopment, improvement or regeneration in order to promote the economic, social or environmental well-being of its area or for the provision of new and/or improved housing or other infrastructure that supports communities.

9.90 There are a number of identified 'stalled' development sites within the borough, these are defined as vacant or derelict sites that are brownfield with the majority within the existing urban areas. The sites tend to be smaller scale and include a number of former public houses and other facilities where there former use is no longer viable. In addition there may be other sites that may be required to support the local communities by way of infrastructure, for example this could include the need to provide and protect community facilities; but have been closed.

9.91 A stalled site will be identified by the council where one or more of the following criteria has been identified:

- A site or building has been vacant for more than 12 months
- There is a reported planning enforcement case on the site.
- There is reported anti social behaviour or criminal activity on site due to the site being vacant.
- Where planning permission has been granted but no works has been undertaken on site after 12 months.
- Where work has started on site, but no progress has been made after a 6 month period.

9.92 Sites will be removed from the list of identified stalled sites when it has a practical completion certificate.

9.93 Due to the nature of former uses and the predominance of sites being in close proximity to existing communities failure to bring sites forward for reuse or redevelopment can cause issues of blight to the surrounding area.

9.94 The council are working proactively with a number of land owners and or / developers to bring these sites forward, however policy HO11 will provide a more formal framework of support and clarification for land owners and / or developers to bring these sites forward. As a last resort, where all other options have been exhausted and, it is clear that a site is unlikely to come forward in either of the following circumstances the Council reserves the right to take more formal action through the use of a Compulsory Purchase Order:

1. A reasonable period i.e. where a site has not progressed to planning within a 12 month period of being identified (in writing to the owner) as a 'stalled' site.
2. Where an existing grant of planning permission has lapsed.
3. No reasonable progression has been made on site to complete extant planning approvals or reuse buildings within a reasonable period.

Self-build and custom housebuilding

9.95 The Council supports opportunities to develop self-build and custom housebuilding. A register of people interested in building their own homes is maintained by the Council and the Council are required to support the delivery of permissioned self build and custom build plots through planning.

9.96 Policy HO11 supports self-build and custom housebuilding in suitable locations and as part of the overall housing mix on larger housing led developments.

Policy HO11

Self-Build and custom housebuilding

1. The council will only support proposals for self-build or custom housebuilding where they are located within the built-up areas of Telford and Newport or where they are in accordance with Policies HO 12 (Housing Development in the Rural Area) or Policy HO 13 (Affordable Rural Exceptions).
2. Application sites delivering 100+ new dwellings should provide at least 5% of the housing as self-build or custom housebuilding serviced plots. Where provided within a wider development, self-build or custom housebuilding plots should have:

    a. Access to a public highway and connections for electricity, water and waste water provided within the boundary of the plot, provided as agreed under the phasing plan for the development; and
    b. Be secured for the development of self-build and/or custom housebuilding by an appropriately worded condition or S106.

3. Where supported as an exception to normal rural housing policy, the council will require an appropriately worded S106 agreement to ensure the plots are only provided for self-build or custom-housebuilding and meet the requirements set out within Policy HO13.
4. Developers will be required to actively market plots at reasonable price until a buyer is found or for a minimum of 6 months. If after this period, the plot has not been sold, the developer will be permitted to return the plot to normal market use.

9.97 Self-build or custom-build housing plots must be fully serviced in accordance with the Self-build and Custom Housebuilding Act (2015), or any subsequent updates. Plots are typically detached, although semi-detached dwellings may come forward should their proposed homes meet the relevant definitions.

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9.98 Outline planning applications for self-build or custom-build plots, including those that form part of the housing mix on a wider site, provide the opportunity for plots to be marketed to prospective purchasers to build their own home. The council would expect these plots to be marketed for sale, with outline consent, for a minimum period of 6 months (unless otherwise agreed with the council), with plots fully serviced to the boundary. Marketing will be required as part of any application to remove self-build or custom-build restrictions and should include those on the Council's self-build and custom housebuilding register.

9.99 Should no interest in the plots be received during the marketing period, subject to approval from the council, the plots may be built out as other forms of housing where acceptable under Local Plan policies. Evidence must be provided that the plot has been marketed at a local market level and the marketing has included , but not limited to, direct contact to those on the Councils Self-build and custom build register.

9.100 As a general rule, where self-build plots are included within the overall housing mix, the plots should be fully serviced and marketed prior to 75% of the scheme being built out. This is to ensure the plots are provided, and where necessary the plots are subsequently built out by the developer whilst on site, should there be no interest shown for self-build or custom-build.

9.101 The council may in exceptional circumstances support the development of self-build and custom build accommodation in areas not cover by point 1 in policy H012. This is provides some flexibility where small scale development might be acceptable in for example a village not defined as a key settlement. Such develops would need to demonstrate exceptional design quality, sustainability credentials (zero carbon development) and successful mitigation of technical issues such as access.

9.102 Although small scale self-build and custom housebuilding are expected to be exempt from the statutory biodiversity net gain requirements, the council requires compliance with Plan policies including S4, S5, NE3 and NE4 to promote the borough's Forest Community approach.

Housing development in the rural area

9.103 It is important to plan for housing delivery across the borough including the rural area. New development in the boroughs villages can have positive benefits not least maintain the long term sustainability of these areas as the population generally ages, housing becomes less affordable and it becomes harder to maintain local services in the community.

9.104 Policy HO12 sets out the criteria for determining planning applications for housing in the rural area, which for the purposes of the policy this is any site outside the built up areas of Telford and Newport as shown on the Local Plan Policies Map.

Policy HO12

Housing development in the rural area

1. The council will support housing development in the rural area by:

    a. Directing most new rural housing to sites with unimplemented planning permission;

b. Allocating housing sites in some rural villages to support local services;
c. Supporting a limited amount of housing development in key settlements;
d. Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in the Rural Settlement Paper. These dwellings will require a legal agreement/conditions to ensure the dwelling is deliveredas a self-build or custom build dwelling including appropriate occupancy conditions.

2. New dwellings in the rural area will only be supported where they meet the criteria set in NPPF Paragraph 82 (or any subsequent updates).
3. Proposals for replacement dwellings outside the key settlements will be permitted where:

a. The development would not have a significant detrimental impact on local amenity or the character and appearance of the area;
b. The existing building to be replaced has a permanent, residential use and, if abandoned, the building has reasonable prospect of being brought back into residential use;
c. The size of the replacement dwelling assimilates into the surrounding context taking into account the existing street scene;
d. Development represents exceptional quality or innovative design;
e. There would be no net increase in number of residential units on the site;
f. The replacement dwelling is positioned on the same footprint as the existing dwelling, unless there is an appropriate and justified reason for changing the location of the dwelling. In this instance the demolition of the existing dwelling would need to be appropriately secured at the time of consent to ensure there is no net gain of dwellings on the site once the development is completed
g. Permitted development rights will generally be removed from replacement dwellings in the rural areas.

4. Proposals to convert or change the use of existing buildings to residential use will be supported where:

a. It has been demonstrated the current use of the building is no longer needed or viable;
b. The application is supported by a detailed structural survey which demonstrates the building to be of permanent construction and capable of conversion without significant rebuilding or reconstruction;
c. The proposal is largely contained within the existing building with any extensions being subservient and in keeping with the existing building and complying with the criteria set out in Policy DD3 (Residential alterations and extensions);
d. The conversion of a heritage asset should be demonstrated to be the optimum viable use for the building, i.e. the viable use which best protects its heritage significance.
e. The conversion of heritage assets should be contained within the existing building(s) without extension, unless the proposed new development is demonstrated to be

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enabling development to secure the future of the heritage asset(s)

f. The design protects or enhances any local heritage value of the building, including non-designated heritage value;
g. The site has a safe and suitable access; and
h. The future residents of the proposal would not have an unacceptable amenity level due to conflicting neighbouring uses.

5. Proposals for new dwellings for rural workers will be supported where:

a. The application demonstrates there is an essential need to live permanently at or near the applicants place of work in the countryside;
b. The application is supported by appropriate justification as to why other measures could not be used to address the need for on-site accommodation such as CCTV; and
c. The size and nature of the development is such that it can be sustained by the scale of the operation, reflective of the location and setting and proportionate to the needs of the intended occupants

9.105 The council has identified housing allocations in several villages These site allocations contribute to meeting the overall housing requirements of the borough and the rural area as well as addressing local needs identified in the EHDNA.

9.106 The council has conducted an audit of all rural settlements in a 'Rural Settlement Technical Paper', the paper identifies key rural settlements in the borough and assesses their sustainability. This has informed the strategy for housing in the rural area, to direct development to the most sustainable locations with the highest concentration of services that help support the continued viability and vitality of the boroughs villages. A rural settlement is defined as; ***A settlement that includes the highest concentration of services and facilities, such as a village hall, shop, primary school, public house, post office facilities, play and recreation space. The settlement must also have some form of access via public transport and is conveniently accessible to the A or B road network.***

9.107 The key rural settlements are set out below:

- Edgmond;
- High Ercall;
- Lilleshall;
- Tibberton;
- Waters Upton;
- Crudgington; and
- Allscott.

9.108 Limited development is generally considered to be minor planning applications, as defined in National Policy, unless otherwise stated in Neighbourhood Plans.

9.109 Infill development for the purposes of this policy is considered to be sites within an existing settlement (identified in the Rural Settlement Technical Paper) which front a road and have built development on at least two sides immediately adjoining the site.

9.110 Infilll development for single self-build or custom-build dwellings with the confines of existing rural settlements will require a legal agreement/conditions to ensure the dwellings is delivered with the appropriate occupancy conditions.

9.111 Where a building is proposed to be converted to housing, evidence will be required to be submitted with the planning application. Depending on the current use of the building this could be the submission of an appropriate marketing report to show there has been no reasonable interest in the current use of the building; or it could be the submission of a business case setting out why the building is no longer needed, and confirming that the conversion or the building would not lead to subsequent proposals for further development on the site, unless appropriately justified.

9.112 Development that represents exceptional quality and outstanding design will require an independent design review with details to be agreed between the applicant and the council.

Affordable rural exception sites

9.113 Given the overall strategy to direct rural housing to particular locations identified in Policy HO10, it is considered reasonable to restrict the dispersal of housing beyond these settlements. This helps ensure that housing is there for people with a genuine need and, for example local connection.

9.114 Policy HO13 sets out the circumstances under which proposals would be acceptable.

Policy HO13

Affordable rural exception sites

1. The council will support affordable housing schemes as an exception to normal rural housing policy where:

   a. Development is defined as minor development and consists of 100% affordable housing.
   b. The site is within or immediately adjoining and well-related to the built up area of a rural settlement and does not result in development in an isolated location.
   c. There is robust evidence that the proposal will meet a local affordable housing need for people with a local connection to the area as well as a need to live in the specific location;
   d. Adequate controls are in place to ensure the dwelling meets the needs of current and future occupiers and remains affordable in perpetuity, in line with Policy HO6; and
   e. The proposal is of an appropriate scale and design for the location.

9.115 Affordable rural exception sites should be capable of management by an appropriate body i.e. registered social landlord, the Local Authority or any other organisation or body that is legally able to provide affordable housing. Where housing is delivered as

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intermediate tenure(shared ownership, for example) this should be secured through a Section 106 agreement or appropriately worded condition.

9.116 Policy HO13 is supportive of opportunities to bring forward rural exception sites that will provide affordable housing to meet local needs. The policy applies to key settlements identified in Policy HO12. Sites should be located within or adjacent to a key settlement and be well-related in its physical location and relation to the built form of development. Development will be supported, including single dwelling exception sites (which could be self-build), and schemes proposed by registered providers or applicants where there is evidence of local affordable housing need. Evidence should include a local housing needs survey and/or proof that an applicant's housing needs cannot be met elsewhere in the local area within a 5 mile radius, through market or affordable housing.

9.117 Proposals must also demonstrate a local connection. A local lettings plan should be agreed and secured through legal agreement, or applicants for single dwelling schemes should demonstrate a strong local connection, either through residency or employment in the local area:

- **Residency qualification –** have been resident in the parish for 12 continuous months at the time of application; have lived in the parish for three out of the previous five years; or have close immediate family who have been resident for five continuous years and continue to reside in the parish. As an example this could be demonstrated in the form of continuous Council tax records
- **Employment qualification –** the individual or their partner is in employment and the main place of work is in the parish; they are in paid employment; they work a minimum 16 hours a week; they have been employed for a minimum 12 continuous months at the time of application and is currently in employment; and has a permanent contract or is self-employed.

9.118 Affordable rural exception sites should be well-designed and proportionate in scale and design to the location and to meet current and future needs. Proposals should meet the internal space standards in Policy HO3 and the dwelling size will be controlled to ensure it remains affordable in relation to local incomes.

10 Development design

10 Development design

10.1 To design a successful place, all types of development should aim to meet the highest quality for sustainability in both their design and layout.

10.2 The Council is committed to promoting high quality design which includes its scale, massing, form, density, orientation and layout, as well as the proportions, materials, landscape elements, access and overall spatial quality. The NPPF and National Design Guide recognises design as a key aspect of sustainability, that informs how places function socially, economically and environmentally as well as the design of special places such as the Ironbridge Gorge World Heritage Site.

10.3 Telford & Wrekin's character is split between a number of locally distinctive settlements including; urban and rural neighbourhoods; district centres; industrial and commercial estates; historic environments and variety of natural forms and features, that contribute to the rich and varied character of Telford & Wrekin.

10.4 Due to their differences in size larger settlements (town and district centres) vary greatly from smaller neighbourhoods due to their different roles in delivering growth within the borough. The Local Plan is a strategic document and therefore is not the appropriate mechanism to undertake a detailed assessment of the character of every settlement, instead the Local Plan and the policies within this chapter should provide a framework for applicants, decision makers and communities to undertake such assessment and deliver high quality design throughout the borough.

Design criteria

10.5 Design quality is concerned with how places look as well as how they function socially, economically and environmentally. It is recognised that a key aspect of sustainable development is indivisible from good planning, and should contribute positively to making places better for people.

10.6 The Governments National Design Guide and National Model Design Code (the primary basis for the preparation of Local Design Codes) ensures that the requirement for good design is embedded in planning policy and is ultimately delivered through the development being built and the places being created.

10.7 The National Design Guide sets out the characteristics of well-designed places under 10 themes:

1. Context
2. Identity
3. Built Form
4. Movement
5. Nature
6. Public spaces
7. Uses
8. Homes and buildings
9. Resources
10. Lifespan

10.8 Policy DD1 provides a design criteria based on these key themes and guidance set within the NPPF, against which all planning applications will be assessed.

Policy DD1

Design criteria

1. The ensure good place-making the Council will support development which:

    a. Make a positive contribution to an area's character and enhances the quality of the local built and natural environment;
    b. Is appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme;
    c. Respects the landscape setting and topography;
    d. Preserves and reinforces historic street patterns, groups of buildings, layouts, traditional frontages and boundary treatments to satisfactorily integrate the development into the surrounding area;
    e. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline;
    f. Is use appropriate, using high quality durable materials which reinforce or enhance local distinctiveness;
    g. Promotes a clear network of routes (walking, wheeling, cycling and Public Rights of Way and public transport routes in particular) around and through the site with links to the surrounding area for all users;
    h. Creates a secure environment which, having regard to Secured by Design principles, is legible and safe for all including people with physical accessibility difficulties, attractive and convenient through the design and orientation of buildings, the integrated provision of external spaces, drainage, landscaping, open space and parking;
    i. Creates and adapts places and spaces to create active environments that enable healthy living, with convenient opportunities for exercise on or around the development and through development 'greening';
    j. Where possible, facilitates and promotes carbon neutrality through layouts, design of buildings and infrastructure, orientation of buildings, the use of green infrastructure, the integration of renewable energy generation and the use of sustainable methods of construction in buildings and infrastructure;
    k. Delivers efficient water management including sustainable drainage and conserving water supply;
    l. Demonstrates that sufficient investigation has been undertaken to ascertain the type and extent of any land contamination and land instability issues;
    m. Provide homes with good quality internal environments with adequate spaces for users and good access to private, shared or public spaces;
    n. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses;
    o. Demonstrates it is designed to meet multi-generational needs, enabling residents to live in their homes for longer, through housing mix, site layout and the provision of accommodation designed to meet the needs of those

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with mental and/or physical health issues such as dementia; and

10.9 There are a range of tools available to ensure good quality design in developments. Local design reviews provide constructive, impartial and expert guidance to applicants as they develop their proposals to ensure high standards of design. The council will identify at pre-application stage which schemes due to their size, complexity or impact should be referred for design review. Alternatively applicants can request a design review as part of their consultation process. The council will have regard to the recommendations of the design review and how these have been reflected in the submitted design when determining an application.

10.10 Where relevant, developers will be expected to demonstrate how their proposal is good design, explaining how the policy matters have been addressed within their development proposals in supporting evidence such as in the Design and Access Statement submitted with their planning application. Development should be bespoke and respond positively to and be informed by local context and vernacular but without stifling innovation and new technologies which sympathetically complement or contrast with the local architectural style. 'Standard' house types or the repetition of layouts, development densities, and the use of construction materials mimicking schemes elsewhere will seldom be acceptable.

10.11 The council supports the use of masterplans and design codes to help demonstrate that all important design issues have been identified as well as helping to provide a secure and agreed framework for the development of major sites (including for Sustainable Urban Extension proposals and technically complex sites). National policy and guidance on design and design codes will be taken into consideration. Applicants are encouraged to have discussions with the council at the earliest opportunity in the design process.

10.12 Policy DD1 links with the Local Plan strategic priorities including climate resilience and mitigation, health and wellbeing, securing better homes and delivering stronger communities. The policy sets out criteria that should be considered in development proposals from the outset. To help create safe and secure environments which in turn creates cohesive neighbourhoods that promote health and wellbeing, Secured by Design[19] principles should be considered for schemes. Other sources of information such as the National Design Guide and Code provide good starting points for design nationally, whilst other forms of guidance such as the West Midlands Design Charter[20] provides a regional base for design through its 6 themes and 12 principles.

Housing development design

10.13 Well-designed neighbourhoods provide a variety and choice of homes to suit all needs and ages. This ranges from open market to affordable homes, homes for families, older people, students and people with physical or mental health needs. The Local Plan will provide housing over a range of different tenures that are well integrated and designed to a high quality, creating tenure neutral homes and spaces, where no tenure is disadvantaged.

19 Secured By Design https://www.securedbydesign.com/
20 West Midlands Design Charter https://www.wmca.org.uk/media/lc0izu0n/wm-design-charter.pdf

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10.14 Policy DD2 looks to provide specific guidance on the development of housing estates in the borough, against which major residential planning applications will be assessed.

Policy DD2

Housing development design

1. The council will support housing development design where:

   a. The orientation of buildings is carefully considered around communal areas to facilitate interaction throughout the community with buildings arranged so that they provide active street frontages;
   b. The development provides a variation in types and size of dwellings reflecting an appropriate mix and importantly local needs in line with Policy HO4;
   c. Development is designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy;
   d. Development provides on-plot parking limiting the need for on street parking as per the councils latest parking guidance;
   e. Developments provide adequate amenity space in line with Policy HO4.
   f. Garages are in keeping with general building style;
   g. The development prioritises pedestrian and non-motorised movement, taking into account diverse needs of all of its potential users;
   h. Natural features are integrated into development such as public open spaces, street trees, grass, planting and water, supporting quality of place, biodiversity and water management, addressing climate change mitigation and resilience;
   i. Arrangements of streets and buildings offer a convenient choice of routes that are easy to understand, connecting with surrounding neighbourhoods; and
   j. There is sufficient street lighting, whilst limiting dark areas and encouraging safe and secure neighbourhoods.

2. Design codes / briefs will need to be submitted, for estate developments, as part of the application process with the detail being proportionate to the size of development.

10.15 Addressing the high impacts of climate change and the delivery of new housing in the country are inextricably linked to one another. Sustainable locations are required that are well served by multiple forms of transportation with layouts that facilitate and enhance a mixture of motorised vehicles and more simple modes of transport such as cycling and walking. The aim of housing estate design is to create a healthy and attractive environment where people want to embrace where they live.

10.16 Good design is therefore integral to achieving places that people in our borough can be proud of. Imaginative site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality. Early discussions with the Council through the pre-application process is therefore advised.

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10.17 The COVID-19 pandemic has changed the way many people work and how they use their local open spaces. This is likely to have longer term consequences such as the need for internal space for home working; the ability to participate in physical activity locally; and the requirement to address issues concerning people's physical and mental well-being.

Figure 27: Estate Layout



Residential alterations and extensions

10.18 The council recognises that well-designed buildings, including alteration and extensions to existing properties, make an important contribution to the character and quality of an area. While encouraging architectural expression, the Councils considers that some policy guidelines are necessary to help promote and reinforce the local distinctiveness of the area and avoid adversely affecting adjacent properties and uses and the living conditions of neighbouring residents. The NPPF seeks to secure high quality design and makes clear that poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused.

10.19 Policy DD3 aims to improve the quality of existing housing and deliver high quality urban design which is locally distinctive.

Policy DD3

Residential alterations, extensions and annexes

1. The council will support alterations or extensions to residential buildings where:

    a. It is not disproportionate in size in relation to the existing building/plot and preserves and enhances the existing character of the dwelling or the prevailing character of the area;
    b. Can be adequately accommodated within the curtilage of the existing property without adversely affecting its amenity or that of neighbouring properties/uses;
    c. Is designed in keeping with surrounding buildings;
    d. The design includes features which are energy, waste and water efficient;
    e. The proposals are well built, accessible, fit for purpose, and adaptable to changing lifestyles, demography and climate;
    f. The alteration or extension will not result in adverse environmental impacts such as noise, odour, dust or light upon the immediate area;
    g. The proposal respects existing natural features, including landform, trees and biodiversity, responding positively to biodiversity net gain, and where possible integrates greening measures such as green roofs; and

2. In respect of residential annexes the Council will support development where:

    a. The proposal is proportionate and subservient to the main dwelling
    b. Is capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant;
    c. The proposal is fit for purpose and its use is justified; and
    d. The proposal is incidental in use to the main dwelling.

10.20 Policy DD3 covers alterations and extensions of dwellings. It also provides control regarding the conversion of houses into flats or shared housing (including Houses in Multiple Occupation as referred to in Policy HO7) so that they respect their local context. Furthermore, it anticipates demographic changes facing the borough such as an ageing population and a continued forecast reduction in mean

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household size. The policy recognises the need to promote sustainable development including the use of micro energy generation and measures to reduce water use.

Figure 28: Residential Extension



Commercial and industrial development design

10.21 Successful communities require a range and variety of local services and community facilities, such as workplaces, civic and commercial facilities. These should represent the varied needs and aspirations of the existing and future community as well as supporting everyday life and encouraging sustainable lifestyles.

10.22 Policy DD4 aims to enhance the design of commercial and industrial development, whilst detailing a specific criteria of which these planning applications will be assessed against.

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Policy DD4

Commercial and industrial design

1. The council will support commercial and industrial development where:

   a. The orientation and siting of buildings is considered at the outset of development;
   b. Developments minimise the visual impacts of service and equipment areas from adjoining streets, publics paces and adjacent properties;
   c. The development re-uses vacant or under-utilised sites, regard should be had to the potential environmental value of vacant, derelict or under-used sites in any development proposal;
   d. Site drainage is designed to minimise water collection near building foundations, entrances and service ramps;
   e. The parking/access/circulation system provides for the safe, efficient, convenient and functional movement of multiple modes of transportation both on and off site;
   f. Convenient and appropriate routes for all required service, emergency and utility accessways shall be easily discernible and clearly marked.
   g. The installation of secure parking areas for bicycles, located conveniently to building entrances avoiding conflicts with vehicular and pedestrian circulation;
   h. Pedestrian walkways will provide connections between buildings, land use areas and adjacent existing and new development, connecting residential, office and retail/commercial areas and transit stops;
   i. The development includes where appropriate accessible public spaces implementing a variety of urban design elements, including but not limited to, plazas, seating areas, public transport stops and other public uses as well as street furniture, trees and other landscape features;
   j. The development takes into account the existing landscape through its siting and orientation and where possible retains and enhances the natural landscape;
   k. Provision is made for electric vehicle charging infrastructure in line with Policy ST5; and
   l. Integrates renewable and low energy infrastructure in line with policy CC2.

10.23 The Council supports sustainable economic development that supports local communities with new and retained jobs, and businesses to start-up, grow, expand and invest in the borough.

10.24 Telford and Wrekin has a long history as a major focus for economic activity in the West Midlands. Telford is still a fast growing, diverse modern business location at the forefront of opportunities and challenges around productivity and automation in advanced manufacturing.

10.25 It is therefore integral that the borough continues to deliver high quality commercial and industrial development. Applying urban design principles to both commercial and industrial design demonstrates Telford & Wrekin Council's dedication to creating sustainable developments. This type of design is concerned with the nature and quality of the public realm, and the way in which buildings,

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and the activities they accommodate, relate to the streets, squares and public spaces we all share and use. Aspects of landscaping, architecture and placement are all taken into account.

Figure 29: Employment development layout



Waste Planning for residential developments

10.26 Waste arises as a result of domestic consumption, commercial or industrial production processes or through construction and development activities. The diversion of waste including recycling and reuse is an increasingly important consideration, both environmentally and economically, in the aim of breaking the link between economic growth and the environmental impact of waste. There is a need for development management policies to make sure:

- Good quality housing design which incorporates appropriate refuse and recycling storage which is conveniently located, has a limited visual impact and is safe;
- High quality areas of public realm and open space which are safe, well maintained and easily cleaned;
- The ongoing costs of managing waste are reduced through good urban design;

10.27 Policy DD5 sets out a framework for integrating sustainable waste management into new residential developments and support the implementation of the municipal waste contract.

Policy DD5

Waste planning for residential developments

1. The council will support residential development that helps drive waste management up the waste hierarchy by providing, with regard to national design standards, local waste guidance[21] and waste collection regime at the point of application, the following:
    a. Sufficient space for the well-designed storage of recycling and refuse containers;
    b. An accessible and conveniently located storage area with a step free route to the collection point from the outside and, where practical, sited to the rear of the property;
    c. Where this is not possible storage at the front of the property should be secure and its visual impact minimised; or
    d. Where communal storage areas are provided these should be within a high quality enclosed space, capable of storing all require waste receptacles for the properties they serve, have step free access to / from the properties and be readily accessible to collection vehicles.

2. In the case of shared housing, flatted development residential homes or mixed use development;
    a. Where appropriate and related to the size and nature of development, provide shared recycling and refuse facilities at a capacity to be agreed with the council;
    b. Where storage is not fully enclosed and secured it should be at least five metres away from the building and be separate from cycle storage, car parking and key circulation areas in order to reduce risk of fire from flammable materials;
    c. Communal storage areas need to be accessible to collection crews with a hard surfaced, step free route between the storage area and collection point, which should be kept clear of parked vehicles;

21 Waste Design Supplementary Planning Guide - Telford & Wrekin Council

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d. Management arrangements for communal waste storage areas should be provided; and
e. Access and storage for commercial waste must be separated from domestic waste storage provision.

3. Collection points for all developments should be accessible for standard sized waste collection vehicles, details of which can be obtained from the council; and
4. Demonstrate how construction and excavation waste from development sites will be recycled on-site or, where this is not possible, the destination and end use of waste taken off-site

10.28 Adequate space to store containers should generally be provided to the rear of the property. Where this is not possible, for example with terraced properties, adequate space should be provided at the front of the property which minimises its visual impact. Well-designed screening of refuse and recycling storage can minimise the impact on visual amenity.

10.29 Poorly sited or designed refuse storage can become a safety issue and be harmful to the health and amenity of occupants through odour, loss of privacy or outlook. This can be avoided by ensuring that refuse and recycling storage is separate from all habitable and circulation areas, and is separately ventilated.

10.30 Refuse and recycling vehicles need to carry out efficient and timely collections whilst maintaining health and safety. Routes and public spaces should be robust in its construction for the length of the route the collection vehicle is required to pass over including, for example, drain covers. More guidance for developers on waste design is set out in the Waste Design Supplementary Planning Guide, including:

- Details of how household and commercial waste is collected
- Specifications for vehicles and access allowances
- Specifications for household waste containers for planning purposes
- Household containers for Communal areas such as flats / apartment / multiple occupancy
- Waste/recycling storage areas for flats and apartments
- Communal storage Chamber/Bin Stores
- Communal Containers
- Bulky Waste Collections for properties with communal areas
- Commercial Waste Guidance
- New developments collection considerations

10.31 In order to improve climate change outcomes construction and excavation waste from residential development should be managed in a way that minimises its environmental impact. Developers need to consider issues such as the appropriate re-use of materials on-site. Where waste needs to travel off-site, local opportunities for recycling and reuse which will support the local economy and local infrastructure provision should be considered.

Waste Planning for Commercial, Industrial and Retail Developments

10.32 Commercial, industrial and retail development will be expected to provide an appropriate level of storage for recycling and refuse to helps increase recycling rates and promote waste management in the waste hierarchy.

10.33 Policy DD6 sets out the council's approach to waste management in non-residential development.

Policy DD6

Waste planning for commercial, industrial and retail developments

1. The council will support commercial, industrial and retail developments that integrate requirements for storage and the collection of refuse and recycling, subject to the following:

    a. It provides centralised storage for waste which should be designed to meet the needs of the business and encourages recycling. For multiple businesses a communal area should be provided;
    b. The storage area is accessible to collection crews with a hard surfaced route to the collection point, which should be kept clear of parked vehicles;
    c. Where appropriate, storage areas are expected to include power for lighting and compaction equipment; and
    d. Where storage is not fully enclosed and secured it should be at least five metres away from the building and be separate from cycle storage, car parking and key circulation areas in order to reduce risk of fire from flammable materials.

10.34 Developers should demonstrate a clear understanding of the waste streams generated from the development and provide appropriate general and specialist storage as required. For phased development, suitable space should be factored in for waste and recycling facilities.

10.35 The council is aware, in trying to improve recycling for small and medium sized enterprises (SMEs), that the design and layout of existing industrial and business parks in the borough do not lend themselves to managing waste higher up the waste hierarchy because of the lack of individual or shared facilities or the space to provide them. Commercial waste should be strictly segregated from residential waste when mixed use development is proposed.

11 Sustainable travel and transport networks

11 Sustainable travel and transport networks

11.1 A sustainable transport network is vital for access to jobs, education, healthcare, shops, leisure and new developments. Sustainable travel will help reduce the impact of climate change by promoting walking, cycling, public transport and electric vehicle infrastructure. The aim of these policies is to ensure that the land use planning process meets the need for connectivity and mobility whilst reducing carbon emissions.

11.2 The Local Plan will re-shape and create an urban form and density that is more conducive for cycling, walking and public transport provision. The emerging Telford and Wrekin Local Transport Plan (the LTP) also identifies the need to make better use of the existing infrastructure, decarbonise transport, and implement an 'Avoid, Shift, Improve' framework. Following adoption of the final LTP the policies in this section should be read alongside it to inform the submission of planning applications.

Figure 30: Telford Cycle Route



11 Sustainable travel and transport networks

Sustainable travel

11.3 Sustainable travel is defined in the NPPF as *"any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport."*

11.4 Policy ST1 will help reduce car use through a balance of travel options for residents, employees and visitors with improved access and connectivity to meet every day needs.

Policy ST1

Sustainable travel

1. The council will require, where viable, major development in the urban areas of Telford and Newport and, on a case by case basis in rural areas, to:

    a. Adopt site based or area wide Travel Plans for major traffic generating destinations to optimise sustainable transport modes;
    b. Enhance local and strategic walking, cycling routes and Public Rights of Way networks, to provide residents, employees and visitors with connectivity from the site to town, district centres, employment sites and publicly accessible green spaces;
    c. Design developments to meet multi-generational needs for travel and physical activity, including:

        - Dementia friendly design
        - On-site opportunities for physical activity (circular walking routes, for example)
        - Step free access; and
        - Good connections to wider walking and cycling networks.

    d. Enhance existing public transport services or provide new services to cater for additional users accrued by the development. Funding mechanisms should be demonstrated, to ensure the services can be secured as required by the Travel Plans.;
    e. Demonstrate that they have made all reasonable efforts to secure public transport services which will be conveniently routed for new residents and visitors without detrimentally effecting existing users;
    f. Site boarding and alighting points for public transport services in safe, well lit locations that are accessible for less able bodied users and provide safe, convenient and appropriately lit routes to and from residential and non-residential developments;
    g. Demonstrate, on a case by case basis, where it is not practical or viable to serve a site by conventional (bus) public transport services that a package of sustainable travel measures can be delivered offering residents travel choice and an alternative to the use of the car.

2. Where a development is served by one of the borough's rail and bus stations, development will be expected to contribute towards enhanced cycle parking and electric vehicle charging point infrastructure, bus facilities as well as improved information, enhanced waiting facilities and better access arrangements for walkers, cyclists and public transport users.

11 Sustainable travel and transport networks

11.5 The borough has an extensive network of walking and cycling routes and a Public Rights of Way network which provide connections to other local routes and link in with destinations such as Telford Town Centre, district and local centres, as well as industrial estates. These routes provide an excellent resource which developments can link into and enhance in order to provide residents with access to open space and sport and leisure opportunities as well as a wider network of community facilities (as defined in Policy CI1).

11.6 The rural area has an extensive network work of cycleways, footways, bridleways and byways. This interconnected network provides cyclists, equestrians and pedestrians with access to the open countryside and green space. Development in the rural area can help enhance this network through targeted improvements to these routes.

11.7 Development should be designed to meet multi-generational needs for travel and physical activity. Access to and ease of movement around places and spaces is important; development should provide and/or integrate into a clear hierarchy of streets with walkable routes that allow people of different ages and needs to move around an area and reach places and facilities.

11.8 The borough benefits from a network of core bus routes and where possible new development sites have been located within close proximity to these routes. Where this is not the case developments will be expected to provide funding to support existing bus services or introduce new services to levels of frequency, times and routing that would help reduce car use. Where existing bus routes are to be enhanced or diverted to serve a new development this should avoid unduly disadvantaging existing users especially those who do not have access to a car. Access to bus stops should be integral to the design of the development and provide convenient, safe, accessible and convenient routes to help encourage use of public transport as the preferred mode of choice.

11.9 Where it is not viable to serve larger developments by conventional public transport, developers will be required to demonstrate a package of alternatives to car use; for example, a package of demand responsive transport services, car clubs, car share schemes, bike hire or other appropriate schemes. The developer will need to demonstrate the long term sustainability of such measures including how they will be managed.

11.10 Bus and railway stations provide interchange points onto a wider network of routes, opportunities to switch to sustainable transport where parking is provided and access to a wider variety of retail, employment and leisure activities.

Safeguarding rail and transport corridors

11.11 The purpose of Policy ST2 is to achieve the Council's development strategy for the borough through:

- A better connected place where it is easy to travel between the different parts of the borough including Telford, Newport and the rural area;
- Enabling residents and visitors to access and enjoy the green open spaces of the borough for leisure, recreation and commuting journeys;
- Creating a healthier community which enjoys increased travel choices and new employment opportunities; and
- Protecting key transport corridors in advance of future improvement schemes.

11 Sustainable travel and transport networks

Policy ST2

Safeguarding rail and transport corridors

1. The council will expect development to:

   a. Safeguard land required for the implementation of priority transport projects, as identified in the Infrastructure Delivery Plan, in order to assist in their future implementation; and
   b. Ensure that current and former rail lines will be protected for future use as Transport Corridors (as displayed on the Policies Map).
   c. Where lines are demonstrated as not being commercially viable, for either freight or passenger rail services, their use for walking and cycling routes will be supported.
   d. Development adjacent to existing rail lines will not prejudice the use of the line for either heritage or commercial use.

11.12 The borough has several existing and former rail routes shown on the Policies Map which are protected for walking, cycling and/or rail use. The significance of the routes lies in the length of off road connections often between centres, the fact that they are relatively flat when considering the uneven topography of much of the borough and that they are largely within the ownership of single organisations including the council and Network Rail. The closure of Ironbridge Power Station provides an opportunity to consider the future use of the existing freight line for new rail uses, a mix of rail / light rail, walking and cycling routes and also prevent the fragmentation of ownership of a strategic transport asset.

11.13 As part of the council's Capital Highway Programme, in support of both the delivery of the LTP there will be a need to ensure that adequate land is safeguarded for future highway and transport needs. Details of sustainable transport and highway projects will be provided in the Infrastructure Delivery Plan which developers should refer to in advance of submitting a planning application.

Impact of development on highways

11.14 When developments are considered in isolation, the cumulative impact on the transport system is not properly accounted for. This can lead to a 'first past the post' approach to mitigation whereby an initial development does not trigger an improvement to transport capacity only for a subsequent developer to have to bear the full cost of the mitigation.

11.15 The purpose of Policy ST3 is to support plan-led development by assessing the cumulative impact of all planned developments and deriving a costed strategy to mitigate the impact.

11 Sustainable travel and transport networks

Policy ST3

Impact of development on highways

1. The council requires all development to mitigate site specific highway issues and for major developments to:

    a. Ensure that the relevant cumulative impact of new developments on local and strategic road networks are mitigated in a co-ordinated and plan-led manner that would not result in a severe cumulative impact on the road network;
    b. Assess the cumulative impact of new developments by using the Telford Strategic Transport Model (TSTM) or other means as long as these can demonstrate that they are significantly robust. Use of the TSTM can be accessed through the council's Highways Service;
    c. Provide a Transport Assessment, where relevant, as part of any planning application; and
    d. Provide Travel Plans as per Policy ST1
    e. Mitigate impacts on the borough's local and strategic road networks including securing financial developer contributions and any individual commuted sums specified by the local highway authority through the use of planning obligations.

11.16 The ability of the existing highway network to absorb additional traffic growth and the design life of the existing highway network both affect the efficient operation of the highway network. The two issues are interconnected as the majority of the borough's highway network was constructed over a relatively short period (1970s - 1980s) and requires regeneration.

11.17 The Local Plan Transport Strategy will set out the strategic impact of site allocations on the transport system and assesses alternative ways of mitigating their cumulative impacts. The cost is then apportioned between the public sector and individual developers on a fair and reasonable basis depending on the relative proportions of development and non-development traffic. It addresses both capital and revenue based measures including sustainable travel initiatives (see policy ST1) as well as highway measures and it sets out a developer contributions strategy.

11.18 In addition to their strategic impact, individual developments also have their own more localised impacts on the highways network. These often require more specific measures relating to pedestrian and cycle access, safety improvements, traffic calming and bus improvements. All on-site infrastructure should be provided at the developer's expense and designed to an agreed standard.

11.19 In considering the strategic impact of developments, development will need to have regard to the borough's road hierarchy as set out in the LTP. The purpose of the hierarchy is to identify those parts of the network where the primary function of the road is to facilitate the safe and efficient movement of people and goods. These roads are defined as Motorways (Strategic Road Network - SRN), Trunk Roads (SRN) and Primary Routes (Primary Route Network - PRN).

11 Sustainable travel and transport networks

11.20 With regard to the SRN, development will be expected to liaise with National Highways in the first instance. The Secretary of State for Transport will retain the statutory role as Highway Authority for the SRN. Telford & Wrekin Council is the Highway Authority for all adopted roads that are not on the SRN.

Design of roads and streets

11.21 The design and accessibility of a development is critical to its long term sustainability. The borough has a varied legacy of road and street design with the biggest impact a result of the New Town legacy including the 'Radburn' layout of the New Town estates with the predominance of car use over sustainable modes.

11.22 Policy ST4 seeks to ensure the design of roads and streets are to the highest standards and provides the maximum benefits, balancing the needs of cars, service and freight vehicles with the needs of the pedestrian, cyclist and public transport user for safe accessible circulation and connectivity to the wider community.

Policy ST4

Design of roads and streets

1. The council will require all development to accord with government guidance, such as the Manual for Streets, and other relevant adoptable standards and guidance including the Design Manual for Roads and Bridges and the most up to date design guidance from the Local Highway Authority in the design of developments. The design of roads and streets must:
   a. Take into consideration the needs of pedestrians and cyclists, bus services (through the appropriate design of spinal routes intended for bus use) and bus users as well as freight, deliveries and refuse collection vehicles in the design and access of the development;
   b. Be safe, convenient, well designed with accessible and appropriately lit walking, cycling and public transport routes that provide opportunities for safe sustainable travel within a development as well as links to surrounding community facilities;
   c. Contain development blocks (avoiding cul-de-sacs) of a size that encourages permeability for walking and cycling, and traffic calming measures such as shared surfaces;
   d. Be designed to an adoptable standard, with an appropriate mechanism to ensure that arrangements for the future management and maintenance of streets have been secured;
   e. Be designed in a way that enables the adoption of road networks in the most timely and efficient manner;
   f. Demonstrate that street trees on new developments:
      - Are carefully positioned and of an appropriate species to avoid interference with property, infrastructure and highways access and visibility; and
      - Have appropriate measures in place to secure their long-term maintenance (i.e. tree pit details etc.).

11 Sustainable travel and transport networks

11.23 As a former New Town the Telford urban area also has a legacy of segregated land uses with the needs of car users prioritised over walking, cycling and public transport, which has led to large areas such as industrial estates being separated from residential areas by dual carriageways and shopping areas separated by busy distributor roads.

11.24 New development provides opportunities for safe and convenient internal circulation, improvements to connectivity encouraging walking, cycling and public transport, avoiding isolated land use and access to local facilities especially for short to medium journeys. Where developments are to be served by bus routes the spinal road infrastructure should be of an appropriate width and design to allow services to operate free from obstruction.

11.25 The ability to adopt highways in a timely manner is critical to the delivery and completion of development. Developments should be designed to enable the highway network within phases of development to be adopted as quickly as possible. Where network routes are required for construction traffic, but may also carry public transport services prior to adoption these should be maintain in the best possible condition for all potential road users.

11.26 Applicants will be required to demonstrate that an appropriate mechanism is in place to secure the future management and maintenance of streets within a development. The council will control this through an appropriately worded pre-commencement conditions

11.27 Street trees and natural habitats are a valuable source of carbon sequestration and contribute to the character and quality of well-designed places. They are encouraged on new developments and should be integrated into the design at an early stage to ensure that provision is compatible with highway standards and infrastructure provision. Measures to secure long-term maintenance of trees should ensure that street trees can be provided on streets without interfering with property, infrastructure and highways sightlines. To ensure effective integration of on-site infrastructure, Policy CI1 requires street lights, street trees and landscaping as part of a single design/plan in new developments.

Electric vehicle (EV) infrastructure and parking design

11.28 The Government published the UK electric vehicle infrastructure strategy in March 2022[(22)]. It identifies transport as the UK's largest emitting sector, with 91% of these emissions being from road transport. All new petrol and diesel cars and vans will be phased out by 2030 and therefore ensuring the infrastructure to support the transition to electric vehicles is in place at the outset is essential.

11.29 Policy ST5 seeks to ensure development incorporates well-designed parking, including provision for charging electric vehicles.

22 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1065576/taking-charge-the-electric-vehicle-infrastructure-strategy.pdf

11 Sustainable travel and transport networks

Policy ST5

Electric vehicle (EV) infrastructure and parking design

1. All new development is expected to meet the parking standards set out in the councils latest parking guidance document.
2. All new development must provide electric vehicle charging infrastructure. Development is expected to meet the standards for electric vehicle charging infrastructure set out in the councils latest parking guidance document.
3. Development will be supported where it is demonstrated that the following cycle parking design elements have been considered:

    a. Secure, covered, convenient on-plot space to park cycles (including charging for e-bikes) has been provided within all residential developments;
    b. Secure, covered, convenient cycle parking (including charging for e-bikes) has been provided for staff at all employment developments as per the cycle parking standards in the councils latest parking guidance document, facilities should also include reasonable provision for storage of associated cycle equipment and where possible changing facilities;
    c. Public cycle parking (including charging for e-bikes) is provided in convenient, overlooked locations to serve on site facilities such as shops and recreational areas;

4. Development will be supported where it is demonstrated that the following parking design elements have been considered:

    a. The location, quantity and quality of car parking, should reflect the density, nature, character and context of the development. It should also reflect its intended usage and relationship with the surrounding area and facilities including any foreseeable parking issues in the local area;
    b. Electric vehicle charging infrastructure is located on or adjacent to buildings to minimise impact on the character and appearance of an area and allows for charging without obstructing public footways.
    c. Garages will not be considered as an allocated parking space, unless conditioned;
    d. Impact of parking provision on highway safety and public transport routes;
    e. Providing an appropriate balance of allocated and communal parking provision in residential developments; and
    f. Parking should be convenient, overlooked and in accessible locations and, where possible, have step free access to help maximise security for vehicles, users and pedestrians; and
    g. In non-residential developments the provision of appropriately sized areas that meet the operational needs of developments for lorry parking and access by service vehicles. These areas should be suitably located to minimise potential conflicts with pedestrians, cyclists and other road users.

11 Sustainable travel and transport networks

11.30 The council encourage and support the move to electric vehicles. The council published its Public Electric Vehicle Charging Infrastructure Strategy[(23)] in June 2022. This Strategy acknowledges the importance of decarbonising road transport and sets out the councils vision to support electric vehicle users with accessible charge points across the borough to ensure electric vehicles are a viable option for residents, visitors and businesses.

11.31 Charging facilities should be provided in locations where, when in use, there would not be concerns of highway safety. As such, parking should generally be off-road, next to properties, with electric vehicle charging facilities co-located in order to remove risk of on-street charging which can lead to trailing cables that are a highway safety risk. Within areas that have tighter restrictions such as the World Heritage Site or Conservation Areas, a sensitive approach would be required to reduce visual impact.

11.32 The council is producing updated parking guidance. The purpose of the guidance is to provide parking standards and detailed guidance on design of highways in the borough. By providing parking standards through this document, the council can be proactive to changes locally or nationally such as to technology and demand for electric vehicles or Government policy changes.

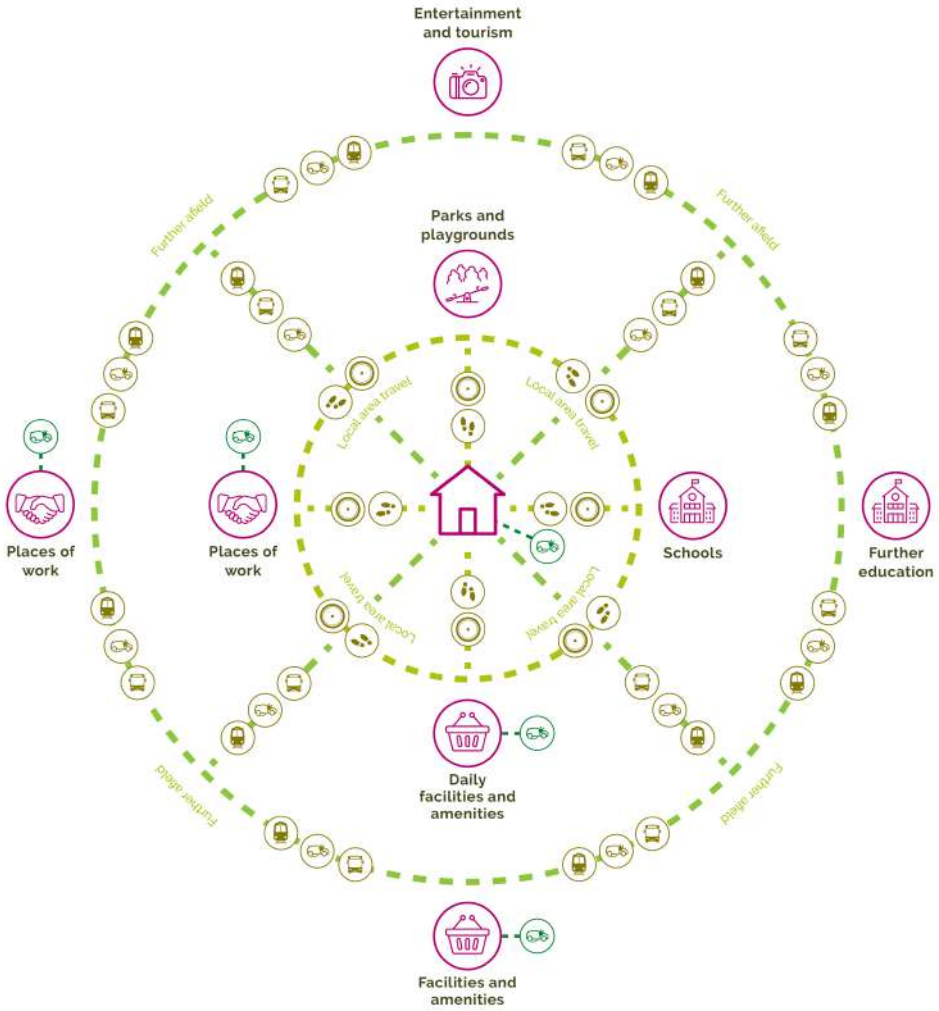
11.33 The council will resist garages as allocated parking provision except where it is considered that appropriate conditions such as the removal of permitted development rights would be appropriate. The Council will accept well-designed car ports as allocated parking provision.

11.34 Parking provision should be convenient located to homes and businesses to encourage the use of designated parking, and lower the likelihood of ad-hoc off-road parking which can lead to highway issues.

23 https://www.telford.gov.uk/downloads/file/21522/public_electric_vehicle_charging_infrastructure_strategy

11 Sustainable travel and transport networks

Figure 31: Sustainable Travel



12 Community infrastructure, culture and open space

12 Community infrastructure, culture and open space

12 Community infrastructure, culture and open space

12.1 Communities need a range of education, health, social, community and cultural facilities and services to support their wellbeing. It is important for these facilities to be accessible to all and respond to needs of all ages and groups within the community.

12.2 Cultural facilities in the borough are diverse. They include leisure and entertainment venues such as Southwater and The Place in Oakengates as well as historic centres such as Ironbridge and facilities in Town and District Centres. Ironbridge is a substantial part of the borough's culture, local identity and distinctiveness and attracts tourism to the borough. Telford Town Park and The International Centre also host many cultural events and shows.

Figure 32: Telford Town Park



12 Community infrastructure, culture and open space

Community facilities

12.3 Provision of a range of facilities and services that are accessible to all and respond to the needs of all ages and groups within the community is vital to supporting stronger communities and community wellbeing.

12.4 The purpose of Policy CI1 is to identify how the borough should meet the needs of existing and new communities through the retention, maintenance and enhancement of existing community facilities and the provision of new community facilities on or off-site, including construction of facilities, the provision of land or financial contributions.

Policy CI1

Community facilities

1. Development will be expected to retain existing community facilities and sustain, enhance and provide new community infrastructure to meet demand arising from new development.
2. The council will support new community facilities or improvements to existing community facilities to meet the needs of existing and future residents of all ages and abilities. The co-location of community facilities is strongly supported to promote health and wellbeing. Where the scale of development supports onsite provision this will be sought in the first instance; however, where evidence supports offsite provision contributions will be sought towards the upgrade or provision of new facilities that serve the needs of the development.
3. The council will support the delivery of new community facilities in the following locations:
   a. In Telford Town Centre, Market Towns, District, Local Centres and villages in accordance with Policy EC5, EC6 and sustainable communities in accordance with Policy HO2;
   b. Outside the above locations in places with good accessibility by foot, cycle and public transport; and
   c. Under exceptional circumstances on open space if both environmental and social benefits to the local community are demonstrated;
4. The council will not support the loss or reduction of land or buildings currently or last used as a community facility (excluding sports and leisure facilities which is covered under Policy CI2) unless:
   d. A lack of need is demonstrated (through a 12 month period of marketing); or
   e. Acceptable alternative provision exists or is proposed concurrently to maintain the community's ability to meet its day-to-day needs.

12.5 The council seeks to retain community facilities, promote their expansion and provide new facilities to reflect population growth and the changing needs of an ageing population. Community facilities may be defined as;

- Community venues such as community centres, halls or other general meeting places;
- Cultural buildings such as libraries, cinemas and theatres;
- Leisure facilities such as sports halls, swimming pools and golf courses;

12 Community infrastructure, culture and open space

- Formal sports pitches and courts;
- Allotment provision;
- Historic and environmental places of interest, including Local Nature Reserves;
- Places of worship;
- Cemeteries and crematoriums;
- Education (pre-school, primary, secondary and special needs provision) and health facilities including schools GP, dentistry and pharmacy provision;
- Health Facilities including GP, density and pharmacy provision; and
- Public houses.

12.6 The rural area of the borough has significantly fewer community facilities, reflecting the dispersed rural settlement pattern outside of Telford and Newport and it is especially important that these facilities are protected and retained to help communities remain sustainable in the long term.

12.7 The demand for community facilities arising from development is addressed through Policy CI1. The amount and type of provision will vary by development and the different needs of areas across the borough. The council is allocating sites to deliver new sustainable communities which will include new community facilities. The co-location of community facilities is strongly supported where this strengthens provision, supports the viability of facilities, promotes social benefits and encourages linked trips.

12.8 Development should address shortfalls in provision either through onsite or offsite provision. The council will consider evidence including the Infrastructure Delivery Plan to identify where financial contributions are required. Proposals should take into account the impact on existing local communities, the provision necessary to make the development acceptable in planning terms (on or off-site) and provision that is related to the development in scale and kind. The council will discuss community facility requirements with applicants on a case by case basis. The pooling of off-site contributions can help deliver community facilities where they meet the cumulative needs arising from a number of developments.

12.9 Where access to existing community facilities is affected, appropriate mitigation measures should be considered including, for example, promotion of new bus, walking and cycling routes or changes to parking provision. Development will be expected to take account of the capacity of existing community facilities to accommodate the needs of current residents and the increased demand created by the new development.

12.10 Where the loss of a community facility is proposed the applicant should either provide evidence of a lack of need through a 12 month period of marketing which demonstrates engagement with the community and likely stakeholders to sustain the facility and to find an appropriate alternative community use; or demonstrate that acceptable alternative provision exists or is proposed in the local area and is accessible to people.

Existing public open space

12.11 Public open spaces are a vital and integral part of the quality and function of places and have always formed an integral part of the planning of Telford. The council places considerable emphasis on creating and maintaining healthy spaces which provide residents with ample opportunities to undertake a range of healthy activities in close proximity to where they live. Public open space is defined in the Play, Recreation and Open Space – Developer Contributions Strategy (2023).

12 Community infrastructure, culture and open space

12.12 Policy CI2 protects existing public open space in the borough.

Policy CI2

Existing public open space

1. The council will protect, maintain and enhance the provision of formal and informal sports and recreation facilities, play facilities and public open space throughout the borough. The council will only support development which involves the loss or harm of open space, play, sports and recreational facilities in the following circumstances:

    a. An assessment had been undertaken that clearly demonstrates that the land is surplus to requirements;
    b. Where it can be demonstrated that the proposal will provide a replacement facility to an equal or improved quality and quantity in a suitable alternative location; or
    c. Where the proposal can secure other wider benefits to play, sport and recreation facilities and public open space which outweigh the disadvantages of the loss of such open space.

12.13 The council works in line with the Sport England Playing Field Policy[(24)] and includes within its definition of playing pitches any area which meets the definition set out within the Sport England guidance.

12.14 The council has a new Playing Pitch Strategy[(25)] and will continue to regularly review this evidence base throughout the plan period. The Council have also carried out an Open Space Needs Assessment as part of a broader Play, Recreation and Open Space study (2023) which will form part of the evidence base for the Local Plan.

12.15 The council recognises the need for a wide range of play, sport and recreation facilities and includes the provision of Local and Neighbourhood Equipped Areas of Play (LEAPS and NEAPS), ball courts and wheeled sports provision as well as sport facilities for a wide range of sports including football, rugby, netball and basketball, lawn bowls, cricket and athletics as well as infrastructure including changing rooms and parking facilities within this policy.

12.16 Open spaces perform a range of different functions including informal and formal recreation, biodiversity-rich habitat, climate amelioration, amenity and sustainable travel as well as making the borough look attractive. For green space to have the greatest benefit and value it needs to be accessible, located in the right place, be of the right type, the right quality and to be well managed.

12.17 The council recognises that harm can be both direct and indirect. Harm includes physical infringement on an existing facility but also indirect impacts such as the potential for residents in new development to object to ongoing use of a neighbouring existing facility by virtue of noise, parking or perceived safety issues. The council seeks to protect existing facilities from both direct and indirect forms of harm.

24 Playing Fields Policy and Guidance, Sport England's policy and associated guidance on planning applications affecting playing fields. Sport England (2018).
25 Telford & Wrekin Playing Pitch Strategy. Telford & Wrekin Council. (2025).

12 Community infrastructure, culture and open space

Provision and management of public open space

12.18 New development introduces new demands upon public open space including the need for more provision, improving the performance of existing open space or the provision of new types of open space. It is critical that ongoing management and maintenance of public open space, sports, play and leisure and recreation facilities is considered at the outset of the planning and design of a development and informs the type, amount and layout of provision.

12.19 Policy CI3 requires major development to provide or contribute towards the provision of new open space within the borough and to clarify the management arrangements for new open space on development sites.

Policy CI3

Provision and management of public open spaces

1. The council requires major development to provide and / or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local and wider needs. The council will require development to provide:

    a. On-site provision which meets local needs for open space, sport and play;
    b. Contributions towards the enhancement and creation of new areas of public open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency;
    c. Public open space in the most accessible locations;
    d. Play and recreation spaces for children and young people; and
    e. Agreements to secure long term community use of school and private sports facilities.

2. Off-site financial contributions instead of on site-contribution may be acceptable where it can be demonstrated that on-site provision is not feasible or viable.
3. Developments providing between 75 and 200 2 bedroom dwellings or larger child bed spaces shall provide a Local Equipped Area of Play (LEAP). Developments providing over 200 2 bedroom dwellings or larger shall provide a Neighbourhood Equipped Area of Play (NEAP). These should be design in accordance with latest council guidance.
4. The council will, require development proposals to provide sufficient management and / or financial provision for the future management and maintenance in perpetuity of new and existing public open space which forms part of, or is created by, a development.
5. The council will require proposals to be supported by a detailed Landscape Management Plan (LMP) setting out details of all the on-site soft and hard landscape features to be managed, establishing the management mechanism and providing detail of the secure financial arrangements for management in perpetuity.

12.20 New open space must be designed to be multi-functional and be of a size, type and quality to meet site, local and strategic needs. The council supports the provision of a range of public open space typologies including children's play, recreation, sport, formal village greens, open space for community use in the heart of new developments, allotments, community orchards, open space including

public art, locally important incidental open spaces and well designed and integrated landscaping. Further guidance will be provided in the SPD.

12.21 Where new sport and recreation facilities are provided as part of a development, they will be designed in accordance with Sport England technical standards. Any replacement facilities provided must be of equivalent quality or greater.

12.22 Development will be required to address deficiencies in the provision of play and recreation open spaces. Proposals must provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the council's strategies as identified in the Play, Recreation and Open Space – Developer Contributions Strategy (2022), the Playing Pitch Strategy (2022), the council's Play Strategy and other relevant strategies and their subsequent updates. Proposals will be expected to address the type and quality of public open space as well as the amount through new provision and/or by improving existing provision.

12.23 The council strongly encourages new school developments to include the use of a Community Use Agreement to set out and secure ongoing public use of sports facilities and playing pitches.

12.24 The council considers the use of child bed spaces in the calculation of requirements for play provision to be the most accurate measure of need.

12.25 Development will be expected to provide for the ongoing maintenance of public open space including informal and formal recreation spaces, play and sports provision and biodiversity mitigation and compensation areas which are provided as part of the development. The council will require developers to establish a mechanism by which public open space will be maintained to an agreed standard. This must be secured and in place prior to commencement, and, in the case of residential schemes, it must be operational prior to occupation of no more than 80% of the development.

12.26 The council recommends that management and maintenance in perpetuity can be achieved through:

1. A management company funded by an annual service charge;
2. A resident managed management company funded by an annual service charge; or
3. Adoption by the council accompanied by an appropriate commuted sum.

12.27 The council has a preference for option 1 which allows residents to be involved in the management company and in the management of the area where they live.

12.28 Developers who wish to transfer ownership of public open space, sport, play or leisure and recreation facilities to the council must conform to its policies regarding its management and maintenance. Development will normally be required to manage and maintain open space for the first 12 months and is required to provide a commuted sum for its continued maintenance thereafter.

12.29 Landscape Management Plans are a vital part of the mechanism by which public spaces are managed. The council will work with developers to agree appropriate management mechanisms in line with further guidance provided in the Play Recreation and Open Space Strategy. Landscape Management Plans should be in perpetuity and include:

- Contact details of the management company;
- Details of funding mechanisms for management arrangements;

12 Community infrastructure, culture and open space

- All aspects of landscaping (soft and hard);
- Details of landscape features (i.e. walls/fencing/art work/bridges/signage/street furniture), footpaths and play areas and equipment;
- Maintenance operations covering:
    - General maintenance (litter picking/weeding/weeping etc)
    - Cleaning/repair of play equipment
    - Anomalies such as fly tipping/graffiti
    - Sustainable drainage management
    - Frequency of visits within maintenance schedule (differing for each of the element)

A map should be included which shows the area to be managed. Approved landscaping plans should be appended to the LMP.

12.30 The LMP should specify that it is not to be amended without the written approval of the LPA.

Leisure, cultural and tourism

12.31 To future proof the borough's competitiveness as a destination for business and tourism, combining the borough's assets into an inclusive marketable package will safeguard attractions, encourage competition with other destinations and increase local business growth within the tourism sector.

12.32 Policy CI4 supports increases in the number of overnight stays at local visitor accommodation and an increase in footfall to attractions as well as increased connectivity, transport integration and visitor way finding to support the delivery of a central, well connected and welcoming visitor destination.

Policy CI4

Leisure, cultural and tourism

Cultural and tourism development

1. The council will support development for new cultural, tourism and leisure activities and improvements to existing facilities where:
    a. They are located in an accessible location within or adjacent to the borough's hierarchy of centres;
    b. They include high quality design and public realm;
    c. They are well connected via travel plans to secure links to walking and wheeling routes, electric vehicle charging infrastructure at destinations, public transport services, parking and visitor wayfinding; and
    d. They encourage investment to improve the quality of the infrastructure for arts, sports, museums and leisure and provide opportunity for the creative economy to prosper.
2. Consideration will also be given to enhancing unique venues and the creation of new outdoor venues and activity centres near to key tourist destinations.
3. Elsewhere in the borough, the Council will support leisure, cultural and tourism facilities provided it can be demonstrated that they cannot be accommodated in the borough's centres as well as complying with 1(b) and 1(c) above.

Tourist accommodation

4. The council will support major hotel accommodation within or immediately adjacent to Telford Town Centre and the market towns of Newport and Wellington, or in other areas where exceptional circumstances can be demonstrated.
5. The council will expect applications for other types of tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough. Applications will also need to demonstrate that any impacts, such as parking, and highway safety can be appropriately mitigated.

Shrewsbury to Newport Canal

6. The council will safeguard the alignment of the Shrewsbury and Newport Canal (as shown on the Policies Map) and supports proposals to restore the canal to enhance the borough's heritage and tourism opportunities. Proposals will be supported where they:

    a. Protect and enhance the canal alignment and its associated structures; or
    b. A suitable alternative alignment is provided, where the original alignment is in use as (and continues to be required for) strategic drainage infrastructure.

12.33 The council supports the promotion of a broad range of cultural facilities and development which supports the borough's cultural assets. These facilities help attract people and business to the borough as part of the areas cultural and creative industries and help people who live in the borough develop a sense of belonging, to value the cultural diversity and local heritage. It will work with partners from the private and voluntary sectors to deliver this commitment. This can, for example, be achieved through the provision of public art in new developments, or through shared or multi-use facilities such as flexible multi-use arts venues and arts space within educational establishments or local community facilities.

12.34 The council wishes to promote a broader tourist accommodation offer and Policy CI4 directs major hotels (50 or more bedrooms) into Telford Town Centre to take account of the presence of the International Centre, leisure offer including Southwater and Telford Town Park and shopping centre. Newport and Wellington's appeal as Market Towns will be reinforced by the promotion of more visitor accommodation. Where exceptional circumstances, including regeneration of redundant buildings, high levels of design quality and specific market conditions, can be demonstrated other locations will be considered on a case by case basis. Overall in the borough a varied accommodation offer is expected to be delivered through the provision of bed and breakfast and guest house accommodation, self-catering, camping and caravanning.

12.35 Proposals for the restoration of the Shrewsbury and Newport Canal will be supported where they can demonstrate there will be no adverse impacts upon the natural and historic environment in accordance with Policies NE1, NE2, HE3, HE5 and HE7. Proposals must also demonstrate no adverse impacts on strategic drainage infrastructure and where it is necessary to provide replacement infrastructure, this provides betterment. It is recognised that the reinstatement of the canals could deliver additional visitors to the area. There are many barriers to the restoration of the borough's old canals, however schemes which relate to their restoration will be considered on their individual merits.

12 Community infrastructure, culture and open space

Enhancing communication networks

12.36 Digital infrastructure is driving changes in the way we work, interact and spend leisure time. The council recognises the social and financial benefits of digital infrastructure are critical to the borough's economy and a key consideration for residents in where they choose to live due to increased homeworking. The Local Plan supports the expansion of communications networks, including telecommunications, high speed broadband and 4G and 5G mobile networks. Improved communications networks will also play a key role in the delivery of the *'internet of things'* which will be focused around 5G networks.

12.37 Policy CI5 provides a framework for enhancing communications networks and ensuring that where development comes forward it has access to fast fibre and wireless networks.

Policy CI5

Enhancing communication networks

1. The council will support development that improves the coverage of broadband and mobile signals and will lead to better access for businesses and residents. This includes:

    a. Continuing to work with mobile phone network providers to support the delivery of excellent mobile phone and data coverage across the borough;
    b. Ensuring that when new development takes place, infrastructure is in place for the future residents and businesses to access fibre broadband services on occupation of the development; and
    c. Developers will be required to demonstrate that they have designed in the provision of enabling infrastructure for telecoms and broadband services as part of their initial proposal.

2. The council will support proposals for telecommunications development provided that:

    d. The installation(s) will be kept to a minimum, consistent with the efficient operation of the network;
    e. If proposing a new or extended/adapted mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures, including shared structures. Such evidence should accompany any application made to the local planning authority;
    f. Where appropriate/feasible proposed new or extended/adapted masts should be designed in such a way as to allow future sharing with other operators in order to minimise any future requirement for additional infrastructure in the immediate vicinity of the site;
    g. The siting and appearance of the proposed apparatus and associated structures should minimise impact on the visual amenity, character and appearance of the surrounding area;
    h. Development should not have an unacceptable effect on highways safety, areas of ecological interest, areas of landscape importance, archaeological sites,

12 Community infrastructure, culture and open space

conservation areas, and buildings of architectural or historic interest or other heritage assets; and

i. There will be no significant and irremediable interference with electrical equipment, air traffic services or instrumentation in the national interest.

12.38 Fixed high speed broadband is the cornerstone of digital connectivity reaching into resident's homes and businesses, it also provides the backbone to mobile networks and wireless connectivity.

12.39 Applications for major residential and employment development should be supported by a Digital Infrastructure Statement that delivers future proofed digital infrastructure appropriate to the development. Developments should ensure that their future occupiers have access to a digital infrastructure upon occupation giving appropriate thought to the choice/availability of UK communications providers which can offer high speed data connections. As a minimum the Digital Infrastructure Statement should include the following:

- Evidence of engagement with broadband providers (some providers require registration at least six months before the first broadband connection is needed)
- Which kind of physical infrastructure is to be provided (FTTP, FTTC or any other solution such as Hybrid Fibre Coaxial); and
- The provisions which will be made on-site to enable internet connection upon occupation of each individual residential or commercial unit.

12.40 The council has partnered with Virgin Media O2 Business to deliver a multi-million pound boost to digital connectivity which will provide fast fibre connectivity for more than 200 public buildings and an additional 12,000 homes in the borough which are not currently connected to the network. This will support the council ensure high levels of connectivity throughout the borough and also support policies such as diversification of the rural economy.

12.41 Telford and Wrekin will ultimately reach comparable levels of Gigabit-capable connectivity as the rest of the UK based on commercial investment and Government intervention via its Project Gigabit programme.

12.42 The council will generally be supportive of new telecommunications development but recognises that some parts of the borough are especially sensitive; for example, conservation areas, the World Heritage Site and the borough's Strategic Landscapes).

12.43 The Government has given permitted development rights to a variety of minor forms of telecommunications development. In such cases, although the council cannot object to the principle of development, it can exercise control over the siting and appearance with the aim of protecting amenity.

13 Historic environment

13 Historic environment

13.1 Telford and Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, seven conservation areas, scheduled monuments, historic parks and gardens, historic settlements, landscape features and archaeological remains. The historic environment contributes to local distinctiveness and creates a high quality environment which is important to our general quality of life and provides a focus for inward investment and regeneration.

13.2 The historic environment connects people with the land around them, bridging nature with cultural identity; it enables people to understand the past use of their area and to build a future that respects our heritage in all its diversity. It takes the form of multiple different features ranging from historic homes, places of industry, places of cultural importance, landscapes and a number of other historically important sites and areas.

13.3 The NPPF requires local authorities to support applications that sustain and enhance the significance of heritage assets. Applications for development which are consistent with their conservation value are considered a sustainable form of development as this helps provide social, economic and cultural benefits to the local community and for future generations. Proposals that seek to alter heritage assets should be considered as part of the wider overall quality of place.

Figure 33: Madeley War Memorial



13 Historic environment

Heritage assets

13.4 Heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration and protection in planning decisions, because of their heritage interest. These include both designated heritage assets and non-designated heritage assets identified by the Local Planning Authority (including local listing). Within Telford and Wrekin heritage assets include:

- The Ironbridge Gorge World Heritage Site
- Listed Buildings
- Conservation Areas
- Buildings of Local Interest
- Historic Parks and Gardens
- Scheduled Monuments

13.5 Policy HE 1 applies to all heritage assets within the borough.

Policy HE1

Heritage assets

1. The historic environment is unique in its character, quality and diversity across Telford and Wrekin ranging from areas of international importance to those of local importance. It is the council's duty to preserve and enhance our historic environment.
2. All developments, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement where possible.
3. Any harm or loss to the significance of or to the setting of a heritage asset must be clearly justified.
4. Proposals for development which would conserve or enhance the boroughs heritage assets, sustaining and enhancing their significance and make a positive contribution to local character and distinctiveness will be supported.
5. Proposals must take account the existing landscape and the impact on existing habitats and species in line with Policy NE1.
6. The Council will support proposals for microgeneration where it can be evidenced that this does not result in harm to an historic asset or negatively impacts the surrounding character.
7. Proposals likely to cause substantial harm to or total loss of a designated heritage asset will only be supported where it can be clearly demonstrated that there would be substantial public benefits that would outweigh any harm or loss to the heritage asset, or all of the following circumstances are met:

    a. The heritage asset cannot be sustained in its current use; and
    b. The heritage asset prevents all reasonable use of the site; and
    c. Conservation by grant-funding or some form of non-profit, charitable or public ownership is demonstrably not possible; and
    d. The harm or loss to it outweighed by the benefit of bringing the site back into use.

13 Historic environment

8. Harm to a heritage asset is unacceptable except in wholly exceptional circumstances as set out above.
9. In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the heritage asset and/or its setting, the council will require the developer to record and analyse the heritage asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the council's Historic Environment Record (HER).
10. The council will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal.
11. Applications made in outline form will not normally be accepted for proposals that would affect the World Heritage Site (WHS), a conservation area, a listed building or any other designated heritage asset.

13.6 The NPPF requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment within the Local Plan and should recognise that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

13.7 Whether an asset has a statutory designation or not it is equally important to protect, conserve and enhance these historic places within our planning system, positively managing them for the duration of the Local Plan period.

13.8 Conserving our heritage is important but the Council recognise that there is a need to adapt to climate change and carefully consider use of technology can help, this could include, for example:

- making historic buildings more energy efficient
- implementing microgeneration technologies, including, for example the use of heritage solar thermal and solar photovoltaic panels and slates
- Carefully situated ground and air source heat pumps and biomass heating systems within buildings where appropriate.

13.9 In preparation of development proposals, applicants should refer at an early stage the sources of information available on the historic environment. These include:

- The National Heritage List for England
- Local Heritage Impact Assessment
- Conservation Area Appraisals
- Shropshire - Historic Environment Record

13.10 This is to ensure that proposals are based on an understanding of the significance of any heritage assets that may be affected. Development proposals should also take into account the principles set out in any Supplementary Planning Documents and other relevant guidance including the Ironbridge Gorge World Heritage Site, Supplementary Planning Document. [26]

13 Historic environment

Ironbridge Gorge World Heritage Site

13.11 The Ironbridge Gorge World Heritage Sites was designated by UNESCO in 1986 in recognition of its role as the birthplace of the industrial revolution and its unique landscape. The majority of the site lies within the borough and extends into Shropshire. The quality of the area is described in a statement of Outstanding Universal Value in accordance with UNESCO guidelines.

13.12 The purpose of Policy HE2 is to provide the highest level of planning protection for the World Heritage Site and meet the councils, stakeholders and residents obligations as custodians of the area.

Policy HE2

Ironbridge Gorge World Heritage Site

1. The council will conserve, or where appropriate enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site.
2. Within the planning balance, in determining any application for development, and in undertaking its overall responsibilities, the council will give the greatest weight to the Outstanding Universal Value of the Severn Gorge area as a World Heritage Site.
3. The Ironbridge Gorge World Heritage Site is an area of special archaeological interest within which archaeological sites of significance will be afforded protection. Proposed development will be particularly scrutinised for its potential effect on the archaeology of sites and monuments.
4. The council will not support proposals in, or within the setting of, the World Heritage Site that adversely affect the following key features:

    a. The existing topographical character and landscape quality, including the stability of the slopes and river banks;
    b. The significance of the World Heritage Sites Outstanding Universal Value, including the existing skylines and views to, and from, the Gorge;
    c. The area's natural diversity and ecology, including amongst others, Sites of Special Scientific Interest and Local Wildlife Sites;
    d. The area's distinctive archaeological resource;
    e. Key gateways to the World Heritage Site; or
    f. The historic built environment, either through infill, new development proposals or alterations to existing properties.

5. Development within the World Heritage Site will need to take account of flood risk and drainage and will be required to demonstrate that the site is stable and that the development can address gas migration.
6. The council will only support engineering works or development along the riverside, or within the course of the River Severn, if it can be demonstrated that the natural, historic or archaeological character of the river is preserved or enhanced by the proposal and that there are no adverse impacts on the hydrology, ecology or archaeology of the river and associated deposits upstream or downstream.
7. The council will support development in, and within the setting of, the World Heritage Site, that enhances or better reveals

its significance and is in accordance with Policy DD1 Design Criteria.

8. Where a proposal is identified as having potentially adverse impacts on the Outstanding Universal Value of the World Heritage Site at the earliest opportunity applicants must have discussions with ICOMOS International (International Council on Monuments and Sites).

13.13 The Ironbridge Gorge area is also designated as a conservation area (Severn Gorge Conservation Area). There is an Article 4(2) Direction restricting permitted development rights across the whole site to preserve the visual quality of the streetscape, meaning that planning permissions may be needed for certain works. The Article 4(2) Direction controls minor works including most alterations to houses, to front and back gardens and other householder projects such as the installation of solar panels and satellite dishes. In addition, to the Madeley Neighbourhood Plan provides some elements of control for parts of the site and the World Heritage Site Residents Guide provides information to residents helping make informed choices and decisions when considering making changes to or carrying out works to book their dwelling house, and the land that surrounds their property.

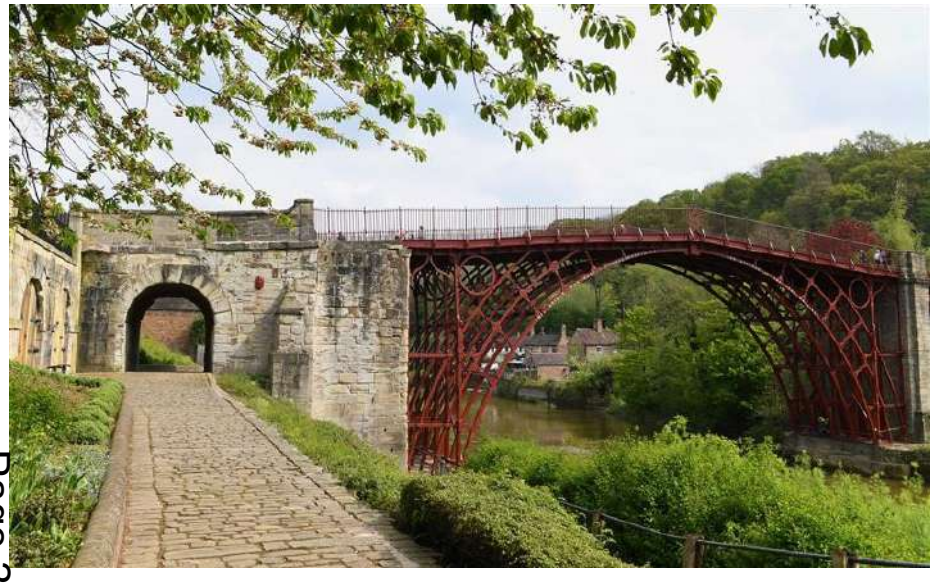
13.14 In July 2023, the council adopted the Ironbridge Gorge World Heritage Site Supplementary Planning Document (IGWHS SPD), in order to provide guidance on the application of Local Plan policies and form a material consideration in the planning application process, as well providing further guidance for the protecting and enhancing the Outstanding Universal Value, preventing loss through deterioration and disappearance of its heritage value, whilst providing a consistent set of guidelines to help businesses and residents play their part in maintaining what makes the IGWHS so universally special.

13.15 Additional guidance for the IGWHS includes detail on shopfronts and signage that also has a SPD status which should be considered alongside Policy EC10 (shopfront and advertisement design), as well as the Conservation Area Management Plan. While these tools can collectively control development at a micro level, it is appropriate that the Local Plan also gives further direction to managing the area holistically and balancing the desire to protect and enhance the Outstanding Universal Value of the WHS alongside its role as a major tourist attraction and contributor to the local economy.

13.16 The council work in close partnership with the local community, ICOMOS, Historic England, English Heritage and local partners including the Ironbridge Gorge Museum Trust to that all appropriate measures are taken in the custodianship of the World Heritage Site. Where significant potential harm is identified as part of proposals early discussions with ICOMOS will help determine whether issues can be overcome early in the development process.

13 Historic environment

Figure 34: Ironbridge



Listed buildings

13.17 Listing a building marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.

13.18 Policy HE3 relates to the protection of listed buildings.

Policy HE3

Listed buildings

1. The council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Council will not support development that would detract from or damage the setting of a listed building.
2. Harm to a Grade II listed building is unacceptable other than in exceptional circumstances. Harm to a Grade I or II* listed building is unacceptable other than in wholly exceptional circumstances.
3. The council will only support applications for alterations, extensions and other changes to listed buildings if the following criteria are met:

    a. The essential form, character and special interest of the building are maintained and the historic interest of the building and its setting are not adversely affected;
    b. Its architectural features, both internal and external, are preserved intact, including those within the curtilage;
    c. The proposed development is of an appropriate design in terms of massing, scale form, proportion, details, colour and materials which is appropriate to the listed building and its context;
    d. An alteration, extension or new use can be demonstrated to be in the interest of the long term survival of the building;
    e. Where an extension is proposed, it should be designed to complement the character of the building, be generally subservient in scale and of a suitable form, material and detailed design; and
    f. The development is located in a way which respects the setting and form of the listed building and respects its relationship to surrounding buildings, features, street scene or skyline and does not otherwise impair important views of and from the building;

13 Historic environment

13.19 The NPPF states that, when assessing development that could affect a heritage asset, such as a listed building, consideration should be given to the asset's conservation since insensitive alterations can harm its significance.

13.20 In considering applications relating to a listed building the council will, therefore, require that proposals do not have a detrimental effect upon the building's integrity and character or its setting. When listed building consent and planning permission are required it is recommended that both applications are submitted to the council at the same time, this will allow the full impact of alterations or development to be assessed.

13.21 The council will require all applications that include the alteration, extension and repair of a listed building to limit the loss of its historic character and the scale, materials, intricate details and structure of the building should be respected. When larger alterations, such as extensions, are required it is vital that they are carefully located to create a balance with the rest of the building, not altering views adversely and not changing elevations. Alterations should not remove or hide original features or result in a significant removal of the buildings fabric.

13.22 The setting of a listed building is often linked to its character and its gardens, grounds, appearance and layout are vital to the overall design of the building. The open space and curtilage of the building, including hedges, walls, trees and buildings, can form intrinsic parts of its setting. Where a building is located can make a significant contribution to the street scene.

13.23 The conservation of heritage assets requires a holistic approach to understand how development can impact on their significance and how they can be viewed. The setting of heritage assets can directly impact on their significance. The NPPF requires local authorities to identify and assess the particular significance of any heritage asset that may be affected by a development proposal and requires them further to secure the enhancement of such an asset where possible.

13.24 The council will take enforcement action against unauthorised and unacceptable works to listed buildings. Poorly designed additions and alterations to listed buildings, or poorly sited development close to these heritage assets, can damage the historical significance of a building and damage its special interest and value. Even minor repairs and alterations can significantly affect a heritage asset or its setting if carried out insensitively. This includes alterations to the exterior and interior since both are included under listed building designation

13 Historic environment

Figure 35: Listed Building in Ironbridge



Conservation areas

13.25 These are areas of special historic or architectural interest, the character of which it is desirable to preserve or enhance. When defining a conservation area it is the special architectural or historic interest of the whole area, rather than the merits of individual buildings and features, that is important.

13.26 Policy HE4 relate to the protection of conservation areas.

Policy HE4

Conservation areas

1. The council will support development in conservation areas where it will preserve or enhance its character or appearance. Development will not be supported where:

    a. It would prejudice the essential features of the conservation area, the relationship or appearance between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;
    b. The design of any new buildings and their additions, including height, density, mass, layout, proportions, or materials would not respect the character or appearance of a Conservation Area;
    c. The development would not be in keeping with the setting and surroundings of a conservation area or would impair views of the area; or
    d. Where a proposed use of land would adversely affect the appearance or environment of a conservation area.

2. Applications affecting a conservation area should identify the significance of any heritage assets within the conservation area and provide a clear justification as to why the development is considered appropriate. The Council will expect proposals to:

    e. Reinstate original features and elements to add to the heritage asset's significance where these have previously been lost;

f. Remove modern additions or modifications to reveal the significance of any heritage asset. This could include the removal of pebbledash, paint from brickwork, non-original style windows, non-original doors, satellite dishes or other equipment; and
g. Use the heritage asset in a way which complements its conservation significance.

3. The Council will require traditional shopfronts and associated features which contribute to the character of a conservation area to be retained and repaired as part of any development proposal.

13.27 The Council has a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act (1990) to designate as conservation areas any areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance.

13.28 To date eight conservation areas have been designated and each of these make a valuable contribution to the borough as an attractive place to live, work and visit. These areas are defined as heritage assets in their own right. The eight conservation areas are:

- Severn Gorge;
- Newport;
- Wellington;
- Horsehay;
- Wrockwardine;
- Edgmond;
- High Ercall; and
- Kynnersley

13.29 There are extra controls imposed on development in these areas. Permission is required to fell most trees whether or not they are covered by a Tree Preservation Order.

13.30 Consistent with its statutory obligation to make sure that conservation areas are preserved or enhanced the council has established locally applicable principles that will be applied to all applications in these areas. It is important that development both within and outside of a conservation area does not harm the character or appearance of the conservation area by impacting on important views and groups of buildings from inside or outside the boundary. The character of conservation areas is rich and varied and each area requires a sensitive but differing approach to ensure that future change preserves and enhances the area's role and character.

13.31 In order to determine the effect of any new building in a conservation area, the council will require the submission of detailed plans and will not ordinarily support an application for outline planning permission. The council will expect applications to be accompanied by a design and access statement and a heritage significance statement (this can be included with the design and access statement or as a separate document).

Buildings of local interest

13.32 Buildings of local interest have been identified as having a degree of significance meriting consideration in planning decisions. Significance is the value a heritage asset has to this and future generations because of its heritage interest.

13.33 Policy HE5 relate to the protection of buildings of local interest.

13 Historic environment

Policy HE5

Buildings of local interest

1. The council will maintain and update a list of buildings of local interest. It will seek to preserve these buildings and will encourage their full and appropriate use. The council will not support development which:

    a. Involves the demolition or partial demolition of buildings of local interest fabric unless replaced by development of equal or better quality;
    b. Would have an adverse impact upon the character, form and fabric of a buildings of local interest or would remove or mask major features of interest; or
    c. Would have a detrimental impact on the setting of the building or damage traditional boundary treatments, floor space materials or other features.

13.34 The council has established a list of buildings of local interest. It is national policy to conserve and support restoration of such buildings and guidance on appropriate restoration and alteration can be provided by the council. The council will resist applications for development that fail to preserve or better reveal the significance of a buildings of local interest.

13.35 This local list covers a substantial span of buildings. These include, for example, a number of buildings built in the Duke of Sutherland style which represent an attractive and distinctive element of the borough's visual and historic environment. These buildings are not generally listed and, consequently, do not benefit from any additional statutory protection.

13.36 The council will review this list on a periodic basis and will add additional buildings to this list following a detailed assessment against a set of design criteria.

Historic parks and gardens

13.37 These are sites which have been assessed to be of particular significance, in terms of their special historic interest. The register of historic parks and gardens includes, gardens, grounds and other planning landscapes and open spaces. The register focuses on the interest of the designed landscape, rather than on planting or botanical species.

13.38 Policy HE6 relates to the protection of Historic Parks and Gardens.

Policy HE6

Historic parks and gardens

1. The council will make sure that the borough's historic parks and gardens, their associated features and settings are preserved and enhanced. The council will:

    a. Resist any development which would adversely affect their special historic interest, or result in the loss of, or damage to, their form and features;
    b. Seek to conserve their landscape and architectural features;

c. Resist development which would impair direct / indirect views to and from of these sites and their wider landscape and setting;
d. Encourage the restoration of original layout and features where this is appropriate and based upon a thorough research and understanding of the historical form; and
e. Require any development that potential impacts Historic Parks and Gardens to be supported by a Landscape and Visual Assessment.

13.39 The borough currently has three sites identified on the Historic England Parks and Gardens on the Special Historic Interest Register (Chetwynd Park, Orleton Hall and part of Lilleshall Hall estate) designated under the National Heritage Act 1983. These parks are shown on the Policies Map. All three of these parks are currently Grade II listed. The council is required to consult The Gardens Trust when considering applications affecting these registered sites.

13.40 Development both within and close to these sites should aim to preserve the setting of these historic parks and gardens so that they can continue to be enjoyed by future generations. This policy draws on the best practice guidelines from Historic England.

Scheduled monuments and archaeology

13.41 These are sites of national archaeological importance. They are nationally designated heritage assets. Scheduled of sites as monuments is the oldest form of heritage protection, and started in 1882.

13.42 Policy HE7 relates to the protection of scheduled monuments and the assessment of archaeology.

Policy HE7

Scheduled monuments and archaeology

1. The council will protect scheduled ancient monuments, other sites of international, national, regional or particular local archaeological importance and their settings. Development that would result in the loss of, damage to, or would otherwise adversely affect these sites and their settings will be resisted.
2. Where archaeological remains are known to exist as part of the established record or research indicates that they may exist, the council will require development proposals to be accompanied by an assessment of the site's archaeological features.
3. When development is considered to be acceptable in principle, the council will require that:

    a. Any archaeological remains are preserved in situ by the careful design, layout and the siting of new development; and
    b. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for its recording and/or excavation by a competent archaeological organisation before development starts on site and any information which requires recording shall be recorded in a suitable format and deposited on the council's Historic Environment Record.

13 Historic environment

13.43 Although recent archaeological studies and surveys have revealed much about the borough's rich archaeological heritage, they also suggest that much is still hidden, and other archaeological sites and remains may be revealed during the plan period.

13.44 Archaeological assets are often fragile and therefore vulnerable to damage and destruction. They contain information that is invaluable, both for its own sake and for its role within education, leisure and tourism. As with the borough's other heritage assets, the council considers its archaeological heritage to be an irreplaceable resource that should be conserved in a manner that is appropriate to its significance for present and future generations. The council has the power to require developers to submit heritage statements which identify the site's archaeological features with planning applications and encourages pre-application discussion to ascertain if sites are close to a heritage site.

14 Minerals and land

14 Minerals and land

14.1 It is crucial to ensure an adequate supply of minerals to support new housing, industry, infrastructure, and employment opportunities. Whilst minerals can only be extracted where they are naturally found, it is crucial that existing and future extraction activities are limited to environmentally acceptable locations, with minimal impact on the quality of life for the borough's existing communities.

14.2 Moreover, it is important that we reduce our reliance on primary materials by promoting the reuse, recovery, and recycling of secondary minerals, which may lead to a reduced need for mineral extraction. This sustainable approach, of limiting mineral extraction by reusing existing resources available not only reduces carbon emissions by decreasing the need for road transport, the dominant method of mineral transportation, but also safeguards these finite resources for future generations.

14.3 In addition to mitigating carbon emissions, minerals policies should also consider opportunities for combating the effects of climate change. Restoration schemes, for instance, offer a chance to not only provide flood alleviation projects but also create habitats for species potentially adversely affected by development. It is important to acknowledge the potential conflicts between economic benefits derived from exploiting mineral resources and achieving long term environmental goals. The aims of these policies is to address and mitigate this potential conflict by ensuring that all social, environmental, and economic factors are given appropriate weight when determining planning applications to ensure the long term sustainability of both the mineral resource and the communities within the locale.

14.4 Significantly, a large peat resource is situated within the Weal Moors, to the north of Telford. This area contains important Local Wildlife Sites and an Iron Age Fort Wall, which is designated as a scheduled ancient monument in addition to its designation as a Strategic Landscape. These factors have resulted in there being no extant peat extraction planning permissions within the borough. In accordance with the NPPF, it is not expected that any plans will be supported for peat extraction within the borough.

14.5 Every effort must be made to avoid sterilising mineral-rich land through development and to identify the value of minerals for suitable end uses, ensuring their optimal utilisation and preservation.

Mineral safeguarding

14.6 Mineral safeguarding is a critical process aimed at preventing non-minerals development from adversely affecting or unreasonably constraining the future extraction of valuable mineral resources. By implementing this policy, the Council aims to promote responsible planning that considers the long-term economic significance of mineral resources.

14.7 Policy ML1 acknowledges the importance of carefully managing non-mineral activities to ensure they do not compromise the future extraction potential of economically valuable minerals.

Policy ML1

Mineral safeguarding

1. Mineral resources within the Mineral Safeguarded Areas and buffer zone areas (displayed on the Policies Map) will be protected from unnecessary sterilisation by other development unless:

    a. The development cannot be sited or relocated to avoid mineral areas;
    b. Mineral resources are either not present or are of no economic value;
    c. The mineral can be extracted without unacceptable impacts on neighbouring uses, local amenity or other environmental assets prior to the development taking place;
    d. The overriding need for the development outweighs the need to safeguard the mineral resources present; or
    e. The incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed.

2. Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate:

    a. That the mineral resource is not economic to work or is not present; or
    b. That the proposed development will not permanently sterilise the mineral; or
    c. That the mineral resource will be prior extracted to prevent it being sterilised.

3. Where prior extraction is established as feasible, conditions will be imposed requiring extraction of viable mineral resources present in advance of construction. Applicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed.
4. The council will apply the following exemptions to this policy:

    a. Applications for householder development (except for new dwellings);
    b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
    c. Applications for advertisement consent;
    d. Applications for reserved matters including subsequent applications after outline consent has been granted;
    e. Prior notifications (for example, telecommunications, forestry, agriculture, demolition);
    f. Certificates of Lawfulness of Existing Use or Development (Section 191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);
    g. Applications for works to trees and other miscellaneous minor works/applications (e.g. Fences, gates, access etc);
    h. Applications for temporary planning permission.

14 Minerals and land

5. All non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified should seek to extract any viable mineral resources present in advance of construction. Proposals for prior extraction will be permitted provided the proposal is in accordance with policy ER6 Mineral development.
6. Proposals for non-mineral development outside the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where they accord with points (i) to (v) above.
7. In the urban and rural areas the council will support non-mineral development providing it does not threaten, lead to the loss of or damage to, the functioning of established planned or potential minerals related infrastructure unless:

    a. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; and
    b. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry.

8. Applications for non-mineral and non-waste related development adjacent to existing, planned or potential mineral related infrastructure will be supported provided it can be demonstrated that it will not prevent or prejudice the current or future use of the mineral related infrastructure.

14.8 The council engaged the British Geological Survey (BGS) in 2008 to define the broad extent of the boroughs Mineral Safeguarding Areas (MSAs). The purpose of establishing MSAs is to inform potential developers about the presence of mineral resources, enabling early consideration of these resources in the development process.

14.9 Policy ML1 has adopted an alternative approach to protect mineral resources in Telford and Wrekin by excluding the urban area from the definition of MSAs. This exclusion does not imply that prior extraction of minerals is unsuitable in the urban area. Rather, it acknowledges that there has been limited interest from developers seeking to extract minerals in recent times and that resources of economic significance have either been previously worked or sterilised by built development. Applications for prior extraction within the urban area will be assessed on a case-by-case basis

14.10 To determine the feasibility of prior extraction, a comprehensive assessment of the mineral resource should be conducted by a qualified consultant. This assessment should:

- Evidenced detailed site investigations to identify the exact location, quality, quantity, and extent of the resource;
- Evaluate the economic viability of prior extraction, the proportion of the mineral to be used on-site versus sold as aggregate, and factors such as the size, nature, and need for the non-mineral development; and
- Demonstrate that mineral interests have been adequately considered by marketing the resources for a reasonable period.

14.11 Critical mineral-related infrastructure will also be safeguarded. This infrastructure includes facilities for storage, handling, and processing (including waste processing into aggregates). Applications for non-mineral uses should demonstrate that the site lacks realistic

potential for the development of mineral-related infrastructure or no longer fulfils the needs of the minerals industry. This should be demonstrated by marketing the sites for a minimum period of six months for minerals related uses.

14.12 Further guidance on the location of mineral resources and mineral-related information is available through the BGS website.

Maintaining aggregate supplies

14.13 Ensuring a steady and adequate supply of aggregates (crushed rock and sand and gravel) is a responsibility of Mineral Planning Authorities (MPAs) including Telford and Wrekin. The National Planning Policy Framework (NPPF) mandates the preparation of Local Aggregates Assessments (LAAs) to assess provision based on average annual sales over the previous ten years, relevant local information, and an evaluation of all supply options. Telford & Wrekin Council and Shropshire Council have cooperated as a single sub-region for joint planning of aggregate supply, a practice approved by the West Midlands Regional Aggregates Working Party.

14.14 Policy ML2 sets out the criteria for mineral extraction proposals that may come forward in the future.

Policy ML2

Maintaining aggregate supplies

1. The council will only support proposals for crushed rock, clay or sand and gravel working if one or more of the following circumstances apply:
   a. The need for the mineral outweighs the material planning objections (Policy ML3);
   b. Working would prevent the sterilisation of the resource; and/or
   c. Significant environmental benefits would be obtained.

2. Proposals for new extraction should demonstrate that they are environmentally acceptable to work and be consistent with Policy ER6 and other relevant plan policies.

14.15 LAAs aim to secure seven years' supply for sand and gravel and ten years' supply for crushed rock. The latest available supply position is set out in the Shropshire and Telford and Wrekin Local Area Aggregates Assessment 2019 and includes the following:

- 40 year's land bank for crushed rock
- 16 year's land bank for sand and gravel
- 30 years' land bank for clay

14.16 For sand and gravel, the most recent LAA data for the sub-region shows that in 2018, there were ten permitted sites for sand and gravel extraction in Shropshire, six of which were operational. There is also a further site where a resolution has recently been made to grant planning permission, but the site is not yet operational. Sand and gravel production in Shropshire and Telford and Wrekin, at 0.71 million tonnes, has significantly recovered from previous years and now surpasses both the ten-year rolling average (0.68 million tonnes) and is the same as the three-year average (0.71 million tonnes) of sand and gravel sales. The LAA data also demonstrates that the land bank of permissions for sand and gravel extraction has consistently exceeded the minimum level required by the NPPF of seven years' supply.

14 Minerals and land

14.17 Considering the ample and consistent supply of sand and gravel resources from existing sites in other parts of the Shropshire sub-region, there is no need for the Local Plan to identify additional extraction sites. In exceptional circumstances where the need for additional sand and gravel reserves can be demonstrated, new sites will be considered as long as they meet acceptable environmental standards.

14.18 The sub-region produced 3.01 mt of crushed rock in 2018 against a 10 year average of 2.54 mt. In 2018 there were 8 permitted sites in Shropshire, 4 of which were operational and 1 permitted and operational site in Telford and Wrekin. The latest available data indicates that crushed rock production in Shropshire and Telford and Wrekin in 2018 was significantly above both the 10 year trend (2.54mt) and slightly above the 3 year trend (2.93mt)

14.19 There are active minerals sites in the borough including;

14.20 **Leaton Quarry –** this site provides a significant amount of crushed rock providing around a quarter of the areas production. The council are assessing a current application to extend the workings and life of the Quarry in order to maintain supplies of crush rock to the local economy.

14.21 The quarry plays a vital role in meeting the sub-regional demand for crushed rock. The primary market for crushed rock is predominantly local, serving various industries such as ready mix and precast concrete manufacturing, road construction and surfacing, rail track ballast, and water and effluent filtration pipe bedding. The quarry's output directly contributes to fulfilling these requirements and supporting the local economy.

14.22 **Hadley Quarry –** this site is situated next to Blockleys Brick Works and directly supplies clay for the manufacture of bricks and clay related products. It is expected that quarrying operations will cease before the end of the plan period and the land will become available for housing development.

Mineral development

14.23 The impacts of minerals development on the quality of life of local communities and the environment are crucial factors that must be carefully evaluated when determining suitable locations for new minerals development.

14.24 Policy ML3 sets out the general requirements for mineral infrastructure and mineral working developments to ensure a suitable fit within its surroundings.

Policy ML3

Mineral development

1. The council will support mineral extraction, processing or associated development subject to it being demonstrated that the development would not have an unacceptable impact, including cumulative impact with other developments, upon:

   a. Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable);
   b. The quality and quantity of water within water courses, groundwater and surface water;
   c. Drainage systems;
   d. The soil resource from the best and most versatile agricultural land;
   e. Farming, horticulture and forestry;
   f. The safety and capacity of the road network;
   g. Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities;
   h. The appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness;
   i. Land stability;
   j. The natural and geological environment (including biodiversity and ecological conditions for habitats and species); and
   k. The historic environment including heritage and archaeological assets.

2. The council requires mineral working proposals to include details of proposed methods of working, phasing, management and maintenance of site restoration, including progressive restoration towards full reinstatement of occupied land and the removal of all temporary and permanent structures and works. Such restoration should avoid the creation of future liabilities and should deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use.

14.25 The NPPF requires the council to establish criteria for planning applications for mineral works to be assessed against to ensure that there are no adverse or unacceptable impacts on the natural and historic environment, or the health of local populations. Mineral working activities can potentially impact on a multitude of environmental factors, including groundwater and surface water. It is important that applications consider such impacts at an early stage. Where necessary applications should be accompanied by a risk assessment to examine the potential impacts of the proposal on environmental features supported by groundwater. Such assessments must consider whether potential impacts are deemed acceptable or can be appropriately managed through mitigation measures.

14.26 It is essential to establish policies that support mineral working practices aligned with local sensitivities, ensuring high-quality restoration and aftercare of mineral sites at the earliest feasible

14 Minerals and land

opportunity. Whenever possible, these practices should contribute to green infrastructure or facilitate environmental and community benefits outlined in the relevant local Plan Policy. The restoration of mineral sites can and should have a positive impact on addressing Climate Change by fostering multi-functionality in after-use schemes, including environmental enhancements that promote biodiversity, habitat creation, and sustainable land management practices.

Land stability

14.27 As a result of its industrial past, extensive mining and relative recent geological glaciation, several areas of the borough have land stability issues. The effects of unstable land may result in landslides, land creep, subsidence or ground heave. Where a site is affected by land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner. It is vital that the Council has a plan in place to ensure that the risk to residents or visitors to the area is minimised.

14.28 The council anticipates development continuing to come forward in areas that could be affected by land stability issues and Policy ML4 sets out how development proposals will be assessed.

Policy ML4

Land stability

1. The council will support development proposals within the Mining Consideration Area, areas of suspected slope stability issues or where it is suspected there is poor ground conditions provided that the proposal demonstrates that:
   a. Its structural integrity will not be compromised by slope stability issues or poor ground conditions, demonstrated through the submission of a land stability report, appropriately detailed ground investigation, stability calculations, remedial design calculations (where deemed necessary) appropriately prepared reports and slope stability declaration form. All shall be prepared by suitably qualified and experienced geotechnical engineers;
   b. Where active systems exist, the development does not exacerbate any land or slope stability issues;
   c. The development can tolerate the ground conditions by special design without causing any adverse effects;
   d. All calculations and design shall be carried out to appropriate standards and acceptable demonstrable Factors of Safety;
   e. There is long term stability of any structures built on filled ground;
   f. Remedial works have been undertaken, in accordance with relevant legislation and the approved plans, prior to occupation of a development to the satisfaction of the council.
   g. The nature of the Land Stability has been assessed to the satisfaction of the Local Planning Authority and a land stability report has been provided and agreed before an application is determined

14.29 It is important to make sure that any new development does not adversely affect the stability of the area and is not itself vulnerable to the presence of unstable land

14 Minerals and land

14.30 Parts of the borough have localised land instability issues due to a number of factors. Other safety risks are associated with historical coal mining activities including risk from collapsing mine workings and mineshafts as well as mines gases.

14.31 Where there is the potential of significant risk from coal or ironstone relate mining, the Coal Authority has defined such areas as high risk areas. They include areas of known/suspected shallow coal mining, recorded mine/adit entries and areas of former surface extraction. These Mining Consideration Areas are shown in Appendix G.

14.32 The council is required by reason of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to consult the Coal Authority when planning applications involve the provision of buildings or pipeline in the Coal Mining Consideration Area. In accordance with this legal obligation developers are required to submit coal mining risk assessments with their proposals.

14.33 Policy ML4 applies to all planning applications in the Mining Consideration Area; however, exceptions include:

- Reserved matters/reserved details
- Householder development (for example, an extension to a dwelling)
- Changes of use (unless the application is for a change of use to housing)
- Variation or removal of conditions unless the application relates to land instability
- Applications for listed building consent or conservation area consents
- Lawful Development Certificates; and
- Tree or hedgerow works needing consent.

14.34 The council will expect developers to complete the following information for development in a Mining Consideration Area, typically in the form of a coal risk mining assessment to demonstrate compliance with this policy:

- A desk study;
- Walkover survey;
- A topographic survey;
- Intrusive ground investigation (including a detailed assessment of the data in the form of a report prepared by a professional Geotechnical Engineer);
- Instrument installation for gas and groundwater monitoring, sampling and testing;
- Ground movement monitoring, both surface and at depth;
- Slope stability assessment; and
- When requested by the LA, the developer will provide a Stability Declaration Form.

14.35 Ground movement related problems in the Ironbridge and Coalbrookdale area are related to three key factors: geology, stream incision and human activity. Human activity relates primarily to historical mining in the area (including extensive Clay mining which is not a Coal Authority consideration) and historic building methods. Two reports have been produced to provide guidance on ground stability conditions and are available on the council's website. These reports are:

- The Ground Behaviour Study of Ironbridge and Coalbrookdale (2005) and
- The Ironbridge Gorge Geomorphological Mapping Report (2009)

14 Minerals and land

14.36 These reports are provided as high level information and it is the developers responsibility to submit additional, relevant and comprehensive details with their proposals.

14.37 For the avoidance of doubt, the term "poor ground conditions" referred to in Policy ML4 may include, but is not limited to, the following:

- Poorly consolidated made ground and fill material
- Soft, weak and wet natural soils
- Areas of shallow mine-workings and mineshafts; or
- Colliery spoil mounds.

14.38 Some small scale works will not require Planning Permission or Building Regulations Approval. Before starting on such works you are strongly advised to take appropriate professional advice and also to discuss your proposals with a Planning Officer or Building Control Officer from the council.

14.39 Developers are therefore encouraged to have pre-application discussions with the Council to be advised on the specific requirements.

Land contamination

14.40 The term 'land contamination' covers a wide range of situations where land is contaminated in some way. In a small number of these situations where certain criteria are met, a site might be determined 'contaminated land' which has a specific legal definition set out in Part IIA of the Environmental Protection Act 1990. Within the borough this is associated with industrial processes or activities that have now ceased, but where waste products or remaining residues present a hazard to the general environment. The council wishes to encourage the re-use of previously developed land but is aware that contamination may exist as a result of past activities especially in the Telford urban area.

14.41 The purpose of Policy ML5 is to protect the health and wellbeing of existing and future occupiers and, at the same time, to make effective use of land and buildings consistent with the NPPF.

Policy ML5

Land contamination

1. The council will consider the following factors for the effective and most appropriate re-use of previously developed land:

    a. The need to safeguard the future users or occupiers of the site or of neighbouring land; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of contaminants in soil
    b. The need to protect any buildings or services (like water) from hazards
    c. The need to prevent unnecessary dispersal or disturbance of contaminants if this would cause water or air pollution and/or adverse health effects; and
    d. Evidence provided in the form of a site investigation report and risk assessment, undertaken by a suitable qualified competent person and which demonstrates the development will be safe and free from contamination (and/or the effects of contamination in relation to a SPR assessment).

14 Minerals and land

14.42 The NPPF advises that planning policies and decisions should contribute to, and enhance, the natural and local environment through the remediation and mitigation of despoiled, degraded, derelict, contaminated, or unstable land (Para 170 f)). This guidance places onus on the developer and/or landowner for securing safe land/development free from pollution (NPPF Para 179).

14.43 It also requires that investigations and a risk assessment of land potentially affected by contamination be undertaken by a suitably qualified competent person (NPPF Annex 2) in accordance with established practices such as BS10175 (2017) 'Code of Practice for the Investigation of Potentially Contaminated Sites'.

14.44 The council's contaminated land strategy provides information about the industrial heritage of the borough and how previously developed land should be investigated assessed and brought back into beneficial use.

14.45 Before determining planning applications for sites which show evidence of past contaminative use the council will require the developer, via a suitable qualified competent person and in accordance with relevant guidance and legislation[27],

- Prepare a thorough Desk Study for the site;
- Design and implement a site specific ground investigation within the site;
- Assess the nature and degree of contamination using a method of investigation agreed in writing with the council;
- Determine the current contamination risks and methodologies for mitigating those risk;
- Identify specific remedial measures required to deal with any hazard, with the method to be agreed in writing with the council.

14.46 If the degree of contamination requires remedial action then planning permission will only be granted subject to conditions (or with a Section 106 agreement) specifying the measures to be carried out and their method of implementation.

14.47 Where evidence suggests that the potential for contamination is slight, the minimum information that should be supplied is a desk study to include a site reconnaissance report. The Desk Study or an addendum letter/report should clearly state the reasons why the risk from contamination is considered slight and should include advice to developers on 'what to watch out for' when breaking ground on the development in the event that the Desk Study was not sufficient to identify all risks (e.g. buried asbestos, mass animal carcass burials etc).

14.48 Planning permission will only be granted subject to conditions requiring a site investigation, assessment and agreed remedial measures before any development takes place. It is always the developer's responsibility to ensure the safety of the development and its compliance to best practice safety standards and contaminated land best practices.

27 Planning Practice Guidance on land contamination sets out relevant guidance and legislation for land contamination in the planning system.

15 Appendix

15 Appendix

A. Housing Allocations

Table 7

Site Reference	Site Name	Estimated Housing Numbers
HO1	Lodgewood Farm, Redhill	203
HO2	Old Park	200
HO3	Land South of the Dale Church Aston	160
HO4	Former Phoenix School, Manor Road	128
HO5	Land North of Allscott Meads	105
HO6	Land South of Holyhead Road	105
HO7	Pink Skips	90
HO8	East of Dawley Road	89
HO9	Land at Hilltop Farm, Waterloo Road	80
HO10	Land South of Plough Lane	80
HO11	Land off Church Road, Lilleshall	74
HO12	Land West of Wellington Road	70
HO13	South of Hutchinson Gate	69
HO14	Tafs Salop LTd, Gower Street	65
HO15	Land West of Allscott Meads	60
HO16	AGA Site	60
HO17	Vasey Court	45
HO18	Old Railway Line, Church Aston	41
HO19	Malinslee, Telford	41
HO20	Brandon Avenue, Shawbirch	36
HO21	Land at Park Road, Dawley	28
HO22	Former Bush Hotel	27
HO23	Land southern side of Waters Upton	26
HO24	Land at junction of Hay Street, Tibberton	25

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HO25	Car Park adjacent to Police Station, Legges Way	20
HO26	Land South of Old Vicarage	19
HO27	Little Dessert Shop, Bratton	17
HO28	Land south and west of Somerfield Road	15
HO29	Long Barn Stables Equestrian Centre	15
HO30	Land South of St Michael's Church, Lilleshall	10
HO31	Land at Badhan Factory	10
HO32	Land between hartbridge Road and Beverley Roundabout, Oakengate	10
HO33	Land Opposite Shawbirch PH	10
HO34	Former Cross Keys Public House	5
HO35	Land at 2 Arleston Lane	5

B. Employment Allocations

Table 8

Site Reference	Site Name	Estimated Employment
EC1	East of Dawley Road	20.19
EC2	Land East of A518	17.53
EC3	Land north of A518	4.47
EC4	Land southeast Newport town centre	2.90
EC5	Land at AGA Rangemaster, Waterloo Road	1.67
EC6	Land at Madeley Court Way	0.23

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C. Mixed use allocations

Table 9

Site Ref	Site Name	Estimated Housing Numbers	Estimated Commercial / Town Centre Uses
MU1	Land off Ironmasters Way	215	2.53
MU2	Blue Willow Car Park	158	1.02
MU3	Lime Green Car Park	138	0.87
MU4	Land at Southwater Phase 2	14	0.21
MU5	Agriculture House, Southwater Way	11	0.31
MU6	Former Wilkinson Site	15	0.34
MU7	Telford Station	-	2.99
MU8	Mere Park	-	0.6
MU9	Wheat Leasows	-	7.8

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D. Developer Contributions Policy List

15.1 The Following policies will be used by the Council to secure developer contributions.

Table 10

Policy Reference	Policy
S7	Developer Contributions and Infrastructure Delivery
HO2	Sustainable Communities
HO4	Affordable Housing Requirements
HO6	Supported and Specialist Housing Needs
HO9	Housing Development Regeneration
NE3	Biodiversity Net Gain
CC5	Flood Risk Management and Sustainable Drainage Systems
CC6	Managing Air Quality
CI1	Community Facilities
CI3	Provision and Management of Open Space
ST1	Sustainable Travel
ST3	Impact of Development on Highways

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E. Hierarchy of Centres

Table 11

Principal Town Centre	Telford Town Centre
Market Towns	Newport and Wellington
District Centres	Dawley, Donnington, Hadley, Ironbridge, Lawley, Madeley and Oakengates
Local Centres	Adamston, Allscott, Apley, Arleston, Brooklands, Brookside, Dale End, Hadley (Haybridge Road), Hills Lane, Hollinswood, Ketley (Station Road), Ketley (Orchard Close), Leegomery, Lightmoor, Malinslee, Muxton, Priorslee (Priorslee Avenue), Priorslee (Gatcombe Way), Randlay, Redhill, St Georges, Shawbirch, Stirchley, Sutton Hill, Trench (Teagues Crescent) and Woodside Emerging local centres at the three sustainable community sites.

15

15 Appendix

F. List of Designated Sites of Biodiversity and Geodiversity

Designated sites of biodiversity and geodiversity

15.2 The following provides a list of designated sites of biodiversity, geodiversity and Ancient Woodlands in the borough of Telford & Wrekin.

Table 12

Site of Special Scientific Interest (SSSI)	
Alscott Settling Ponds	Lydebrook Dingle
Lincoln Hil	Muxton Marsh
New Hadley Brick Pit	Newport Canal
The Wrekin and The Ercall	Tick Wood and Benthall Edge

Table 13

Local Nature Reserves - Designated	
Granville Country Park	Limekiln Wood
Lodge Field	Madebrook Pools & Stirchley Dingle
Telford Town Park	The Ercall & Lawrence's Hill
Apley Woods	Dawley Hamlets
Dothill	Ketley Paddock Mound
Lightmoor	Lilleshall Hill
Madeley Pitmounds	Randlay Valley

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Rough Park	The Beeches
The Cockshutt	Langleyfield
Simpsons Pool	
Local Nature Reserves - Proposed Designations During Plan Period	
Central Hall	Heath Hill and Pool Hill
Holmer Lake with Kemberton Meadow and Mounds	Horsehay Pool with Simpsons Pool
Langley Fields	Snedshill and The Flash
Shawbirch	Extension to Granville
Dothill	

Table 14

Local Wildlife Sites	
Apley Woods	Central Hall
Coalbrookdale Woodlands	Donnington Freehold & NE Telford
Dothill Park	Ercall Wood Reserve
Granville Country Park	Hinkshay Field Studies Area
Isombridge Pasture	Kynnersley Moor Woods
Ladywood	Langley Fields
Leasowes Farm	Lightmoor Reserve

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Lightmoor, Vane Coppice & Oilhouse Coppice	Lilleshall Hill
Limekiln Wood	Lloyds Coppice, Blists Hill and Valley
Loamhole & Lydebrook Dingles (non SSSI)	Long Plantation
Mad Brook & Stirchley Dingle	Maddocks Hill Quarry
Madeley Court	Marmers Covert
Mill Pond Sambrook	N.E. of Lincoln Hill
Platt Brook	Poynton Springs
Priorslee Lake	Puleston Common
Quarry at Barracks Lane	Randlay Wood
River Severn (Coalport Bridge to Bailey's Rough)	River Severn (Cressage Bridge to Coalport)
Rough Marl	Rough Park
Shortwood	Smalley Hill
Southall Road Wood	Stoney Hill
Telford Town Park	The Beeches
The Old Wind Wood	The Wrekin (non SSSI area)
Tweedale Wood (Halesfield West)	Whitchurch Drive, Telford
Wrockwardine Wood	

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Table 15

Local Geological Sites	
Doseley Quarry - Dawley	Ercall Hill
Great Bolas (W)	Jiggers Bank – Coalbrookdale
Lawrence Hill Forest Glen – Little Wenlock Lilleshall (N) (limestone quarries)	Lilleshall Hill Lincoln Hill – Ironbridge 1
Lincoln Hill – Ironbridge 2	Lincoln Hill - Ironbridge 3
Loamhole Dingle –The Gorge	Longswood Farm – Crudgington
Lydebrook Dingle	Lydebrook Dingle
Lydebrook Dingle (N)	Lydebrook Dingle (N)
Lydebrook Dingle (S)	Lydebrook Dingle (S)
Maddock's Hill Quarry	New Hadley Brickpit
Overley Hill	Shray Hill – Cherrington
Telford Town Park – Blue Pool (SE)	Telford Town Park – Randlay Pool (SW)

Table 16

Ancient Woodland		
Site Name	**AW Classification**	**Grid Reference**
Abbey Wood	Ancient and Semi-Natural Woodland	SJ742140

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Abbey Wood	Ancient and Semi-Natural Woodland	SJ744147
Abbey Wood	Ancient Replanted Woodland	SJ742143
Benthall Edge Wood	Ancient and Semi-Natural Woodland	SJ659033
Buggy Coppice	Ancient and Semi-Natural Woodland	SJ553180
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ666042
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ670047
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ665047
Corbett Dingle/Preenshead	Ancient and Semi-Natural Woodland	SJ694021
Devil's Dingle	Ancient and Semi-Natural Woodland	SJ641058
Devil's Dingle North	Ancient and Semi-Natural Woodland	SJ637059
Ercall Wood	Ancient and Semi-Natural Woodland	SJ639086
Ercall Wood	Ancient and Semi-Natural Woodland	SJ643096
Ercall Wood North	Ancient and Semi-Natural Woodland	SJ648104
Ercall Woodd	Ancient and Semi-Natural Woodland	SJ643089
Gibbons Coppice	Ancient and Semi-Natural Woodland	SJ628071
Greens Wood	Ancient Replanted Woodland	SJ757159
Halesfield	Ancient and Semi-Natural Woodland	SJ717053
Halesfield	Ancient and Semi-Natural Woodland	SJ716055
Harris Coppice	Ancient Replanted Woodland	SJ644059

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Holbrook Coppice	Ancient Replanted Woodland	SJ651052
Holbrook Coppice	Ancient and Semi-Natural Woodland	SJ648056
Holbrook Coppice	Ancient and Semi-Natural Woodland	SJ656050
Holbrook Coppice	Ancient Replanted Woodland	SJ652047
Hoo Coppice	Ancient and Semi-Natural Woodland	SJ586179
Lady Wood	Ancient and Semi-Natural Woodland	SJ677030
Limekiln Wood	Ancient and Semi-Natural Woodland	SJ652093
Lloyds Coppice	Ancient and Semi-Natural Woodland	SJ687033
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ657065
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ662058
Loamhole Dingle	Ancient Replanted Woodland	SJ657058
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656074
Loamhole Dingle	Ancient Replanted Woodland	SJ665053
Loamhole Dingle	Ancient Replanted Woodland	SJ656059
Loamhole Dingle	Ancient Replanted Woodland	SJ664057
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656066
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656070
Lynn Wood	Ancient Replanted Woodland	SJ786150
Marmers Covert	Ancient and Semi-Natural Woodland	SJ634068

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Millingtons Coppice	Ancient and Semi-Natural Woodland	SJ736130
Myttons Coppice	Ancient and Semi-Natural Woodland	SJ553174
Randlay Wood	Ancient and Semi-Natural Woodland	SJ706080
Randlay Wood	Ancient and Semi-Natural Woodland	SJ707079
Randlay Wood	Ancient and Semi-Natural Woodland	SJ706081
Roden Coppice	Ancient Replanted Woodland	SJ575155
Rough Marl	Ancient and Semi-Natural Woodland	SJ591162
Short Wood	Ancient Replanted Woodland	SJ658097
Short Wood	Ancient and Semi-Natural Woodland	SJ658094
Sutton Wood	Ancient and Semi-Natural Woodland	SJ706019
Sutton Wood	Ancient Replanted Woodland	SJ711014
The Old Wind Wood	Ancient and Semi-Natural Woodland	SJ669051
The Old Wind Wood North	Ancient and Semi-Natural Woodland	SJ669055
Wenlocks Wood	Ancient and Semi-Natural Woodland	SJ636078

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G. Key Policy Changes

15.3 Strategic Policies

Table 17

Policies	New	Update to existing policy	No Material Changes to existing policies
Chapter Strategic Policies			
Policy Strategic S1 'Protecting and Enhancing the Boroughs Green Spaces	X		
Policy Strategic S2 'Nature conservation'	X		
Policy Strategic S3 'Economic delivery strategy'	X		
Policy Strategic S4 'Housing delivery strategy'	X		
Policy Strategic S5 'Mitigating and adapting to climate change'	X		
Policy Strategic S6 'Healthy stronger communities'	X		
Policy Strategic S7 'Developer contributions and infrastructure delivery'	X		

15.4 Proposed Development Management Policies

Table 18

Policies	New	Update to existing policy	No Material Changes to existing policies
Policy CC1 'Sustainable construction and carbon reduction'	X		

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Policy CC2 'Renewable energy in developments'	X		
Policy CC3 'Strategic renewable energy development'	X		
Policy CC4 'Water re-use, conservation, efficiency and quality'	X		
Policy CC5 'Floodrisk management and sustainable drainage systems'	X		
Policy CC6 'Managing air quality'	X		
Policy NE1 'Biodiversity and geodiversity'			X

Policy NE2 'Trees, hedgerows and woodlands'			X
Policy NE3 'Biodiversity Net gain'	X		
Policy NE4 'Greening factor'	X		
Policy NE5 'Green network'	X		
Policy NE6 Shropshire Hills National Landscape and Strategic Landscapes		X – Further detail about how any planning proposals that have a significant adverse effect on the National Landscape will be resisted.	
Policy NE7 'Strategic green gaps'	X		

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Policy EC1 ‘Employment in SEA’s’	X		
Policy EC2 ‘Employment in the Urban Area’	X		
Policy EC3 'Employment in the RuralArea'			X
Policy EC4 'Waste management facilities'			X
Policy EC5 'Hierarchy of centres'		X – Inclusion of emerging centres.	
Policy EC6 'Telford Town Centre'			X
Policy EC7 'Market Towns and district centres'			X
Policy EC8 'Local centres and rural services'			X
Policy EC9 'Out of centre and edge of centre development'			X
Policy EC10 'Evening and night time economy'			X
Policy EC11 'Shopfront and advertisement design'			X
Policy HO1 'Housing Allocations'	X		
Policy HO2 ‘ Sustainable Communities’	X		
Policy HO3 'Housing mix and quality'	X		
Policy HO4 'Affordable housing requirements'	X		

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Policy HO5 'Affordable housing delivery'	X		
Policy HO6 'Supported and specialist housing'	X		
Policy HO7 'Houses in multiple occupation (HMO)'	X		
Policy HO8 'Gypsy, traveller and show peoples accommodation'		X – Inclusion of new allocations	
Policy HO9 'Housing Development Regeneration'	X		
Policy HO10 'Stalled development sites'	X		
Policy HO11 'Self-Build and custom housebuilding'	X		
Policy HO12 'Housing development in the rural area'		X – Additional information provided about converting buildings,	
Policy HO13 'Affordable rural exception sites'		X – Removed some of the criteria with regards to self build development.	
Policy DD1 'Design criteria'		X – Slight tweak to opening text to make it more succent.	
Policy DD2 'Housing Development Design'	X		
Policy DD3 'Residential alterations and extensions'	X		

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Policy DD4 'Commercial and industrial design'	X		
Policy DD5 'Waste planning for residential developments'	X		
Policy DD6 'Waste planning for commercial, industrial and retail developments'	X		
Policy ST1 ‘Sustainable Travel’	X		
Policy ST2 'Safeguarding rail and transport corridors'			X
Policy ST3 'Impact of development on highways'			X
Policy ST4 'Design of roads and streets'	X		
Policy ST5 'Electric vehicle (EV) infrastructure and parking design'	X		
Policy CI1 'Community facilities'			X
Policy CI2 'Existing public open space'			X
Policy CI3 'Provision and management of public open spaces'			X
Policy CI4 'Leisure, cultural and tourism'	X		

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Policy CI5 'Enhancing communication networks'	X		
Policy HE1 'Heritage assets'	X		
Policy HE2 'Ironbridge Gorge World Heritage Site'		X – Text changed to be clearer.	
Policy HE3 'Listed buildings'		X – Text changed to be clearer.	
Policy HE4 'Conservation areas'			X
Policy HE5 'Buildings of local interest'		X – Text changed to be clearer.	
Policy HE6 'Historic parks and gardens'		X – Text changed to be more concise policy.	
Policy HE7 'Scheduled monuments and archaeology'			X
Policy ML1 'Mineral safeguarding'			X
Policy ML2 'Maintaining aggregate supplies'			X
Policy ML3 'Mineral development'			X
Policy ML4 'Land stability'			X
Policy ML5 'Land contamination'			X

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H. Glossary

Glossary

- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- **Allocated land:** Land which has been set aside for a specific land use within a development plan, for example housing or employment land.
- **Annual monitoring report/authority monitoring report:** A document which is prepared by the Council to set out how planning policies have been implemented for the previous financial year and whether milestones in the Local Development Scheme have been achieved.
- **National Landscapes:** An area of countryside which has been designated by Natural England as an area considered to be of significant landscape value.
- **Brownfield land register:** A list of previously developed sites that may be suitable for potential future development.
- **Committed land:** Land that has planning permission for development or has been allocated for development in a development plan.
- **Convenience goods:** consumer goods which are bought frequently, quickly and with a minimum of emotional involvement, such as newspapers, magazines and most grocery items.
- **Comparison goods:** Any other goods, including clothing, shoes, furniture, household, appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.
- **Development plan:** A document that sets out the priorities and requirements for future development to take place in an area. This includes plans that have been formally adopted by a Local Planning Authority (Local Plan) and Parish Councils or Neighbourhood Forums (Neighbourhood Plan).
- **District centres:** Economically and commercially self-sustaining centres, comprising core services and facilities, often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as public facilities such as a library.
- **Duty to co-operate:** A requirement set out in section 110 of the Localism Act, which places a legal duty on public bodies to engage constructively, actively and on an ongoing basis with each other to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters.
- **Flood risk assessment:** An assessment of flood risk required to be completed and submitted alongside a planning application.
- **General permitted development order:** The Town and Country Planning (General Permitted Development)(England) Order 2015 sets out developments that, which provided that it is carried out in accordance with the terms of the Order do not need planning permission.
- **Greenfield:** Land which has not previously been developed.
- **Green guarantee:** The Council's commitment to the promotion, protection and enhancement of green infrastructure.

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- **Green infrastructure:** A network of multi-functional urban and rural green space which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage statement:** A statement that identifies the special character and significance of any heritage asset; whether there is a demonstrable need for the works to it; assesses the likely impact of the development on that asset; and how this has been addressed through design considerations.
- **Homes England:** The national housing and regeneration agency for England, who contribute to economic growth by helping communities realise their aspirations for prosperity and deliver high-quality housing that people can afford.
- **Housing trajectory:** A graphical tool used to show past and future housing delivery performance by identifying the predicted provision of housing over the lifetime of the Local Plan.
- **Infrastructure delivery plan:** A planning document which sets out what infrastructure is needed to support delivery of the Local Plan; for example transport, open space, schools, utilities and health and leisure services.
- **Key Settlement:** A village identified as having a number of services and facilities such as shop, school, post office, public house and play and recreation facilities.
- **Local development scheme:** The Local Development Scheme sets out the Council's timetable for preparing documents which form part of its development plan. It is a project plan and provides a summary for each policy document being prepared, details of the areas they relate to and a timetable for their preparation.
- **Local Enterprise Partnership:** A voluntary partnership between Local Authorities and businesses set up to determine local economic priorities and lead economic growth and job creation. The Marches LEP covers Telford & Wrekin, Shropshire and Herefordshire.
- **Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.
- **Local transport plan:** A document prepared by the Council which sets out a strategy and action plan for improving local transport.
- **Large major development:** 100 units plus, these are large developments that should be take into account development and design principles set out in policies.
- **Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure; entertainment facilities; and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **Mineral safeguarding area:** An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
- **National Planning Policy Framework:** The government's national planning policy document. It provides a framework within which locally-prepared plans for housing and other development can be produced.

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- **Neighbourhood development plan:** A plan prepared by a parish council or neighbourhood forum setting out a vision for their area using planning policies to guide development of land within the Neighbourhood Area.
- **National Planning Practice Guidance (PPG):** A web-based resource which brings together planning guidance and which should be read alongside the NPPF.
- **Previously developed land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- **Primary shopping area:** Defined area where retail development is concentrated.
- **Public right of way:** Public rights of way are open to everyone. They can be roads, paths or tracks, and can run through towns, countryside or private property.
- **Ramsar sites:** Wetlands of international importance designated under the 1971 Ramsar Convention.
- **Self-build and Custom Build Register:** Introduced in the Self-Build and Custom Housebuilding Act 2015, which places a duty on councils across England to keep and have regard to a register of people who are interested in self-build or custom build projects in their area.
- **Sequential test:** An approach that directs planning applications for main town centre uses to centres, then in edge of centre locations, and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
- **Strategic economic plan:** A plan prepared by the Local Enterprise Partnership.
- **Strategic flood risk assessment:** A study carried out by the local planning authority to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.
- **Strategic housing and economic land availability assessment:** An assessment which identifies sites with housing and employment potential and assesses their deliverability.
- **Supplementary Planning Document:** A document which provides guidance to supplement policies and proposals contained within the Local Pan.
- **Sustainability appraisal:** An appraisal of the potential impacts of policies from an environmental, economic, and social perspective. This will inform the Council of the potential implications of different alternatives. Strategic Environmental Assessment and Sustainability Appraisal will be undertaken together.
- **Sustainable development:** Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.
- **Tree Preservation Order:** An order made by the Council which protects trees, groups of trees and woodlands. An order prohibits cutting down, topping, lipping, uprooting, wilful damage or destruction of trees without the Council's written consent.

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- **Unitary authority:** A local government authority with responsibility for all local government functions in that area.
- **West Midlands Combined Authority:** The Mayoral Authority which covers the west midlands metropolitan area.
- **Windfall:** Sites that have not yet been identified, either through a planning application or development plan allocation.
- **World Heritage Site:** Cultural and/or natural sites considered to be of ‘Outstanding Universal Value’, which have been inscribed on the UNESCO World Heritage List.

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Planning Inspectorate

Report to Telford and Wrekin Council

by Mike Worden BA(Hons) Dip TP MRTPI and Catherine Carpenter BA MA MRTPI

Inspectors appointed by the Secretary of State

Date: 25 September 2026

Planning and Compulsory Purchase Act 2004 (as amended and applied by the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026)

Report on the Examination of the Telford and Wrekin Local Plan Review

The Plan was submitted for examination on 12 September 2025

The examination hearings were held between 24 and 26 February, 3 and 5 March, and 17 and 19 March 2026

File Ref: PINS/C3240/429/12

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Abbreviations used in this report

AM	Additional modification
BNG	Biodiversity Net Gain
GTAA	Gypsy and Traveller Accommodation Assessment
ha	hectares
HRA	Habitats Regulation Assessment
IIA	Integrated Impact Assessment
IDP	Infrastructure Delivery Plan
LNRS	Local Nature Recovery Strategy
m	metres
MM	Main modification
NHS	National Health Service
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SEA	Strategic Employment Area
SFRA	Strategic Flood Risk Assessment
The Council	Telford and Wrekin Council
The Plan	Telford and Wrekin Local Plan Review

Non-Technical Summary

This report concludes that the Telford and Wrekin Local Plan Review (the Plan) provides an appropriate basis for the planning of the Telford and Wrekin borough, provided that a number of main modifications (MMs) are made to it. Telford and Wrekin Council (the Council) has specifically requested that we recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and, where necessary, carried out sustainability appraisal as part of an updated Integrated Impact Assessment (IIA) and habitats regulations (HRA) assessment of them. The MMs were subject to public consultation over a six-week period. In some cases, we have amended their detailed wording and/or added consequential modifications where necessary. We have considered the IIA and HRA and all the representations made in response to the consultation and have recommended inclusion of the MMs in the Plan, except for MM030**,** for the reasons set out in the report.

The MMs can be summarised as follows:

- Moving the plan period forward by one year to 2021- 2041, with consequential amendments throughout, including to the Vision and housing requirement.
- Revising the housing trajectory to take account of the above changes and several adjustments to housing supply based on updated evidence.
- Clarifying the meaning of 'Forest Community' in the Vision and throughout.
- Amending the non-housing Strategic Policies to be consistent with national policy and to reflect updated evidence on employment land need and supply.
- Amending the Strategic Policy on developer contributions to include an effective and justified approach to viability review mechanisms.
- Aligning development management policies on climate change and the natural environment with national policy and the Plan's evidence base.
- Clarifying the allocations for Sustainable Communities for effectiveness.
- Various amendments to the other housing, mixed-use and employment allocations for clarity and to reflect updated evidence.
- Changing the affordable housing policy requirements in respect of the Telford built up area to reflect the Council's submitted viability evidence.
- Inserting a monitoring framework.
- A number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains our assessment of the Telford and Wrekin Local Plan Review (the Plan) in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) and as applied by Regulation 4 and paragraph 2 schedule 1 of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026. It considers whether the Plan is compliant with the relevant legal requirements (including in terms of the Town and Country Planning (Local Planning) (England) Regulations 2012, also as applied by Regulation 4 and paragraph 2 schedule 1 of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026) and whether it is sound.

2. This Plan has been prepared and examined in accordance with the National Planning Policy Framework (NPPF) 2024 and this is consistent with the implementation provisions of the version of the NPPF published in August 2026. The NPPF 2024 (paragraph 36), to which we have had regard, advises that, in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

3. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound and legally compliant plan. The Telford and Wrekin Local Plan Review Publication Version (February 2025) submitted in September 2025 is the basis for our examination. It is the same document as was published for consultation in March 2025.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council requested that we should recommend any main modifications (MMs) necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. Our report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM001, MM002** etc, and are set out in full in the Appendix.

5. Following the examination hearings, the Council prepared a schedule of proposed MMs and, where necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MM schedule was subject to public consultation for six weeks. We have taken account of the consultation responses in coming to our conclusions in this report and in this light, we have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal/habitats regulations assessment that has

been undertaken. Where necessary we have highlighted these amendments in the report.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as 'Telford and Wrekin Local Plan Policies Map – Borough wide' and 'Telford and Wrekin Local Plan Policies Map – Telford'.

7. The policies map is not defined in statute as a development plan document and so we do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map.

8. These further changes to the policies map were published for consultation alongside the MMs in the 'Telford and Wrekin Local Plan Review Main Modifications June 2026'. In this report we identify the amendments that are needed to those further changes in the light of the consultation responses.

9. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the set of plans identified above and the further changes published alongside the MMs, incorporating the necessary amendments identified in this report.

Context of the Plan

10. The Telford and Wrekin Local Plan Review is proposed to replace the Telford and Wrekin Local Plan 2011-2031 in its entirety.

11. The borough of Telford and Wrekin is located between the Birmingham/Black Country conurbation to the east, and rural Shropshire to the west. It is served by the M54 and three railway stations. Most of the unitary authority's resident population (around 180,000) lives in the new town of Telford, with smaller concentrations in the market town of Newport and in rural areas. The latter include the Weald Moors and Wrekin Forest.

12. Urban Telford has an extensive network of green and natural spaces, which emerged from the original masterplan for the new town. The Ironbridge Gorge World Heritage Site and Wrekin Hill (part of the Shropshire Hills National

Landscape) are historic and natural landmarks that attract considerable tourism. Other key economic sectors in the borough include advanced manufacturing, defence, engineering and IT, as well as agri-tech associated with Harper Adams University. Notwithstanding this, some areas of Telford are in the top ten percent most deprived nationally.

Public Sector Equality Duty

13. The Council prepared an Equality Impact Assessment as part of the Integrated Impact Assessment (IIA) of the submission Plan. We have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included our consideration of several matters during the examination including specific policies to provide for the accommodation needs of Gypsies and Travellers; and those who require supported and specialist housing. The policies should directly benefit those with protected characteristics. In this way the disadvantages that they suffer would be minimised and their needs met in so far as they are different to those without a relevant protected characteristic. There is, also, no compelling evidence that the Plan as a whole would bear disproportionately or negatively on them or others in this category.

Assessment of Legal Compliance

14. The Plan has been prepared in accordance with the Council's Local Development Scheme.

15. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement.

16. The Council carried out an IIA of the Plan, which incorporated Sustainability Appraisal. The Council prepared a report of the findings of the IIA and published the report along with the Plan and other submission documents under Regulation 19. The IIA was updated to assess the main modifications.

17. The document called 'Habitats Regulation Assessment of the Telford and Wrekin Regulation 19 Local Plan February 2025' sets out that the Plan may have some negative impact which requires mitigation and that this mitigation can been secured through the plan as modified. Therefore, in practice it is not expected there would be any adverse effect on the integrity of any habitats sites either alone or in combination with other plans or projects.

18. The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area. These are set out in the Vision Priorities and Profile section of the Plan and are: Tackling climate change and achieving carbon neutrality; protection and enhancement of the green natural and historic environment,

maximising inward investment and employment opportunities; securing better homes for all; delivering regeneration, renewal and stronger communities and; improving health, wellbeing and tackling health inequalities.

19. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. Tackling climate change and achieving carbon neutrality is the first of six defined priorities of the Plan and the Plan includes specific policies to support this ambition and drive climate change action. These include Policy Strategic S5 (Mitigating and adapting to climate change), Policy CC1 (Sustainable construction and carbon reduction), Policy CC2 (Renewable energy in developments) and Policy CC3 (Strategic renewable energy development).

20. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

21. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, we have identified six main issues upon which the soundness of this plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

Issue 1 – Have the vision, priorities and development strategy been positively prepared, are they justified and consistent with national policy, and can they be realistically achieved?

The Plan Period

22. The plan period is 2020 to 2040. This would mean that on adoption the Plan would have less than 14 years of the period remaining. The NPPF seeks that strategic policies should look ahead for a minimum 15 years from adoption of a plan. Moving the plan period by one year at both start and end to 2021-2041 would, whilst still marginally short of the expectation in national policy nevertheless ensure that the Plan is positively prepared. This can be accommodated with little change or update to the evidence base and helps to ensure that the Plan can be adopted without delay.

23. **MM001** makes a number of general changes to update references to the plan period references throughout the plan and **MM002** makes a specific

consequential change to the introduction to the Plan. These modifications are necessary for the Plan to be positively prepared.

The Vision

24. The Plan sets out a Vision for the borough based on six key principles. Given that the plan period is being extended to 2041, the references in the Vision need to be changed to reflect this. Some of the wording of the Vision description also needs to be changed to recognise that some parts of the Vision will be achieved during the plan period not just at the end.

25. A fundamental part of what the Plan seeks to achieve is to embed development within an extensive tree planted landscape. This concept is cross cutting and embedded within the plan strategy and policies. This "Forest Community" has been a key part of the way in which the borough has developed and will continue to develop. The Vision needs to be strengthened and developed to reflect the importance of this Forest Community concept to the future of Telford. In addition, it is necessary for a definition of Forest Community to be added to the Glossary.

26. **MM003 and MM145** make these necessary changes for the Vision to be positively prepared and to be effective.

The Strategic Priorities

27. To support the Vision, the Plan sets out six Priorities which each have a number of supporting objectives. These provide context for the plan strategy. Each Priority also sets out a number of key policies which relate to that Priority. However, the policy references are both incomplete and inconsistent and so to be effective **MM004** is necessary to address this and also to ensure that the description of the Priorities is up to date.

The Development Strategy

28. In preparing the Plan the Council considered a number of development strategy options. These included different roles for the towns and the rural area, but through consultation and an IIA process the Council decided to maintain the strategy of the adopted plan of focussing growth in and around the edges of Telford, allowing some growth in and on the edge of Newport and allowing some housing growth in key rural settlements.

29. The Council has promoted significant economic growth in Telford which has capitalised on the town's location and transport links. The strategy in this Plan is to continue with that growth and attract inward investment. This strategy was first tested through the Regulation 18 stages and reappraised when the housing

requirements increased before Regulation 19 stage. We consider that the continuation of the existing strategy is a reasonable approach to adopt given consideration of all of the evidence including detailed consultation exercises. The housing and employment requirements have changed from the adopted plan, and we consider these elsewhere in the report, but the spatial strategy approach remains broadly the same.

30. The Council looked at a number of options for expanding Telford town. Five new broad growth areas were considered from which through detailed appraisal processes the three Sustainable Communities in the Plan were consequently selected. The other two broad areas for growth were discounted for a combination of reasons including constraints such as landscape, biodiversity, transport and deliverability. The Council's discounting of growth to the west, east and south of Telford and focussing on an expansion of the town northwards has been arrived at through detailed assessments of the evidence including the IIA. Expansion to the south is constrained by the borough boundary and the potential growth areas at Dawley Road and Redhill did not score so well on assessments looking at constraints, opportunities and deliverability, as the areas now known as the Sustainable Communities did.

31. A detailed site assessment and selection process considered potential allocations and led to the selection of sites identified in the Plan including the re-use and intensification of brownfield and town centre sites. We consider the site selection methodology to be sound

32. We consider that the strategy is positively prepared and is justified in that it is appropriate, has been arrived at by considering reasonable alternatives and is based upon proportionate evidence. We also consider that the development strategy is achievable.

Conclusion

33. Subject to the MMs identified above the Plan's vision, priorities and development strategy have been positively prepared, are justified, are consistent with national policy and can be realistically achieved.

Issue 2 – Is the approach to housing requirement and supply justified by the evidence and consistent with national policy?

Housing requirement

34. Policy S4 sets out the housing delivery strategy. It identifies a housing requirement of 20,200 dwellings (net) for the period 2020-2040. This is 1,010 dwellings per year for each year of the plan period. This was informed by the Standard Method which gives a figure of 857 dwellings per year plus a figure of 153 dwellings per year which is a contribution to the unmet need of the Black Country authorities.

35. However, the assessment needs to use the updated Standard Method figure and needs to be adjusted for the changed plan period 2021-2041. This would give a Standard Method calculation of 881 dwellings per annum.

36. The NPPF also indicates that as well as the local needs figure any needs that cannot be met in neighbouring areas should also be taken into account in determining the amount of housing to be planned for. Telford and Wrekin has a long history of a connection to the Black Country and migration from there has played a key part in the growth of the borough. Having assessed migration data the Council calculated that an appropriate figure to reflect trends would be around 126 dwellings per annum but considered that this should be increased to 153 dwellings per annum to account for support to the wider housing market area. This figure has the formal support of the Black Country authorities through statements of common ground. We consider this to be an appropriate contribution towards the unmet need of the Black Country authorities and demonstrates a housing requirement that accords with the provisions of the NPPF, and which is positively prepared.

37. Taking the two elements together for the adjusted plan period the overall housing requirement would be 20,680 dwellings for the period 2021-2041, the equivalent of 1,034 dwellings per annum. **MM005, MM006, MM007, MM008, MM015** and **MM016** are necessary to amend a number of elements of the Development Strategy and the Housing Delivery Strategy as set out in the Plan including the change in the housing requirement from 20,200 dwellings to 20,680 dwellings over the plan period for the reasons set out above, and to make it clear that the 153 dwellings per annum is a contribution, not an offer, to towards meeting the unmet needs of the Black Country authorities unmet housing needs. These changes are necessary for effectiveness and to ensure that the Plan is justified and positively prepared.

Housing supply for the plan period

38. The Plan makes provision for housing supply to meet the identified requirement. This comprises of extant permissions, site allocations and a windfall allowance.

39. The Plan includes a windfall allowance of 60 dwellings per annum. However, the assessment used to assess historic windfall contributions used a site threshold of 5 dwellings, whereas it would be more appropriate for the windfall allowance assessment to be based on a site threshold of less than10 dwellings, to be consistent with the NPPF definition of major sites being of 10 or more dwellings. This, and more up to date evidence on windfalls, provides compelling evidence that a windfall allowance of 120 dwellings per annum would be more realistic.

40. Commitments for the adjusted period 2021-2041 total 3,858 which when added to the completions from 2021/22 to 2024/25 and the windfall allowance gives a total of around 11,300 units. New allocations in the Plan are expected to deliver 10,231 units in the plan period. We deal with the allocations elsewhere in this report.

41. We consider the delivery expectations to be a reasonable assumption for the plan period given the evidence before the examination and which we assessed for each of the allocations and commitments. This provides a total supply of around 21,500 dwellings against the plan period requirement of 20,680 dwellings. We therefore consider that the Plan provides specific and developable sites for the plan.

42. **MM015, MM016 and MM139,** amongst other things, replace the housing trajectory graph in the Plan with an updated trajectory graph to show the changed housing requirement and supply position over the plan period. They also add a detailed housing trajectory table as a new appendix to the Plan and add a specific reference to the role of the three Sustainable Communities to the delivery of the housing strategy. These changes are necessary for effectiveness.

Housing supply for the five-year period following adoption

43. NPPF expects plans to identify a specific and deliverable supply of sites for the first five years following the date of adoption. Given the most up to date housing supply information before the examination, we consider that the five-year period should be calculated from 1 April 2026. We consider that the oversupply of completions from the start of the plan period can be taken account of in calculating the five-year supply requirement. This would give an annual requirement of 956 dwellings per annum for the first five years of the plan period taking account of the contribution towards the Black Country authorities unmet needs and applying a 5% buffer. Given the Council's Housing Delivery Test position, there is no need to apply a higher buffer to accord with the NPPF. This means that there is a total supply of around 5,914 dwellings against a five-year requirement of 4,781 dwellings representing a supply of 6.2 years.

44. Even if the oversupply of past completions since the start of the plan period was not taken into account there would still be around 5.4 years' housing land supply. We can therefore be confident that the Plan provides for a specific and deliverable supply of sites for the first five years following adoption.

Conclusion

45. Subject to the modifications set out above, the approach to housing requirement and supply is justified, effective and consistent with the evidence and national policy.

Issue 3 – Are the other, non-housing strategic policies positively prepared, do they reflect the priorities and development strategy, are they justified by a robust and credible evidence base, and are they effective and consistent with national policy?

Policy Strategic S1 – Protecting and enhancing the borough's green spaces

46. Policy S1 is supportive of the NPPF's objectives for green infrastructure and generally links relevant development management policies to the Plan's Forest Community vision, priorities and strategic objectives in an effective way. However, **MM009** and **MM010** add missing context for subsequent detailed policies on biodiversity, green infrastructure and trees and **MM146** inserts a definition of "Green Guarantee Sites" in the Glossary, so Plan users understand the term's local meaning and do not misinterpret it as a development plan designation. These MMs are necessary for the Plan to be effective.

Policy Strategic S2 – Nature conservation

47. This policy reflects the NPPF's overall objectives for nature conservation and recovery but makes no reference to the 'Shropshire and Telford and Wrekin Local Nature Recovery Strategy' (LNRS), which identifies and maps nature recovery priorities and actions for the area with the involvement of local organisations and partners. **MM011** and **MM012** insert a provision, with supporting text, that applicants must have regard to the latest LNRS, subject to which Policy S2 is effective and consistent with national policy and guidance on nature.

Policy Strategic S3 – Economic delivery strategy

48. Policy S3 links Priorities 3 and 5 with the detailed policies affecting the local economy. These include the development management policies specifically addressing economy and centres, as well as those with economic implications such as on communication networks, rural areas, leisure, culture and tourism.

49. The 'Employment Land Delivery Topic Paper June 2026' updates the data on employment land need and supply and demonstrates Telford and Wrekin has a strong industrial base with potential to grow. Delivery of additional employment land (broadly defined as land within use classes B2, B8 and E(g)) to at least meet identified need over the plan period is therefore a central plank of the Council's economic development strategy, and Policy S3 rightly sets this out. However, the change in plan period necessitates a slight adjustment in the employment land requirement figure to 168ha. In addition, the policy and supporting text do not accurately reflect the evidence on principal sources of employment land supply and corresponding development management policies.

50. **MM013** and **MM014** rectify these issues. This includes taking account of site allocations carried forward into the Plan from its predecessor (to which we will return under Issue 4 below); and giving an indicative breakdown in supporting text of anticipated supply by use class to assist monitoring. These MMs also insert text to explain the relationship between planned housing growth and economic development; and to acknowledge that other sectors such as tourism, town centres and the rural economy can contribute to economic development in the area. Given the area's mixed economy, these MMs are necessary for the Plan's economic delivery strategy to be justified and consistent with national policy on building a strong, competitive economy.

51. **MM144** adds a definition of "employment land" to the Glossary for clarity and therefore the effectiveness of Policy S3.

Policy Strategic S5 – Mitigating and adapting to climate change

52. This policy supports Plan Priority 1 and the Council's ambition for Telford and Wrekin to be a "climate neutral" borough. Its strategic approach is consistent with the NPPF's objectives on climate change mitigation and adaptation and is supported by detailed development management policies on climate change, and others covering aspects of the natural environment, design and sustainable transport.

53. Building Regulations are the primary mechanism for managing the energy performance of, and carbon emissions from, development. The government has confirmed that the Future Homes and Future Buildings Standards will come into force through Building Regulations, which will introduce more stringent mandatory requirements for energy performance and sustainable design. The Council clarified at the hearing sessions that its Plan policies are intended, rightly, to complement Building Regulations rather than require applicants routinely to exceed them. It wishes applicants to take a proactive and holistic approach to climate change mitigation and adaptation in the design process and to consider all Plan policies relevant to this matter alongside Building Regulations. Applicants are expected to demonstrate this through a supporting Sustainability Statement.

54. This approach is justified given the multiple and inter-related elements of development design that can influence climate change mitigation and adaptation. It is also consistent with the Council's 'Whole Plan Viability Assessment 2023' and 'Regulation 19 Viability Note December 2024' (the viability report), which has tested the cost of the emerging higher Building Regulations standards alongside the Plan's various policy requirements.

55. However, to be effective and consistent with national policy, Policy S5 and its supporting text require modification to clarify the relationship between Building Regulations, the policy and Sustainability Statements. This includes making clear how a Sustainability Statement can be used to streamline the various application requirements in development management policy (having regard to guidance where relevant), such as in relation to heating and cooling; and that a Sustainability Statement should only quantify a proposal's carbon reduction where Building Regulations standards are proposed to be exceeded.

56. **MM017** and **MM018** make these changes. That said, after considering the consultation responses and for the policy to be fully effective, we have amended **MM017** to make clear that, when required, Sustainability Statements should be commensurate with both the scale and type of development proposed.

Policy Strategic S6 – Healthy stronger communities

57. The Plan's strategic policy for healthier and stronger communities generally aligns with the NPPF and is supported by development management policies covering community facilities, active travel and hot food takeaways, among others. It is also underpinned by evidence in the 'Infrastructure Delivery Plan' (IDP) on the future health and wellbeing infrastructure needed to support new development. For the policy to be fully effective, however, relevant stakeholders need to be engaged through the development management process. The additional supporting text in **MM019** is therefore necessary for Policy S6 to be sound. In addition, **MM020** is necessary for effectiveness, to make clear the policy's expectations on health and wellbeing will be applied where relevant.

Policy Strategic S7 – Developer contributions and infrastructure delivery

58. Policy Strategic S7 sets out the approach to developer contributions and infrastructure delivery. The provisions of the policy which relate to the review of development on completion are not justified nor effective. The wording of the relevant part of the policy needs to be amended such that it is clearer how the review mechanism would operate and on what basis. It needs to specify the thresholds to which the mechanism would apply.

59. On the basis of the evidence put to us, including the suggestion by the Council at the hearings, we consider that that the provision should apply to major

development on completion (and for schemes of more than 500 units on completion of 75% of the units) and that a viability review should refer to a policy compliant or capped financial contribution whichever is the lowest. This gives certainty to developers and makes the policy effective and justified. A number of other wording changes are necessary for effectiveness and all changes to policy wording are made by **MM021.**

60. **MM022** makes consequential changes to the supporting text to outline how the review mechanism would operate and **MM134** updates the list of policies which would be used to secure developer contributions, both modifications being necessary for effectiveness.

List of strategic policies in appendices

61. Appendix G of the Plan lists the strategic policies and identifies how they have changed compared to the previous plan. That was a helpful guide for consultation but is now superfluous and **MM135** removes it for effectiveness.

Conclusion

62. Subject to the MMs identified above, the non-housing strategic policies reflect the priorities and development strategy and are positively prepared, justified, effective and consistent with national policy.

Issue 4 – Are the allocations and their requirements, including those for Sustainable Communities, justified, effective, and consistent with national policy?

Sustainable Communities

63. Policy HO2 allocates the three Sustainable Communities and sets out detailed policy wording for each of them.

64. The Sustainable Communities are urban extensions to the north of Telford and are important components of both the spatial strategy and housing delivery strategy for the Plan as referred to elsewhere in our report. The delivery of these three sites is critical to the future of the borough.

65. Together the Sustainable Communities account for a supply of nearly 8,000 new homes, close to 7,000 of which are expected to be delivered within the plan period. Each Sustainable Community will also provide employment to varying degrees along with new local centres and supporting infrastructure. They have been selected following the IIA and a detailed site selection process.

66. Significant progress has been made in the pre-planning work between the Council and developers/promotors although we consider that there needs to be greater community involvement in the design and detailed shaping of the sites, and we recommend modifications which include this. Although each site is at different stages, we see no evidence of potential impediment to them being brought forward and delivered within the envisaged timescales.

67. The allocation of the three Sustainable Communities accords with the development strategy of the Plan and represents the logical extension of Telford northwards. The principle of the allocations is sound.

Policy HO2 Sustainable Communities

68. Policy HO2 is a single policy which allocates and sets out requirements for each of the three Sustainable Communities. There are common requirements set out in the policy for each of the sites but also specific ones for each setting out a vision for each one and delivery expectations. However, the policy needs to be modified to make it clear that there is a common requirement that a Design Brief and Masterplan must be submitted for each Sustainable Community early in the planning process, be informed by public consultation carried out in line with the approach set out in the Statement of Community Involvement and be approved before the first grant of planning permission. To be effective a definition of Design Brief and Masterplan needs to be added to the appendix and **MM142** achieves this.

69. **MM067** is necessary for effectiveness to set out these general requirements and to provide clarification that the three Sustainable Communities will be considered as part of the urban area of Telford for decision making purposes.

70. The Sustainable Communities are not listed in the appendices unlike the other allocations. To address this inconsistency and for effectiveness **MM133** introduces a new appendix listing the three Sustainable Communities, their estimated housing numbers and employment land take and uses.

SC1 Land at Bratton

71. This Sustainable Community would comprise around 2,100 dwellings, 2ha of employment land and a new local centre. Whilst from the evidence presented to us SC1 is the Sustainable Community that has the potential to commence on site first, we consider that this will not be as early as the Council had anticipated. Nonetheless, we consider that there is a reasonable prospect of it delivering homes within 5 years of adoption of the Plan and that the site could be completed within the plan period.

72. The vision section of the policy needs to make stronger reference to the need for the development to delivered in line with the Local Plan vision for Telford as a Forest Community and to set out what that means. This is a common change needed across all three Sustainable Communities visions. The vision for SC1 also needs to be clearer in terms of its expectations for onsite facilities including a primary school and local centre and how the site should be connected to the existing community.

73. The delivery section of the policy needs to make stronger, more detailed and clearer references to matters such as: infrastructure requirements, phasing, design, landscaping, green infrastructure, flood mitigation, heritage assets protection, access arrangements, open space provision and delivery mechanisms.

74. These modifications are necessary for the policy to be effective and **MM068** sets them out.

SC2 Land North East of Muxton

75. This Sustainable Community would comprise around 2,700 dwellings with nearly all units to be delivered in the plan period and around 5.6 ha of employment land and new local centres. From the evidence presented to us we consider that the site would start delivering homes in year 5 from adoption of the plan.

76. As with other the sections relating to the other Sustainable Communities, the vision section of the policy needs to make stronger references to the need for the development to be delivered in line with the Local Plan vision for Telford as a Forest Community and to set out what that means. The vision for SC2 also needs to be clearer in terms of its expectations for onsite facilities including two new primary schools, the principles of the proposed employment area including the expected use classes, and how the site should be connected to the existing community by public transport and cycle links. The evidence from the consultation responses on the modifications indicates that the site might be required to deliver two or three local centres and therefore to be effective it is necessary for this to be added to the vision for site.

77. The delivery section of the policy for SC2 needs to make stronger, more detailed and clearer references to matters such as: infrastructure requirements, phasing, landscaping, green infrastructure, design, access arrangements, flood mitigation, open space provision and delivery mechanisms.

78. The bulk of the allocation lies to the north west of Muxton rather than the north east, and therefore it is necessary for effectiveness for the name of the site to be changed accordingly to Land North West of Muxton. This change will result

in a number of consequential changes where the site is referenced elsewhere in the Plan including in the title of the site plan. There will also be a consequential change in respect of the policies map.

79. These modifications are necessary for the policy to be effective and **MM069** sets them out.

SC3 Land North of A442 Wheat Leasows

80. This Sustainable Community site is expected to deliver around 3,100 new homes with around 2,190 to be delivered in the plan period. It is also expected to deliver around 68ha of employment land and two new local centres. On the evidence before us, we consider that there is a reasonable prospect of houses starting to be delivered in year 5 following adoption of the plan.

81. As with the other the sections relating to the other Sustainable Communities, the vision section of the policy needs to make stronger references to the need for the development to delivered in line with the Local Plan vision for Telford as a Forest Community and to set out what that means. The vision for SC3 also needs to be clearer in terms of its expectations for onsite facilities including new schools, two local centres, open space, the principles of the proposed employment area, and how the site should be connected to the existing community by public transport and cycle links. It is also clear that the site has potential for tourism activity given the restoration of the Shrewsbury and Newport Canal at adjacent Wappenshall Wharf and reference to this should be added to the vision section to be consistent with Policy CI4 of the Plan.

82. The delivery section of the policy for SC3 needs to make stronger, more detailed and clearer references to matters such as: infrastructure requirements, phasing, landscaping, green infrastructure, design, access arrangements including a restriction on vehicular access from Wellington Road and encouraging the use of existing accesses for pedestrians and cyclists only, flood mitigation, drainage asset retention, heritage asset protection, open space provision and key delivery mechanisms. There is also a justified need for a reference to secure a suitable buffer to protect the character of existing adjacent communities, in particular those of Eyton Upon the Weald Moors and Wappenshall Wharf.

83. These modifications are necessary for the policy to be effective and **MM070** sets them out.

Housing allocations

84. Policy HO1 allocates a number of housing sites. The housing allocations are listed in Table 7 in Appendix A. The estimated housing number for each

allocation is included in the table. The Sustainable Communities are not included in the list and so to be effective, the wording of the introductory text, policy and supporting text of Policy HO1 needs to be modified, through **MM0064, MM0065** and **MM066** to make this clear. None of the housing allocations in Policy HO1 have any site-specific policy requirements and we are satisfied that this is an effective approach given how the policies of the plan as a whole will be applied to proposals for each site.

85. Out of the 35 housing allocations listed in Table 7, one site HO26 Land South of Old Vicarage is not justified as an allocation due to issues around unresolved ball strike concerns from Sport England relating to the adjacent cricket club. On the basis of the evidence before us, and as detailed below, we consider all of the other 34 housing allocations are justified and sound.

86. We heard considerable evidence at the hearings in relation to two proposed housing allocations on the edge of Newport, HO3 Land South of the Dale, Church Aston and HO18 Old Railway Line, Church Aston. However, we consider both of these allocations to be well located in relation to the existing settlement and that the level of growth proposed in total is consistent with the development strategy for Newport. The evidence does not indicate that the sites are subject to unresolvable technical constraints. They are deliverable. In the case of HO3 the Council has now resolved to grant planning permission.

87. The evidence indicates that the estimated dwelling numbers on some sites in Table 7 of the Plan are not realistic or achievable. Some changes required are relatively minor based on new information about capacity or estimated likely numbers associated with an emerging scheme. Some though are more significant. Evidence indicates that HO4 the Former Phoenix School on Manor Road, can accommodate around 207 dwellings as opposed to the 128 in Table 7, that HO28 Land south and west of Somerfield Road, can accommodate significantly more than the 15 indicated but delivery would be at the back end of the plan period given that the site is an active quarry and would need significant groundwork. HO23 Land southern side of Waters Upton, can accommodate around 40 dwellings as opposed to 26 in the Table.

88. At the hearings the promoters of HO24 Land at the junction of Hay Street Tibberton indicated that due to access constraints it was no longer realistic to assume that the site could accommodate the estimated 25 dwellings. We consider that a more reasonable estimated figure of 7 dwellings is justified based on evidence submitted by the Council. An expansion of the site boundaries is not justified and having established the principle of development through the allocation it is up to the developer to work with the Council and statutory bodies to design and finalise an appropriate and acceptable scheme for the site including the final number of houses, through the planning application process.

89. All of the estimated housing numbers are however simply that, and they may change during the plan period as updated information comes forward and schemes are worked up. Policy HO1 does not cap numbers nor set them out as minimum. Whilst the modification alters the estimated housing numbers column in Table 7 it does not alter site boundaries.

90. At the modifications consultation stage, objections were made by local residents to two housing allocations set out in the revised table in **MM130**. The sites concerned, are HO5 Land North of Allscott Meads and HO15 Land West of Allscott Meads. Having looked at the evidence before us we consider these allocations to be soundly based and justified. The evidence indicates that there are no technical constraints that could not be overcome and housing development would support the defined rural settlement of Allscott. Many of the representations on these two allocations relate to detailed matters and these can be addressed through the planning application process in due course.

91. There is a need to add an additional housing allocation, which is set out in the adopted plan but which needs to be carried over to this Plan as it will replace the adopted Telford and Wrekin Local Plan in its entirety. This site is HA35 which is Lawley West and is expected to deliver around 250 dwellings. It has outline planning permission and a reserved matters application is in preparation. It is justified as an allocation and there is reasonable prospect that it can start delivering houses within five years of adoption of the plan. A consequential change to the policies map will need to be made.

92. In order to be effective, it is necessary to amend the reference to each housing allocation from HO to HA thereby avoiding any confusion with policy numbering for the housing policies in the Plan.

93. All of these changes to Table 7 are necessary to ensure that the housing allocations are justified and effective and are made through **MM130.**

Mixed-use allocations

94. These are listed in Table 9 in Appendix C. Information about estimated housing numbers and the anticipated quantum of commercial/town centre development is included for each site. However, it is not clear which planning use classes would be supported in each case, or how decision-makers would be expected to respond to proposals that vary from those listed. This information should be added for effectiveness, along with guidance on how to obtain site-specific advice given the allocations themselves do not include these details. Main town centre uses are defined in the NPPF and Glossary of the Plan.

95. Sites MU1 to MU7 are located within Telford Town Centre and all have potential for both residential and commercial development. This includes the site at

Telford Station (MU7), which the Council has confirmed has capacity for about 100 homes in addition to Class E uses. This needs to be added to the estimated housing numbers column in Table 9. The approximate unit numbers for Land off Ironmasters Way (MU1) and Land at Southwater Phase 2 (MU4) also require amendment to reflect the housing supply position set out in the updated Housing Delivery Topic Paper and Master-sheet of June 2026.

96. At the hearing on this issue, the Council said allocation of the site known as Mere Park (MU8) for mixed use is no longer justified, as planning permission for a residential care home on the site has been granted on appeal. We see no reason to disagree. In the case of the site known as Wheat Leasows (MU9), there is nothing in the retail evidence before us to justify allocating this out of centre site for main town centre uses, but employment uses are justified, particularly given the site's proximity to a Strategic Employment Area (SEA). Consequently, Wheat Leasows should be allocated for employment rather than mixed use. Both MU8 and MU9 therefore need to be deleted from Table 9, with consequential changes to the policies map.

97. **MM132** makes the above amendments to Appendix C, subject to which the mixed-use allocations are justified and effective.

Employment allocations

98. These are listed in Table 8 in Appendix B. As above, for clarity and thus effectiveness the table should include the use classes that would be supported on each site, and that applicants should be advised to seek pre-application advice regarding site-specific details. The table also needs to make clear that the quantum of "employment" estimated in each case relates to employment land in hectares rather than any other interpretation of that word. Some of these allocations are rightly also designated as Strategic Employment Areas (SEA) (as listed in new Appendix G inserted via **MM136** and shown on the policies map) because, once developed, they will make a significant contribution towards meeting the identified need for employment land and need to be protected accordingly.

99. Table 8 does not include the eight "carried forward" allocations noted under Policy Strategic S3 above. These are nevertheless referred to in the Plan at paragraph 8.10 and shown on the policies map that underwent consultation alongside it. They were also considered within the IIA. On this basis, we are satisfied the spatial strategy and appraisal of reasonable alternatives took account of these existing allocations, and that there was an opportunity for interested parties to comment on their inclusion in the Plan. However, for the Plan to have a consistent and therefore effective approach to allocations, they should be listed alongside the new employment sites in Table 8, Appendix B.

100. The site known as Wheat Leasows (MU9) also needs to be added to Table 8 for the reasons explained under mixed use allocations above. Conversely, Land at Madeley Court Way (reference EC6) should be deleted. This is because it is a small site within a town centre boundary and evidence in the relevant site assessment sheet recommends its development for town centre uses rather than those falling within the definition of employment land. Development of this type and scale can be adequately managed by the detailed policies for town centre uses, so a site-specific allocation for that site is not justified.

101. **MM131** makes the above changes to provide a justified and effective list of employment allocations, with appropriate explanatory text. It also renumbers the sites to remove unnecessary differentiation between new and existing allocations. Consequential changes to the policies map are also needed.

Conclusion

102. Subject to the MMs identified above, the allocations and their requirements, including those for Sustainable Communities, are justified, effective and consistent with national policy.

Issue 5 – Are the development management policies positively prepared, justified, effective, and consistent with national policy?

103. The Plan contains development management policies that collectively seek to set out the requirements for and manage impacts from development. These include policies relating to climate change; green and natural environment; economy and centres; housing; development design; sustainable travel and transport networks; community infrastructure, culture and open space; historic environment; and minerals and land. As noted under Issue 2, these detailed policies generally align with the Plan's vision, priorities and strategic policies and with the relevant objectives in national policy.

104. Policies NE6, EC5, EC7, EC8, EC10, HO6, HO7, HO9, DD3, DD4, DD5, DD6, ST2, CI2, CI5, HE3 and HE5 and the corresponding supporting text are sound without MMs. However, we have soundness concerns with the remaining development management policies, as set out below.

Policy CC1 – Sustainable construction and carbon reduction

105. To align with Policy S5 and the viability evidence discussed above, **MM023, MM024** and **MM025** are necessary to make clear that Policy CC1's provisions complement the standards required by Building Regulations rather than expecting applicants routinely to exceed them; that they will apply only where relevant and practicable; to cross-refer to Policy S5 in relation to Sustainability Statements; and to remove unjustified references to viability testing where requirements cannot be met. **MM024** also removes unnecessary duplication

with Policy CC2 in relation to renewable energy. Subject to these MMs, Policy CC1 is justified, effective and consistent with national policy.

Policy CC2 – Renewable energy in developments

106. Policy CC2 requires all new development to incorporate renewable energy production and storage on site unless existing local renewable energy sources are available to power the site. This is an onerous provision for which there is no pertinent local justification, and which does not appear to have been tested across all development typologies in the viability report. As regards policy on installation of district heat networks, this was considered but not recommended as a matter of course in the viability evidence.

107. These requirements in parts 1 and 2 of the policy and in supporting text therefore need to be replaced by less restrictive wording. Part 3 on micro-generation should be similarly modified, and parts 5 to 6 and associated supporting text should be deleted because they unnecessarily duplicate the text on heating and cooling strategies added through modifications under Policy S5. **MM026** and **MM027** make these changes, subject to which Policy CC2 is justified, effective and consistent with national policy.

Policy CC3 – Strategic renewable energy development

108. This policy includes safeguards against significant adverse impacts on a range of factors including landscape and heritage. However, to be fully consistent with national policy, **MM028** is necessary to ensure heritage assets and their settings are considered.

Policy CC4 – Water re-use, conservation, efficiency and quality

109. Policy CC4 is supported by evidence in a comprehensive 'Water Cycle Study', which notes Telford and Wrekin was classified by the Environment Agency as an area under serious water stress in 2021 and therefore recommends adoption of the optional higher Building Regulations standard for water efficiency for new housing. That standard is currently 110 litres/person/day (l/p/d), which is reflected in the policy. However, the Government is reviewing the optional water efficiency standard with the potential of tightening it further through an update to Building Regulations Part G. We therefore considered the inclusion of this emerging standard in the Plan.

110. Notwithstanding the involvement of the Future Homes Hub in the review, given the timetable for and outcome of any change to Building Regulations Part G on water efficiency are not yet known, specifying an emerging standard would be neither justified nor consistent with PPG on water efficiency. Therefore, MM030, as consulted on, proposed instead to amend the policy to require compliance with the optional technical standard in force at the time an application is

submitted. However, as pointed out in the responses to the consultation on MM030, whilst the viability report considered the current optional standard of 110 l/p/d, it did not test the impact on development viability of a potentially more stringent and yet unknown future standard. Therefore, we have concluded that, on reflection, this suggested change would not be appropriate and that in this particular respect the policy is sound as submitted for examination. Consequently, we do not include MM030 in our recommendations.

111. However, **MM029** amends the policy's introductory paragraph, to refer to the area's water stress classification. **MM031** inserts supporting text to give examples of water efficiency measures; clarify the assessment required to demonstrate mitigation of impacts on water quality in designated Source Protection Zones; encourage early engagement with Severn Trent Water on water supply and wastewater infrastructure; and alert applicants to the Environment Agency's technical guidance on groundwater protection. These additions are necessary for Policy CC4 to be fully effective and to make clear the justification for including the optional technical standard. However, to be consistent with our finding above, we have removed from **MM031** any reference to an emerging higher standard.

Policy CC5 – Flood risk management and sustainable drainage systems

112. Policy CC5 is justified by an up-to-date Strategic Flood Risk Assessment (SFRA) but reference to this key information source is absent from the policy and supporting text, which is unhelpful to Plan users. Consequently, a reference should be inserted for effectiveness. In addition, to be fully consistent with PPG on flood risk, the Plan should set out local criteria for assessing whether wider sustainability benefits to the community outweigh flood risk in circumstances in which the exception test in national policy applies.

113. In part 1b of the policy, the words "now or in the future" are not justified by the evidence and introduce ambiguity for decision makers so require deletion for effectiveness. Part 1 also needs two additional criteria: firstly, to ensure proposals investigate the capacity of existing drainage assets and, bearing in mind the MM consultation responses, to allow for any adverse effects to be appropriately mitigated; and secondly, to explore opportunities to de-culvert watercourses where possible. These additions are necessary to fully reflect the recommendations of the SFRA and Strine Internal Drainage Board, and therefore for the policy to be effective. Finally, the reference in part 2b to a handbook on sustainable drainage should be reworded so this guidance is not elevated to the status of development plan policy.

114. **MM032**, as amended following consultation to refer to potential for mitigation, and **MM033** make the changes above, subject to which the policy and supporting text are justified, effective and consistent with national policy.

Policy CC6 – Managing air quality

115. Policy CC6 is generally consistent with the NPPF on air quality and applies to all relevant development proposals, so does not need to name specific sites. However, in part 1b on mitigation measures, references to health and wildlife sites are not clear enough to be fully effective, so **MM034** is necessary to rectify this.

Policy NE1 – Biodiversity and geodiversity

116. This policy's approach to mitigation of adverse impacts on biodiversity and geodiversity is broadly consistent with section 15 the NPPF but some of the wording is ambiguous or unexplained. **MM035** and **MM036** replace the reference to "the Lawton principles" by a description of the relevant objectives; clarify industry standards and guidance for ecological surveys; explain in supporting text how to interpret the term "appropriate buffer zones"; and remove Green Guarantee Sites from the table of biodiversity and geodiversity designations because, as noted above, they have no status in Plan policy. Subject to these MMs, the policy is effective.

Policy NE2 – Trees, hedgerows and woodlands

117. Part 2 of this policy lists actions expected of applicants, but the words "where relevant" need to be inserted in the preliminary sentence to ensure these are applied proportionately. For the same reason, Part 2a should make clear impacts only need to be assessed on trees, hedgerows and woodland that are within or adjacent to the proposed development site. The requirement for a mix of native and non-native trees in part 2c is justified by the evidence, but the prescriptive 50:50 ratio is not, so that element should be deleted. Part 2f includes a confusing reference to Biodiversity Net Gain (BNG), which is covered separately in Policy NE3 and the statutory BNG framework (see further explanation under Policy NE3 below), and is therefore superfluous.

118. Part 4 addresses development proposals affecting ancient woodland and/or irreplaceable habitats, but the wording is not fully consistent with NPPF paragraph 193c). "Where relevant" should be inserted here too, as the provisions will only be relevant to circumstances where offsite planting is justified. The considerations relevant to removal of mature tree specimens in reasonable condition need to be explained for the policy to be effective in these circumstances. Finally, as tree plantations managed on a commercial basis will generally undergo regular tree felling, the list of circumstances in supporting paragraph 7.12 should be extended to include this.

119. **MM037** and **MM038** make the changes identified above, subject to which Policy NE2 is justified, effective and consistent with national policy.

Policy NE3 – Biodiversity Net Gain

120. In England, under a statutory framework introduced through the Environment Act 2021, development is required to deliver at least 10% BNG, subject to some exemptions. This is measured according to a nationally prescribed metric and can be achieved through on-site biodiversity gains, registered off-site gains or statutory biodiversity credits, determined through application of a statutory Biodiversity Gain Hierarchy. Information requirements for planning applications are prescribed, and every relevant grant of planning permission is deemed to be subject to the statutory biodiversity gain condition.

121. PPG states local plans do not need to duplicate the detailed provisions of this statutory framework; and it is inappropriate to include policies which are incompatible with it, such as by applying BNG to exempt categories of development or encouraging the use of a different biodiversity metric or biodiversity gain hierarchy. In addition, plan-makers should not seek more than 10% BNG unless justified. As well as evidence of local need and opportunity for a higher percentage, justification for such policies will need to assess the impact on viability for development. Local plan policies can, however, complement the statutory framework by setting local preferences for off-site provision of BNG, for example.

122. The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026 came into force on 6 August 2026 and change the exemptions for BNG provision in several categories of development. They also modify the Biodiversity Gain Hierarchy for minor development, so that minor developments which remain subject to BNG can choose to go straight to off-site gains in the first instance. We have had regard to these regulatory changes in our conclusions below.

123. Policy NE3 deviates from the statutory framework for BNG and associated PPG in several ways. By stating all new development should deliver BNG, the policy inappropriately brings exempt categories of development within scope of its requirements. This is reinforced by the wording in part 2 of the policy, which supports measurable net gains in biodiversity in developments not legally required to provide them. Part 1 also relies on a different mitigation hierarchy for off-site contributions from the Biodiversity Gain Hierarchy, and parts 4 and 5 and several paragraphs of supporting text unnecessarily duplicate statutory provisions.

124. In addition, the policy requires major development proposals to exceed 10% BNG, subject to viability. However, the viability report relies on one high-level study from another county, with no published data pertinent to Telford and Wrekin. It is also unclear whether the cost of land for BNG beyond 10% has been factored in. Consequently, we are not persuaded the costs assumed in the viability report for BNG beyond 10% are realistic, or that the impact of up to 20%

BNG would be as limited as the Council suggests. Moreover, the provision for case-by-case viability assessment is not consistent with national policy on viability, which prioritises deliverable policy requirements over routine viability assessment at the decision-making stage.

125. Nonetheless, given the vision for a Forest Community, we consider that it is justified for the policy to set out an aim, rather than a requirement, for major schemes to exceed 10% BNG. The policy wording requires amendment to reflect this, and in the supporting text reference to submission of a viability report should be replaced by provision of a reasonable justification. In addition, having considered the supporting text wording further following the MM consultation, we find the first sentence of supporting paragraph 7.17 needs to state more clearly that it is achieving more than 10% BNG which may be difficult for some developments. We have amended the wording of **MM041** accordingly.

126. **MM039, MM040** and **MM041** are therefore necessary to: make the above changes; delete the parts of the policy and supporting text that duplicate and/or are inconsistent with the statutory framework; align wording with the provisions in national guidance and eliminate ambiguity; clarify the role of the LNRS in informing on- and off-site BNG provision; and encourage applicants to consider BNG early in the design process and seek pre-application advice. Subject to these changes, Policy NE3 is justified, effective and consistent with national policy.

Policy NE4 – Development greening factor

127. Policy NE4 applies a greening factor to major development proposals with the objective of optimising green infrastructure in the borough. The tool applies a weighting to different surface cover types to incentivise those most valuable for green infrastructure, resulting in a score between 0 and 1. The 'Green Space Factor Study 2023' explains this in the context of Natural England's Green Infrastructure Framework, which aims to improve the quality, quantity, accessibility and connectivity of green infrastructure for the benefit of wildlife, climate change resilience and well-being. These are also objectives in the NPPF.

128. We are therefore satisfied the overall objective of Policy NE4 is justified and consistent with national policy and aligned with the Plan's Forest Community vision. However, the target scores specified (0.4 and 0.3 for residential and non-residential respectively) are derived from analysis of just ten planning permissions in the area, several of which do not appear to have achieved the greening factor that would be sought under the policy. This evidence is not compelling enough to justify framing the scores as targets to be met in every case. Instead, the scores should be expressed as an aim for proposals in both categories of development. The "subject to viability" clause in part 1 also needs

to be deleted because it is neither justified nor consistent with national policy on viability.

129. Part 4 of the policy allows for off-site provision where the greening factor cannot be met on-site, with the implication that it could be entirely provided elsewhere. This is not fully consistent with the intention of the tool, which is to improve the extent and quality of green infrastructure within developments, according to the Green Space Factor Study. For this element of the policy to be justified and effective, it should require the greening factor to be met as far as possible on site, with any shortfall provided off-site but as close as possible nearby, having regard to relevant guidance such as the LNRS.

130. **MM043** makes the above changes for the policy to be justified, effective and consistent with national policy. In addition, **MM042** and **MM044** clarify the principle of the greening factor and the calculation tools to be made available to applicants, based on the existing Natural England Green Infrastructure Framework; and explain that other statutory and Plan requirements such as BNG, open space and sustainable drainage are not separate and can contribute to a proposal's greening factor score. These supporting text changes are necessary for effectiveness.

Policy NE5 - Green Network

131. This policy protects the Green Network, which is an interconnected network of open spaces within the urban areas of Telford and Newport. The extent of the Green Network has been updated in the Plan, following an assessment based on five principles, explained in the 'Green Network Topic Paper. We are satisfied with this justification. However, the term Green Network should be defined in the Glossary of the Plan for clarity and therefore effectiveness, as set out in **MM147**.

132. Part 3 of the policy expects development proposals to be assessed and justified against the five principles described in the Topic Paper, with the implication that this will be required for all applications. This is neither proportionate nor justified by the evidence and needs to be modified to make clear such an assessment would be expected only of proposals with adverse effects on the Green Network. **MM045** achieves this. In addition, **MM046** inserts an explanatory table in the supporting text to help Plan users understand how the Green Network principles interact with other relevant policies, necessary for the Plan overall to be effective.

Policy NE7 – Strategic Green Gaps

133. The Plan defines two strategic green gaps which have the purpose of preventing the coalescence of the villages of Lilleshall and Wrockwardine with Telford. Policy NE7 sets out the policy approach to development within the

gaps. The policy and the identification of these gaps are justified in that they are narrow gaps between self-contained villages which would otherwise be in danger of coalescing and significantly harming the character and appearance of the area. We do not consider that there is a justified case to identify a further Strategic Green Gap to separate Eyton on the Weald Moors from Telford. Nonetheless we recognise the need to create an appropriate landscaped buffer between that village and the Sustainable Communities in order to help protect its character, and we recommend a modification to Policy HO2 to address that, and to which we have already referenced in this report.

134. There is a need for clarification to the supporting text to Policy NE7 as to how the policy would operate and this clarification is made, for effectiveness, by **MM047.** This includes the need to make it clear in the supporting text which are the two Strategic Green Gaps as this is not specified and for effectiveness is necessary. Whilst this was not consulted on as part of **MM047** we consider this would not materially alter the intention of the policy.

Policies EC1 and EC2 – Employment/economic development in the urban area and SEAs

135. According to their titles, Policies EC1 and EC2 deal respectively with employment development in the urban area and SEAs, and economic development in the urban area. Policy for urban areas (outside SEAs) is therefore split between the two policies, with Policy EC2 dealing only with the proposed loss of employment uses in such locations. Moreover, the two policies share much of their supporting text, but it is unclear which paragraphs relate to which policy. These issues result in considerable ambiguity for Plan users.

136. For clarity and effectiveness, the policies and their supporting text require significant reorganisation, so that Policy EC1 deals primarily with development within SEAs and is clear which types of use will be supported within them; and Policy EC2 addresses proposals for, and loss of, employment uses in the urban area. The title of Policy EC1 and introductory paragraphs to both policies should also be amended to reflect this.

137. In addition, Policy EC1 and its supporting text require further amendments for clarity and effectiveness. Introductory paragraph 8.6 explains SEAs but would be clearer with the addition of a full list in an appendix. Reference to allocations carried forward should be deleted from part 1a for the reasons explained under Policy S3 above. The definition of employment uses in supporting text also needs to be explicit that only sub-class (g) of use class E is included along with B2 and B8 uses. This is because other uses in class E fall within the definition of main town centre uses, which are not supported in out of centre locations including SEAs. Although part 1 of the policy addresses this issue, the supporting text should alert Plan users to the use of conditions as the mechanism of control.

138. Furthermore, Policy EC1 is insufficiently clear in its approach to proposals that could adversely affect the day-to-day operation of existing uses and the SEA, both during construction and once operational. An additional criterion is therefore needed to address this. This is particularly relevant to operational defence and security uses associated with Ministry of Defence facilities at Donnington, which can be *sui generis* uses. Given their strategic importance, and to avoid ambiguity, the policy should express specific support for this type of use within SEAs, with further explanation in the supporting text.

139. **MM048, MM049** and **MM050** make the above changes to Policy EC1 and its introductory/supporting text and **MM136** adds the list of SEAs in an appendix. These MMs are necessary for effectiveness. For additional clarity, we have amended **MM050** following the MM consultation to change the unnecessarily narrow term "military operation" to "defence interests" and to include operational defence and security as an example of an appropriate *sui generis* use.

140. **MM051** and **MM052** reorganise Policy EC2 and its supporting text as described above. **MM052** also clarifies the minimum marketing period and requirements where loss of employment land outside SEAs is proposed. These MMs are necessary for Policy EC2 to be justified and effective.

Policy EC3 – Employment in the rural area

141. This policy sets out the approach to supporting a prosperous rural economy as required in national policy. The extent of the rural area to which it applies is shown on the policies map, so there is no need to explain this in the Plan. However, the policy's title describes its scope as "Employment in the rural area", which is misleading because, as explained in the supporting text, the policy is concerned with more than jobs and/or the narrow range of uses defined elsewhere in the Plan as "employment uses". Other references to "employment development" in some parts of the policy wording and supporting text have a similarly confusing effect. This ambiguity undermines the effectiveness of the policy, as Plan users may overlook it in some relevant circumstances.

142. Modifications to the policy title, wording and supporting text are therefore necessary to make clear the policy is concerned more broadly with economic development in the rural area; and that this includes the full range of business-related uses, activities and infrastructure envisaged in NPPF paragraphs 88 and 89. In addition, for the Plan to be consistent with national policy on best and most versatile agricultural land, the policy's supporting text needs to acknowledge the economic benefits of such land and how these will be taken into account.

143. The Plan acknowledges the importance of Harper Adams University as a major employer in the rural area, and that its world-leading education and research in agriculture, sustainable food production and agri-tech support rural economic

development in the borough. However, the application of Policy EC3 to development within the University's rural campus is not fully clear. An addition to supporting text to explain this will make the policy effective in this regard.

144. **MM053**, **MM054** and **MM055** make the changes described above for the policy and its supporting text to be effective and consistent with national policy.

Policy EC4 – Waste management facilities

145. This policy sets criteria against which to assess applications for and affecting waste management facilities and is supported by the 'Waste Study Update 2024'. The policy's provisions are generally consistent with National Planning Policy for Waste. However, we have four soundness concerns.

146. Firstly, for an applicant to demonstrate that waste management capacity is no longer required, the expectations in part 1b and paragraph 8.24 need further explanation to be effective. This is particularly important for strategic waste management facilities of sub-regional importance, to ensure all relevant stakeholders are consulted. Additional supporting text should be added to rectify this. Secondly, the requirement in part 1c for new or altered facilities to create new employment opportunities is not justified by the evidence and requires modification to make clear that, to be acceptable, such development could alternatively support and/or improve existing employment opportunities.

147. Thirdly, the wording of part 3 regarding development proposals in the vicinity of an existing waste site is too onerous to be effective. Instead of demonstrating no conflict, proposals should be required to assess potential impacts and provide any necessary mitigation in accordance with the 'agent of change' principle enshrined in the NPPF. Finally, for clarity and effectiveness, additional supporting text is needed to explain that applications for sites within 800m of a waste water treatment works may require an odour assessment.

148. **MM056, MM057** and **MM058** modify Policy EC4 and its supporting text accordingly. Subject to these changes, the policy is justified, effective and consistent with national policy and provides a sound basis for assessing relevant applications, with no need to name individual sites.

Policy EC6 – Telford Town Centre

149. Policy EC6 manages development within Telford Town Centre, to support its ongoing vitality and viability in accordance with national policy. No changes to the town centre boundary are proposed and we are satisfied this remains justified and rightly includes both the Town Park, which is closely connected to the primary shopping area, and land allocated for mixed use development. We also find that differentiation of a secondary frontage within the primary shopping

is justified to manage an existing cluster of *sui generis* uses and is consistent with PPG which allows for this. However, the reference to "Primary Centre Area" in the key to the policies map needs to be changed to primary shopping area, for clarity and consistency with the Plan and the NPPF.

150. Whilst part 1a of Policy EC6 rightly supports diversification of activities and services that complement main town centre uses, a direct reference to use class E is needed to remove ambiguity.

151. In part 1b, the terms "high-tech"' and "gateway" are undefined, which undermines the policy's effectiveness. Clarification, with examples, should be added in supporting text. In part 4, there is no compelling justification for only supporting residential development in the town centre where it is part of "a major, comprehensive development", so long as a proposal is appropriate to its location and satisfies other relevant policy requirements. The requirement for "multi-generational" town centre living also lacks clear justification. Those provisions should therefore be deleted from parts 4a and 4b of the policy.

152. **MM059** and **MM060** make the changes above, subject to which Policy EC6 is justified and effective.

Policy EC9 – Out of centre and edge of centre development

153. This policy rightly directs main town centre uses in the first instance towards locations within centres in the borough's retail hierarchy. In so doing, it makes appropriate reference to the sequential test in section 7 of the NPPF.

154. The policy includes locally set floorspace thresholds for submission of an impact assessment, where retail and/or leisure uses are proposed and a suitable site cannot be identified through the sequential test. The thresholds are recommended in the 'Retail & Leisure Capacity Study and Health Check Final Report 2014'. Notwithstanding the age of this evidence, the factors supporting the range and level of the floorspace thresholds remain relevant, including the relative size of the borough's centres and the anticipated impact of different scales of development on them. We are therefore satisfied the locally set floorspace thresholds are justified and consistent with national policy, subject to the additional supporting text in **MM062** to explain their rationale to Plan users.

155. **MM061** inserts policy wording in part 2 of the policy to make clear the types of development that will trigger application of the impact assessment floorspace thresholds, such as amalgamation of units or creation of mezzanine floors. This is necessary for effectiveness.

156. As well as floorspace thresholds, part 2 of the policy specifies that, for a retail and/or leisure proposal to undergo an impact assessment, it must be located

within 500 metres (m) of the boundary of Telford town centre or a district centre, or within 500m of a local centre (the boundaries of which are not defined). This part of the policy is problematic for two reasons. Firstly, it exempts proposals beyond 500m of a centre from submitting an impact assessment, which perversely sets a lower policy bar for proposals furthest away from a centre. Secondly, it introduces a tension with the definition of 'edge of centre' in the NPPF glossary, which generally uses a 300m metric and measures distances differently according to use. This introduces ambiguity to the Plan, particularly around application of the nationally prescribed sequential test.

157. Both factors therefore undermine implementation of national town centre first policy. There is scant explanation for this approach in the evidence before us beyond reference to 500m as an easy walking distance, the relevance of which is unclear. We therefore find the distances in part 2 of Policy EC9 unsound because they are unjustified, ineffective and inconsistent with national policy. **MM061** rectifies this by deleting the 500m distances. This MM also modifies the wording in part 3 of the policy to make it consistent with the two-part impact test in NPPF paragraphs 94 and 95.

158. The effectiveness of the town centre first approach also depends on effective monitoring of town centre vitality and viability, and a proportionate and manageable set of relevant indicators should be included in the Plan's monitoring framework. This is addressed under Issue 6 below.

159. Finally, **MM061** adds wording to part 4 of the policy and to the supporting text, to explain that planning permissions for class E uses may be restricted by condition to enable control of non-main town centre uses within that use class. Clarity about this mechanism is necessary for the policy's local application of the national town centre first approach to be effective, although requiring its application in every case would not be consistent with the case-by-case justification required under national policy.

Policy EC11 – Shopfront and advertisement design

160. Part 1d of this policy requires blinds and canopies to be appropriate to the character of the shopfront. To be fully effective, the same requirement needs to be imposed on shutters, as they can also have a deleterious effect on town centre character and vitality if poorly designed. **MM063** makes this modification.

Policy HO3 - Housing mix and quality

161. Policy HO3 sets out that new residential development is required to provide a variety of types, tenures and sizes of houses that reflect local housing need, but to be effective it needs to be clear that it relates to all new major residential development. The evidence supports the policy requirement that new development should meet the internal space standards set out in the Nationally

Described Space Standards. This is justified. However, to be effective this needs to refer to the requirement that it applies to all new residential development.

162. The policy also needs to be amended, for effectiveness, to make it clear the circumstances where alternative forms of amenity space may be allowable in schemes.

163. **MM071** makes these changes and **MM072** and **MM073** make consequential changes to the supporting text for effectiveness.

Policy HO4 - Affordable Housing Requirements

164. This policy sets out the affordable housing requirements that apply to all major residential development and identifies two different requirements, one for the Telford built up area and one for Newport and the rural area. However, based upon the Council's own viability evidence a requirement of 25% affordable housing in the Telford built up area is not justified and the evidence clearly indicates that this should be 20%.

165. It is possible that higher levels of affordable housing could be achieved in both areas if public subsidy was forthcoming for particular schemes and the evidence presented to the examination by the Council suggests that it might. Consequently, a reference to this needs to be added to the policy, to make it clear that the percentage requirements are without public subsidy. A change to the supporting text to the policy is also necessary for effectiveness to provide greater clarification around the use of public subsidy in affordable housing schemes, and we have altered this reference in light of consultation comments made at the modifications stage to recognise that applications for public subsidy cannot be applied for until planning permission has been granted.

166. Also, for effectiveness, policy changes need to be made to include examples of exceptional circumstances where levels below the specified percentages would be considered. This includes a viability assessment at the planning application stage.

167. **MM074** makes the above changes to the policy wording, and **MM075** makes changes to the supporting text in order for the policy as a whole to be justified and effective.

Policy HO5 Affordable housing delivery

168. The policy sets out the different means by which affordable housing could be delivered but to be effective a reference to the objective of seeking provision in

small manageable clusters and to clarify when s106 agreements would be used are both necessary. An erroneous reference to Policy HO5 in section 3 of the policy needs to be altered to Policy HO4. The supporting text to the policy, where it refers to clawback arrangements, needs to be amended so it is consistent with the modified Policy S7.

169. **MM076** and **MM077** make these changes for effectiveness.

Policy HO8 - Gypsy, traveller and showpeople's accommodation

170. The policy details the requirement for gypsy, traveller and showpeople's accommodation will be met in accordance with the need identified in the 'Gypsy and Traveller Accommodation Assessment' (GTAA). In order to meet the identified need for an additional 26 pitches over the plan period, two existing sites will be expanded. These are Lawley Furnaces which could accommodate an additional 3 pitches, and Lodge Road. More up to date evidence indicates that the 17 pitches identified as being feasible on the Lawley Road site should be revised to 'at least 13' and consequently the policy needs to be amended to reflect this in order to be justified and effective. The balance of the identified need for pitches would be met through a positively prepared criteria-based policy approach to proposals for new sites. This combined approach is justified based on the evidence and we are satisfied that despite significant efforts to identify additional sites to allocate to meet that need in full, it has been unable to do so.

171. There is no need to identify any further sites for travelling showpeople in the borough based on the evidence as it is reasonable to assume that the existing site at Hadley can accommodate small additional capacity that could be required during the plan period according to the GTAA.

172. The above necessary changes are made by **MM078** and a number of necessary amendments to the supporting text which would clarify how the policy would operate, are made for effectiveness by **MM079**

Policy HO10 - Stalled development sites

173. This positively worded policy encourages land owners and developers to work with the Council to help progress sites which have stalled. The reference in the policy to the joint production of a "realistic" development brief is unclear and so this word should be deleted for effectiveness. **MM080** makes this change. In addition, it is necessary, for effectiveness, to add a definition of development brief to the Glossary and this is made by **MM143.**

Policy HO11 - Self build and custom housebuilding

174. The policy sets out the Council's approach to supporting self-build and custom build housing as encouraged by the NPPF. On the register held by the Council there are around 200 entries. The general approach is justified but the percentage of self and custom build plots being sought on schemes of over 100 dwellings is too high. A lower figure of 3% is one which can be justified on the evidence of being an appropriate figure to meet the expected need. For effectiveness, there are some changes necessary to those parts of the policy and supporting text which set out how plots are to be marketed.

175. **MM081** and **MM082** make these changes.

Policy HO12 - Housing development in the rural area

176. The policy encourages appropriate new housing development in the rural areas subject to certain criteria, but there are some inconsistencies with other policies including Policy HO11 and Policy HO13 particularly in respect of which rural settlements development proposals would be allowed in. It is also very unclear in some aspects of what would be allowed especially in what would constitute limited development. To be effective therefore a number of amendments are necessary such that the operation of the policy is clear and unambiguous.

177. **MM083** and **MM084** make these necessary changes for effectiveness.

Policy HO13 - Affordable rural exception sites

178. The introduction and supporting text to the policy which sets out how affordable housing schemes in rural areas would be supported as exceptions to normal rural housing needs to be amended to be consistent with the modifications to Policy HO12 and to clarify some aspects of how the exceptions approach would apply. These changes, set out in **MM085** and **MM086**, are necessary for effectiveness.

179. The Plan does not include a list of rural settlements to which the policy would apply and relies upon a list in a separate technical paper which is not part of the Plan. To be effective it is necessary to add such an appendix to the Plan, and this is made through **MM137.**

Policies DD1 and DD2 – Design

180. Policy DD1 sets criteria for achieving high-quality design and Policy DD2 addresses housing development design. There is considerable overlap in the content of the two policies. For example, sections m and o of Policy DD1 deal with aspects of housing design, while section 1j of Policy DD2 addresses safety, which is also covered in DD1. In addition, both policies include requirements that are addressed in other development management policies. Examples

include design for active travel, which is covered in Policy ST4, or carbon reduction and energy efficiency, which are dealt with in Policies CC1 and CC2. Policy DD2 also includes superfluous cross-references to Policy HO4

181. This unnecessary duplication of policy requirements, sometime aggravated by inconsistent wording and/or ill-defined terms, leads to ambiguity and potential confusion for decision makers. This compromises the effectiveness of several policies and should be rectified by streamlining the requirements.

182. **MM087**, **MM088** and **MM089** amend Policy DD1 and its supporting text to include a single set of design criteria applicable to all development proposals, including those for housing. The modifications remove provisions covered elsewhere in the Plan and add text explaining that good design requires application of all relevant Plan policies. They also make clear that additional specific requirements for Sustainable Communities are set out in Policy HO2; and that design briefs will be expected for larger, more complex estate developments, albeit rightly to be considered on a case-by-case basis given that circumstances will vary. Following consultation on the MMs, we have amended **MM088** so that part 1c of Policy DD1 requires respect for "the vision for Telford as a Forest Community", to be consistent with the MMs to Policy HO2 noted above.

183. Alongside these changes, **MM090**, **MM091** and **MM092** fully delete Policy DD2 and its associated supporting text, including Figure 27. Together, these modifications are necessary for the Plan and its approach to design to be effective.

184. In addition, **MM088** and **MM089** insert policy wording and supporting text in DD1, to reflect the 'agent of change' principle in NPPF paragraph 200. A further supporting paragraph makes clear this will apply to development proposals affecting strategic defence facilities, of which there are two in the borough. These modifications are necessary for the Plan to be consistent with national policy, and for the agent of change principle in Policy DD1 to be effective.

Policy ST1 – Sustainable travel

185. Policy ST1 promotes sustainable travel in accordance with the objectives in section 9 of the NPPF and gives due recognition to the area's extensive network of Public Rights of Way and other local routes. However, the various requirements to be met by major development proposals in part 1 of the policy are preceded by the words "where viable". This suggests development viability testing would be expected if one or more of the requirements cannot be met. Given these criteria are not necessarily all applicable to every major development proposal, even in urban areas, this circumstance could occur frequently, and PPG on viability discourages such routine viability testing at application stage. "Where viable" should therefore be replaced by "where

appropriate", for the approach to be justified, effective and consistent with national policy.

186. The word "viable" also occurs in part 1g of the policy and supporting paragraph 11.9, as a test for whether a site can be connected to public transport services. Such connections are more generally impeded by feasibility rather than viability issues, so routine viability testing in these circumstances would also be unjustified. "Viable" should be replaced by "feasible" in both places.

187. For the policy to be effective, the reference to "Dementia friendly design" in part 1c requires clarification through rewording and additional supporting text; and the ambiguous reference to users "accrued" by development in part 1g should be replaced by the more generally understood term "generated" to avoid misinterpretation. In addition, the meaning in part 2 of "development served by one of the borough's rail and bus stations" is unclear and requires rewording to be effective, along with new supporting text to explain how proximity to a rail and/or bus station will be measured. Finally, Plan users' attention should be drawn to the Council's 'Local Cycling and Walking Infrastructure Plan' and 'Bus Service Improvement Plan', so that their recommendations are considered in development proposals.

188. **MM093** and **MM094** make the changes identified above.

Policy ST3 – Impact of development on highways

189. Policy ST3 is supported by comprehensive borough-wide traffic modelling and identification of key infrastructure interventions to support the growth planned. We are satisfied this evidence is sufficiently up to date to provide a sound and proportionate justification for the policy approach in the Plan, subject to periodic updates to the IDP. As development proposals come forward, the policy is clear there will need to be application-level assessment and mitigation of impacts on highways. However, the word "residual" needs to be inserted in part 1a for the test of cumulative impacts to be consistent with NPPF paragraph 116. In addition, for effectiveness applicants should be advised to have regard to background evidence in the IDP and 'Telford Growth Strategy'; and that the borough's road hierarchy is shown on the policies map. **MM095** and **MM096** make these changes, subject to which the policy is sound.

Policy ST4 – Design of roads and streets

190. Policy ST4 requires all development to accord with government guidance on the design of roads and streets, which elevates that guidance to the status of development plan policy without justification. To rectify this, the word "accord" should be replaced by "have regard to". Additional policy wording also needs to be inserted in part 1f to be consistent with NPPF paragraph 136 and footnote 52, which require planning policies to ensure new streets are tree-lined unless,

in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate. **MM097** makes these changes. In addition, for effectiveness **MM098** deletes the last sentence of paragraph 11.27 as it includes an incorrect and misleading cross-reference to Policy CI1. However, there is no need to prescribe the detail of tree species or placement in the Plan as those matters are more effectively addressed on a case-by-case basis.

Policy ST5 – Electric vehicle infrastructure and parking design

191. The Council's parking standards are included in a separate guidance document, which does not have development plan status. Therefore, for part 1 of Policy ST5 to be justified, all new development should "have regard" to the standards rather than be expected to meet them. Part 2 needs to be similarly reworded to make clear the Council's guidance on design of electric vehicle charging infrastructure complements rather than replaces Building Regulations standards in this regard. **MM099** makes these changes, subject to which the policy is effective and consistent with national policy.

Policy CI1 – Community facilities

192. The purpose of this policy is to meet community infrastructure needs through protection and enhancement of existing community facilities and/or by securing new provision to meet additional demand arising from development. The scope of facilities covered by the policy is defined in general terms but does not preclude those that are not explicitly listed. This is reasonable as planning judgement will be required about the policy's case-specific relevance.

193. For the loss or reduction of land or buildings currently or last used as a community facility to be supported, part 4 of the policy requires an applicant to demonstrate either a lack of need through marketing evidence or that acceptable alternative provision exists. The policy is not clear how the marketing should take place, so this should be explained in the relevant section of supporting text. Furthermore, there may be circumstances in which loss of an existing community facility is necessary to support implementation of a wider service reconfiguration. This is relevant to public services that operate out of several community buildings in the area, such as the NHS.

194. In such circumstances, assuming an estate reconfiguration strategy or service transformation plan has been agreed, and this justifies the loss of the building or land in question, it would be onerous also to require an applicant to meet one of the other two tests in part 4 of the policy. Therefore, a third test in part 4 is necessary to cover this scenario, with supporting text to recognise the particular circumstances that can affect healthcare infrastructure.

195. **MM100** and **MM101** make these changes and thereby ensure the policy is both effective and positively prepared. **MM101** also adds supporting text to explain

that contributions towards new or expanded community infrastructure, to meet additional need generated by development, will be secured through planning obligations; that the nature and scale of the contributions will be determined having regard to relevant guidance; and that key stakeholders should be engaged in such cases. This is necessary for effectiveness, so Plan users are clear how planning obligations arising from the policy will need to be justified.

Policy CI3 – Provision and management of public open spaces

196. Policy CI3 seeks provision and management of public open spaces to meet need arising from new development, which is consistent with the NPPF's approach to open space for the health and well-being of communities and rightly allows for assessment in the context of local infrastructure. However, the wording in part 3 of the policy about how the need for additional children's play areas will be calculated is ambiguous. It also requires proposals to accord with Council guidance, which elevates that guidance to the status of policy without justification. A modification is therefore necessary to rectify these issues, with consequential amendments to the supporting text to explain that bed spaces will be the metric used.

197. Elsewhere in the supporting text, an additional reference to technical guidance from National Governing Bodies for Sport is necessary for the policy's approach to design of new sport and recreation facilities to be effective. Clarification is also needed to explain when and how appropriate landscape management mechanisms will be discussed with applicants and secured, particularly to assist those submitting outline proposals.

198. **MM102**, **MM103** and **MM104** make these changes for the policy to be effective.

Policy CI4 – Leisure, culture and tourism

199. Policy CI4 supports development for new cultural, tourism and leisure activities and improvements to existing facilities where various tests are met. There is no need to duplicate statutory provision for planning obligations. However, for the policy to be fully effective, additional wording is needed to make clear its provisions cover both indoor and outdoor activities, that the policy support extends to ancillary development associated with such uses, and that glamping is included. In addition, the policy should differentiate its approach between proposals in urban and rural areas. This is necessary to be consistent with NPPF paragraph 88, which requires policies to enable sustainable rural tourism and leisure development that respects the character of the countryside. **MM105** and **MM106** effect these changes in the policy and supporting text.

Policies for the historic environment HE1, HE2, HE4, HE6 and HE7

200. The Plan's suite of historic environment policies is justified by a proportionate evidence base, but their wording and introductory and supporting text are not fully consistent with legislation and/or national policy and guidance relevant to heritage assets. These inconsistencies introduce ambiguity for decision makers and undermine effectiveness.

201. Examples include references to "historic" rather than registered parks and gardens, "local listing" rather than buildings of local interest and not consistently requiring consideration of the setting of heritage assets. Policy HE1 partially misrepresents the process for identifying and considering harm to heritage assets, and its supporting text is not clear enough to be effective on use of heritage assessment and sources of heritage information. There are several incomplete descriptions of statutory provisions and procedures applicable to the World Heritage Site, including in Policy HE2. Policy HE4 requires further explanation about use of conservation area appraisals and management plans for effectiveness. Reference to appropriate mitigation is also missing from Policy HE7 on archaeological remains, which is inconsistent with national policy.

202. **MM107 to MM117** are necessary to rectify these issues and make the historic environment policies consistent with national policy and effective.

Policy ML1 – Mineral safeguarding

203. In accordance with section 17 of the NPPF, Policy ML1 aims to protect mineral resources in the borough and identifies Mineral Safeguarding Areas with buffer zones. Part 1 of the policy sets out circumstances in which exceptions to such protection would apply. This list does not include allocated sites, which creates uncertainty for developers and risks delay in delivery of housing to meet objectively assessed needs over the plan period. This a particular practical concern for the Sustainable Communities sites given their scale and complexity. For the policy to be clear and effective, and to support timely delivery of housing in accordance with national policy and the housing trajectory, an exception for allocated sites should be added, along with supporting text to explain this.

204. The policy nevertheless supports the prior extraction of minerals in other circumstances and where projected housing delivery would not be adversely affected, which is consistent with the encouragement sought in NPPF paragraph 223.

205. Part 6 of the policy is unnecessary because it is not relevant to minerals safeguarding, and part 8 duplicates the requirements in part 7. Parts 6 and 8 should therefore be deleted to remove ambiguity. In part 7, a and b are alternative tests, so should be linked with "or" rather than "and" to be effective. Also, for clarity and effectiveness, the order of parts 4 and 5 should be reversed,

so all the relevant policy provisions precede the list of development types that are exempt from them. Finally, as the buffer zones are shown on an on-line version of the policies map only, this needs to be made clear in supporting text.

206. **MM118** and **MM119** make the above changes for effectiveness and to be consistent with national policy taken as a whole.

Policy ML2 – Maintaining aggregate supplies

207. As required by the NPPF, this policy is supported by a Local Aggregates Assessment prepared jointly with Shropshire Council. However, to be fully justified and effective, and to enable effective monitoring, the data cited in the Plan needs to reflect the most up-to-date evidence. The figures given in the supporting text to Policy ML2 should therefore be taken from the most recent 'Local Aggregates Assessment 2023', rather than its predecessor.

208. The word "only" in part 1 of the policy is restrictive and does not meet the test of being positively prepared, so it should be deleted. The policy reference in part 2 should be to Policy ML3, to reflect the numbering in the Plan rather than its predecessor. There is also a tension between parts 1a and 2, leading to ambiguity for decision-makers. Part 2 requires new aggregate extraction to be consistent with Policy ML3, which includes tests for acceptable environmental impacts. However, part 1a allows for material planning objections arising from Policy ML3 to be outweighed by the need for the mineral. Whilst it is appropriate for harms and benefits to be weighed in the planning balance, the wording of the policy needs to express this more clearly to be effective. Additional supporting text explaining relevant benefits will also assist.

209. **MM120** and **MM121** make the changes identified above, subject to which the policy is positively prepared, justified and effective.

Policy ML3 – Mineral development

210. The environmental impact tests for minerals development in Policy ML3 part 1 broadly reflect those listed as principal issues to be addressed by mineral planning authorities in PPG on minerals. This list is not exhaustive and does not preclude additional factors being included in local plan policies. In the case of Telford and Wrekin, farming, horticulture and forestry are relevant considerations given the nature of the area and its local economy. We are therefore satisfied that criterion 1e in Policy ML3 1e is justified and consistent with national policy and guidance. However, heritage and archaeological assets at criterion 1k should include reference to the assets' setting to be consistent with national policy, and **MM122** inserts this.

Policy ML4 – Land stability

211. For Policy ML4 to be effective, Plan users should understand that it applies where development has potential to lead to land instability issues as well as where they have already been identified; and that the risks of land instability affect property and assets as well as people. Applicants should also be advised to engage with the Canal and River Trust, given that group's local knowledge and the risks potentially associated with land near water bodies in the area. **MM123** and **MM124** add these points to the policy and its introductory text.

212. In addition, **MM138** inserts a plan of the Mining Consideration Area, referred to in part 1 of Policy ML4, in an appendix. The area is not shown on the policies map, so this modification is necessary for effective implementation of the policy.

Policy ML5 – Land contamination

213. National policy on land contamination is clear that mitigation proposals should include land remediation. Although remediation is mentioned in the supporting text to policy ML5, this is not sufficient for it to be effective and fully consistent with NPPF paragraphs 196 and 197. In addition, the supporting text is not entirely clear about circumstances where further site investigations may be required, the competence of the person undertaking them, or the sources of government information and guidance available to applicants. Nor does it clearly state that one of the key purposes of the policy is to protect controlled waters.

214. Consequently, modifications are needed to insert a new clause on remediation into the policy and to address the other points above. **MM125 to MM128** make these changes for effectiveness and consistency with national policy.

Conclusion

215. Subject to the MMs identified above, the development management policies are positively prepared, justified, effective and consistent with national policy.

Issue 6 – Does the Plan have clear and effective mechanisms for monitoring?

216. The Plan does not include a monitoring framework, which undermines its effectiveness. **MM140** inserts a proportionate monitoring framework to satisfy the various monitoring requirements within national policy, underpin mandatory annual Authority Monitoring Reports, and inform Plan reviews. This includes a suite of indicators to measure town centre vitality and viability for effective implementation of national and local town centre first policy. We have amended one of these in response to MM consultation comments, so that it tracks both convenience and comparison retail floorspace.

217. The monitoring framework is to be added as an appendix. **MM129** adds a list of updated appendices for effectiveness.

Glossary

218. It is necessary to make a number of changes to the Glossary, and these are referenced in this report where they relate to the relevant policies. **MM141** is necessary to simply change the reference letter of the Glossary for effectiveness given that the list of appendices is to be updated.

Conclusion

219. Subject to **MM140**, the Plan has clear and effective mechanisms for monitoring.

Overall Conclusion and Recommendation

220. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that we recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.

221. The Council has requested that we recommend MMs to make the Plan sound and capable of adoption. We conclude that with the recommended main modifications set out in the Appendix the Telford and Wrekin Local Plan Review satisfies the requirements referred to in the Section 20(5)(a) of the 2004 Act and is sound.

Mike Worden and Catherine Carpenter

Inspectors

This report is accompanied by an Appendix containing the Main Modifications.

Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Telford and Wrekin Local Plan Review

MAIN MODIFICATIONS







September 2026

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Schedule of Main Modifications

1 Telford and Wrekin Local Plan – Schedule of Main Modifications

1.1 This schedule sets out proposed wording amendments, correction of factual errors or similar to the Publication Version of the Local Plan (CD01). Proposed deletions are shown as a ~~strikethrough~~, proposed additions are in <u>underlined</u> and consequential / formatting changes are in *italics*. Only text referenced within this schedule are subject to proposed modifications.

2 General Changes

Modification Reference	Page	Modification
	N/A	*Letter ordering will be amended throughout the plan, an example of the amendment is shown below.* *1. When selecting heating systems it is expected that the following hierarchy will be followed:* *a. New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation;* *b. New development should be designed with a communal heating system which could connect to future heat networks; then* *c. Sustainable alternatives to heat networks such as individual renewable heat should be utilised.* *2. When selecting cooling systems it is expected that the following hierarchy will be followed:* *~~d.~~ <u>a.</u> Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then* *~~e.~~ <u>b.</u> Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then* *~~f.~~ <u>c.</u> Address residual cooling load through renewable sources.*
		Paragraph numbering will be amended throughout the plan as a result of consequential additions, removals and reordering's
		Footnote reference numbers will be amended through the plan to account for new additions and removals
		Table numbers and figure references will be amended throughout the plan to account for consequential additions and removals

2.1 MM001 (General Changes)

Modification Reference	Page	Modification
MM001	N/A	*All references to the plan period throughout the Local Plan should be amended to reflect an adjusted plan period of 2021 to 2041.* *Paragraphs 1.1, 1.5, 1.6, 2.1, 2.2, 2.14, 3.2, 3.6, 3.8, 4.7, 4.12, 4.15,* *Policy S4.1* *Table 4*

Schedule of Main Modifications

3 Introduction

3.1 MM002 (Introduction)

Modification Reference	Page	Modification
MM002	9	2.2 ~~The Council adopted the existing Telford and Wrekin Local Plan (Local Plan) in 2018~~. ~~As part of ensuring the Local Plan remains up-to-date the council is required to review plans five years after adoption.~~ This document is the new Local Plan for the borough for the period 202~~0~~1 to 204~~0~~1.

4 Vision, Priorities and Profile

4.1 MM003 (Vision for the borough)

Modification Reference	Page	Modification
MM003	15	3.2 To achieve this purpose the Local Plan vision sets out a description of the type of place we aspire to be and involves the responsible and sustainable stewardship of the borough's resources and assets: • By ~~2040~~ 2041,Telford and Wrekin will be a Forest Community with an enhanced and protected natural environment that local residents can enjoy close to their doorstep • It will be a borough that is adapted to climate change through well connected sustainable transport, energy efficient homes, renewable energy and the location and design of developments. • During the plan period development will be focussed in the most sustainable locations with good access to facilities, services and job opportunities • New development will continue to contribute~~s~~ to the health and wellbeing of residents and will provide a mix of homes that meets the changing needs of our population; and • Inward investment to create jobs and regeneration opportunities will be achieved through new development supporting a more prosperous borough. • The Council, residents and stakeholders are custodians of the borough's historic assets and environment and these will be given the highest levels of protection for future generations to come throughout the plan period **Forest Community**: Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies within the Plan to help create vibrant communities that are well adapted to climate change.

4.2 MM004 (Strategic Local Plan Priorities)

Modification Reference	Page	Modification
MM004	15	3.3 The vision is underpinned by six strategic priorities which together have shaped the Local Plan spatial strategy, strategic policies and development management policies. The priorities are aligned with the Council Plan to Protect, Care and Invest to Create a Better Borough. Figure 4 illustrates the inter relationship between the vision priorities and key policies included in the plan. **Figure 4: Local Plan policy framework** **PRIORITY 1: Tackling climate change and achieving carbon neutrality**

Schedule of Main Modifications

Modification Reference	Page	Modification
		The Council declared a climate emergency on 25 July 2019 and committed to carbon neutrality for its own operations by 2030. The declaration also recognised that the Council has a role to play in helping to facilitate the aspiration for the borough to be carbon neutral by 2030. The UK legal target is now net zero emissions by 2050. The Council's Becoming Carbon Neutral Action Plan identifies ways to use its powers to support the transition to a low carbon future. **Objectives:** • Design developments to address climate change, be thermally efficient and reduce energy consumption; • Investment in sustainable travel networks to support active lifestyles and reduce car use; • Deliver new strategic renewable energy schemes in the right place~~;~~. **Key policies:** S5, CC1, CC2, CC3, CC4, CC5, CC6, DD1, DD3, DD4, DD5, DD6, ST5, EC2 and EC3 **PRIORITY 2: Protection and enhancement of the green, natural and historic environment** 3.5 **Key policies:** S1, S2, NE1, NE2, NE3, NE4, NE5, NE6, NE7, CI2, CI3, HE1, HE2, HE3, HE4, HE5, HE6, ~~and~~ HE7, ML1, ML2, ML3 and ML5 **PRIORITY 3: Maximising inward investment and employment opportunities** 3.6 Through the new Invest in Telford Strategy the Council is committed to supporting all existing businesses and to attract new inward investment, support job opportunities and to sustain and enhance the borough's strong economic performance. The Local Plan policies and site allocations can help accelerate delivery and support economic growth by planning for changing work patterns including home working, changes in travel patterns, increasing land available for employment development that is accessible to local communities and supporting leisure, retail and tourism sectors. The Local Plan will also help capitalise on further inward investment through new trading relations between the UK and other countries. **Objectives:** • Deliver a minimum 16~~7~~8 ha employment land up to 204~~1~~0 to support investment and job creation; • Invest in key infrastructure including transport, broadband and the natural environment; • Invest in education, training and skills facilities to support a diversified and agile workforce; • Diversification of the rural economy to support jobs and innovation; and • Reduce youth unemployment. **3.7 Key policies:** S3, S7, EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10, ST3, ST4, CI4, and CI5. **PRIORITY 4: Securing better homes for all** 3.8 The Local Plan has a key role in housing delivery ensuring a range of homes that meet local needs and supporting regeneration and renewal that address the quality of existing housing stock. As well as delivering more affordable homes there is a need to ensure that housing is developed to more accessible standards that enable people to live at home for longer improving quality of life and life expectancy and reducing pressures on health and social care services. **Objectives:** • Meet the housing needs of the borough through delivery of 20,680~~200~~ homes up to 204~~1~~0 across a range of types and tenures including more affordable, supported, specialist and accessible housing; **3.9 Key policies:** S4, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO11, HO12, ~~and~~ HO13 and DD2 **PRIORITY 5: Delivering regeneration, renewal and stronger communities**

Schedule of Main Modifications

Modification Reference	Page	Modification
		3.10 Telford faces challenges – the legacy of the original New Town – with ageing infrastructure and the fabric of some of the town's estates, particularly in South Telford now requiring physical regeneration. As well as sites such as Parsons and Venning Barracks which represent a significant opportunity to regenerate brownfield land. While this will require major Government investment the Local Plan can support the regeneration and renewal of these areas to create stronger more cohesive communities that benefit from lower energy costs, better quality housing and improved health and wellbeing. The challenge of regenerating town and local centres is compounded by the impact of changing patterns of shopping and leisure time. This is evident in reduced demand for office space, vacant commercial properties such as pubs and reduction in demand for retail space in some areas. The Local Plan will help deliver new uses and investment into centres helping to revitalise key centres of the community, including rural communities. **Objectives:** • Support for mixed use (including residential led) development schemes and uses that will improve long term sustainability of Telford Town Centre, such as Station Quarter; • Strengthen Newport and Wellington's role as key market towns in the borough and support the diversification of centres from retail to a greater mix of uses; • Encouraging new uses including residential, leisure and employment that support footfall and create flexible adaptable places in the borough's centres as they evolve, adapt and renew; and • Setting a positive policy approach to support the renewal and regeneration of housing estates. **3.11 Key policies:** S6, S7, EC5, EC6, EC7, EC8, EC9, E10, EC11, HO9, ~~and~~ HO10, CI1 and CI4 **PRIORITY 6: Improving health, wellbeing and tackling health inequalities** 3.12 Planning can help to reduce health inequalities, promote better physical and mental health and wellbeing and improve educational attainment, productivity and economic growth. Factors include property conditions, development design, and access to healthy food, sports and physical activity, opportunities for education, outdoor amenity space and employment. Obesity is a critical issue which planning can help address through the control of uses in town ~~and local~~ centres as well as the layout and design of developments to help increase levels of active travel. The borough has an ageing population and ensuring developments are designed to enable people to live at home longer will support independence and reduce pressures on health and social care. The Local Plan will help deliver the objectives of the Joint Strategic Needs Assessment (JSNA), Playing Pitch and Outdoor Recreation Strategy, Indoor Leisure Strategy and the boroughs Health and Wellbeing Strategy. **Objectives:** • Designing developments to meet the needs of a changing population, increasing independence and inclusion and reducing reliance on health and care services over the long term; • Creating multi-generational communities through housing mix where people can live in their community for longer and lead more active lifestyles by investing in sustainable travel and green space; • Investing in measures to improve mental health and wellbeing including dementia friendly developments; • Tackling obesity through creating space for people to grow their own food and healthy eating environments in centres, and ensuring there is a diversity of food options in centres; and • Improving the wider determinants of resident's health and welling as identified in the JSNA and Health and Wellbeing Strategy. **3.13 Key policies:** S5, S6, EC6, EC7, EC9, EC10, HO3, CI1, ST1, ~~and~~ ST2 and ML5

Schedule of Main Modifications

5 Development Strategy and Strategic Policies

5.1 MM005 (Development Strategy)

Modification Reference	Page	Modification
MM005	25	4.2 The strategy reflects the distinct roles and characteristics of the areas and recognises their capacity for growth. The Local Plan has identified a housing requirement of around 20,~~200~~680, of which over ~~57.5~~0% of these homes have already been identified in the Councils housing supply, this includes homes completed, under construction, have planning permission or are included in an allowance for small sites (under 5 homes).

5.2 MM006 (Telford)

Modification Reference	Page	Modification
MM006	25	4.7 Over the course of the plan period 2021 to 204~~1~~0 the Council are planning for around 17,~~372~~785 homes in and on the edge of Telford.~~, this includes 9,060 homes already consented or completed. This means the Council is planning for around 8,312 net new homes coming forward for Telford up to 2040.~~

5.3 MM007 (Newport)

Modification Reference	Page	Modification
MM007	26	4.12 Over the course of the plan period the Council are planning for around 1,4~~14~~48 new homes in or on the edge of Newport.~~, of this over 1,239 homes have already been completed or have planning permission. This means the Council are planning for around 175 net new homes for Newport up to 2040.~~

5.4 MM008 (Rural area)

Modification Reference	Page	Modification
MM008	26	4.15 Over the course of the plan period the Council are planning for around 1,448~~14~~ new homes for the rural area.~~, of this over 1,313 homes have already been competed or have planning permission. This means the Council are planning for around 101 net new homes for the rural area up to 2040.~~

5.5 MM009 (Policy S1 Protecting and enhancing the Boroughs Green Spaces)

Modification Reference	Page	Modification
MM009	28	1. Development should support the ~~e~~Council's priority in the protection and enhancement of green spaces by: a. Protecting existing green spaces set out in the Local Plan; b. Delivering new green space and enhancing and diversifying existing green spaces, that are accessible to local communities; c. Protecting and enhancing woodland and trees to build high quality, resilient woodlands and green space; d. Prioritising nature recovery; and e. Helping to address the climate change and biodiversity crisis, by securing a net gain in biodiversity and enhanced green infrastructure.

5.6 MM010 (Supporting text to Policy S1)

Modification Reference	Page	Modification
MM010	28	4.20 The majority of tree cover in Telford and Wrekin is located within the urban area with values ranging from 55% in the Ironbridge Gorge Ward to 8% in Edgmond and Ercall Magna Wards, which reflects the more open agricultural landscape in those areas. It is recognised that in some areas of the borough woodlands are managed on a commercial basis.

5.7 MM011 (Policy S2 Nature Conservation)

Modification Reference	Page	Modification
MM011	29	1. Development can bring opportunities to restore the natural environment or may harm it, therefore: a. Developments are expected to protect, maintain and enhance biodiversity and geodiversity. b. Impacts on biodiversity and geodiversity can arise from development or exacerbate existing issues through in-combination effects. These impacts need to be identified and the mitigation hierarchy of avoid, mitigate and finally compensate be followed. Similarly, a hierarchy of location should also be used to protect local biodiversity with onsite enhancement/compensation being preferred, then within the borough, an adjacent LPA and finally further afield. 2. Development should have regard to the principles set out within the latest adopted Shropshire and Telford & Wrekin Local Nature Recovery Strategy.

5.8 MM012 (Supporting text to Policy S2)

Modification Reference	Page	Modification
MM012	29	4.27 As a borough we expect developments to avoid harm and where this is not fully possible this must be minimised and, as a last resort, compensated for. We expect any mitigation to be delivered onsite, to protect and restore the wildlife within the immediate area. Further guidance on this can be found within the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2026)[1] 4.30 Impacts on ~~P~~protected and priority species are also material planning considerations that will be weighed during the determination of planning applications. Footnote: 1 Shropshire and Telford & Wrekin Local Nature Recovery Strategy

5.9 MM013 (Policy S3 Economic delivery strategy)

Modification Reference	Page	Modification
MM013	30	1. The Council is planning for the delivery of a minimum of 16~~7~~8ha of employment land over the plan period. 2. Employment development will be supported and delivered through: a. The completion of sites with planning permission;

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Modification Reference	Page	Modification
		b. The allocation of ~~new~~ employment sites listed in Appendix B ~~as~~ and shown on the Policies Map for the uses specified in Appendix B ~~and in accordance with Policy S1~~; *New criteria after b.* The allocation of employment land on Sustainable Communities sites in accordance with Policy HO2; *2nd New criteria after b.* The allocation of mixed use sites listed in Appendix C and shown on the Policies Map for the uses specified in Appendix C. c. Directing development to the Strategic Employment Areas in accordance with Policy EC1; d. Development of suitable sites in the urban area in accordance with policy EC2~~1~~; e. Development of suitable sites and economic development opportunities, in the rural area in accordance with Policy EC3~~2~~; and f. The delivery of sites, where identified in Neighbourhood Plans

5.10 MM014 (Supporting text to Policy S3)

Modification Reference	Page	Modification
MM014	31	4.34 ~~To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. To date the Council has an existing supply of 119ha and the Plan allocates land to deliver a minimum of 100ha of new~~ The Councils employment land supply is made up of completions since the start of the plan period (25ha), existing commitments (56ha), allocated employment sites (72ha) and employment land to be delivered as part of the Sustainable Communities in accordance with Policy HO2 (76ha)**.** ~~employment land together to meet our need and provide choice and supply in the market for new inward investment.~~ *New para after 4.34* The delivery of new employment land is supported by housing allocated within the Local Plan which will enable sustainable economic growth and the ongoing competitiveness of the borough as a destination for inward investment. To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. This approach provides choice and flexibility to inward investors and complements the Councils long term approach to supporting economic development. *2nd New para after 4.34* The Local Plan recognises the broader economic development opportunities across the borough including tourism and leisure potential in rural areas and town centres. Encouraging a broad range of economic development helps create a diversity of employment opportunity and innovation across the borough. 4.35 The 16~~7~~8ha employment land requirement is informed by the Telford and Wrekin Economic and Housing Development Needs Assessment (EHDNA) Part 1 (2020) and 2 (2023) and the updated Newport Employment Land Needs Study (2023). 4.36 This overall residual requirement includes the following indicative split in uses, for monitoring purposes: **Table 3 ~~Table 2~~** **Class Eg(i) and Eg(ii)): offices or the research and development of products or processes** — **3~~2~~3ha** Class Eg(iii)/B2: industrial processes or general industrial — 62ha Class B8: Storage and distribution — 7~~2~~3

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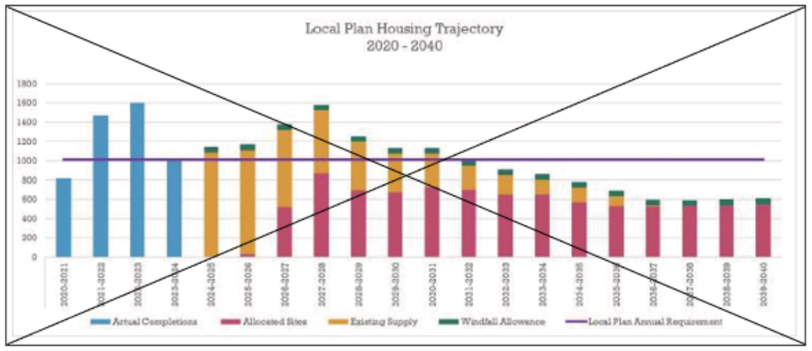
5.11 MM015 (Policy S4 Housing delivery strategy)

Modification Reference	Page	Modification
MM015	31	**Housing delivery strategy** 1. The e<u>C</u>ouncil will deliver 20,~~200~~680 homes over the plan period (until 204<u>1</u>~~0~~). 2. The Council recognise the request of the Black Country Authorities for a contribution towards their unmet housing needs – <u>153 dwellings of the 1034 per year requirement is a contribution towards meeting the unmet needs of the Black Country Authorities</u> ~~therefore an offer of 153 dwellings per year over and above the boroughs housing need has been included within the 1,010 per year requirement.~~ 3. The delivery of new dwellings will be managed and monitored on an annual basis against the housing trajectory <u>shown in the graph below and the accompanying table in Appendix K</u>. 4. If monitoring indicates that delivery is likely to fall below the level required to maintain an adequate supply of deliverable sites then the Council will proactively seek to increase the delivery of sites through the planning process, <u>in line with the requirements of the Housing Delivery Test[x].</u> 5. Housing development will be supported and delivered through: a. The completion of sites with planning permission; *New criteria between a and b* <u>The allocation of three Sustainable Communities sites as shown on the Policies Map and in accordance with Policy HO2 (New Sustainable Communities);</u> b. The allocation of new housing sites as shown on the Policies Map and <u>Appendix A</u> in accordance with Policy HO1 (Housing development principles); c. Well-designed windfall development in the built up areas on <u>suitable brownfield sites</u> ~~a 'brownfield first' approach~~; d. On identified stalled sites; e. Where supported in the rural area by Policies HO12 (Housing development in the rural area) or HO13 (Rural exception sites); and f. Well-designed self-build homes where they are in accordance with Policy HO11. <u>Footnote: National Planning Policy Framework, paragraph 79</u> 

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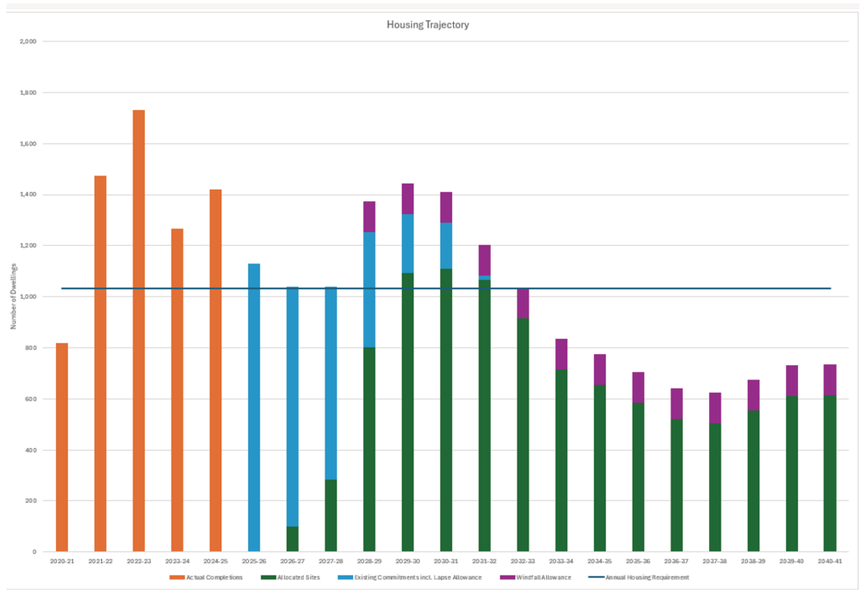
5.12 MM016 (Supporting text to Policy S4)

Modification Reference	Page	Modification
MM016	32	 4.38 The eCouncil has identified ~~57.~~5% of homes within the existing housing supply meaning only ~~42.~~5% of the housing requirement will need to come through new housing site allocations. **Table 4 Housing supply and requirement** **Type** / **Number of dwellings (net)** / **Comments** Overall housing target 202~~0~~1-204~~0~~1 / 20,~~200~~680 / 1,0~~10~~34 dwellings per year for 202~~0~~1-204~~0~~1 Existing supply[1] / ~~11,612~~ 11,307 / Commitments (sites with permission not expired), sites with resolution to grant planning approval and remaining Local Plan allocations and windfall allowance Net supply from new allocations / ~~8,588~~ 9,373 / New housing allocations to meet the requirement Net new dwellings per annum for new allocations / ~~429~~ 469 4.40 An allowance of ~~60~~ 120 dwellings per year on small windfall sites (sites not identified in the Local Plan) is based on past delivery. The overall housing supply includes a flexibility allowance to ensure choice and a buffer against non-delivery

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Modification Reference	Page	Modification
		New para after 4.40 An assessment of broader migration patterns between the Black Country and Telford and Wrekin identified a dwelling equivalent figure of 126 units per annum. The Council has taken a positive approach and recognised the scale of the request by the Black Country LPA's and provided a further uplift of 27 dwellings to give a total of 153 dwellings per annum as its contribution toward unmet housing needs arising in the Black Country area. Footnote: Includes sites with outline and detailed planning permission.

5.13 MM017 (Policy S5 Mitigating and adapting to climate change)

Modification Reference	Page	Modification
MM017	33	1. Development should positively contribute to meeting local ambitions and national targets to address climate change including reducing greenhouse gas emissions. 2. In determining planning applications, the council will support development proposals that help mitigate climate change, giving consideration to how proposals: a. Are designed to reduce the need to travel and encourage sustainable modes of travel including active travel; b. Are designed to reduce energy consumption; c. Maximise opportunities for natural heating ~~and,~~ventilation and use of sustainable heating and cooling systems; d. Support the move towards low/no carbon technology and renewable energy; e. Incorporate electric vehicle charging facilities; and f. Incorporate multi-functional green space including that which support active travel, recreation and carbon storage. 3. In determining whether development supports adaptation to climate change, including resilience to climate change, and does not make other areas more susceptible to the impacts of climate change~~,~~; the Council will consider how proposals: g. Will reduce demand on water resources; h. Consider the risk and impact of flood risk; i. Incorporate well-designed multi-functional sustainable drainage systems; j. Incorporate design features to ensure development, including open spaces and the public realm, is resilient to climate change; and k. Balance~~s~~ the need to protect and conserve heritage assets and their settings ~~historic assets~~. 4. Sustainability Statements, commensurate with the scale and type of development proposed, ~~will be required to~~ must be submitted with applications for: • All new build homes including flats; • Non-residential development of 1,000sqm or more of floor space; and • Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more. ~~new development.~~ They must demonstrate how the development will positively, and measurably, contribute to mitigating and adapting to climate change and local and national climate objectives including contributing to ~~achieving~~ Net Zero as set out in points 2 and 3.

5.14 MM018 (Supporting text to Policy S5)

Modification Reference	Page	Modification
MM018	34	4.44 The e~~C~~ouncil has prepared, and keeps updated, a Climate Change Action Plan which identified~~s~~ ~~an~~ actions for the Local Plan Review [8].

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Modification Reference	Page	Modification
		4.45 The ~~e~~Council has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and the most up to date Council guidance on SuDS ~~Handbook~~. 4.46 The ~~e~~Council adopted a Climate Change Supplementary Planning Document (SPD) in July 2023 which will be updated to support the new climate change policies in the Local Plan. 4.47 Sustainability ~~sS~~tatements are reports which demonstrate how a development proposal ~~will address~~ has had regard to relevant Local Plan policies around sustainability, such as CC1, CC2, CC4, CC6, NE3, NE4, DD1, DD2, DD5, DD6, ST5, CI3, HE1, and where relevant to guidance in the Climate Change SPD. The statement provides applicants the opportunity to demonstrate a holistic approach to design ensuring a consistent and cohesive strategy is in place for climate change mitigation and adaptation. In the context of the Future Homes and Future Buildings Standards set out in Building Regulations, the statement should summarise ~~They should include details of~~ how the proposal uses sustainable design and construction methods as well as how the development would reduce the energy and water demands. ~~They~~ It should also address how materials have been selected and waste reduced in design and construction. *New para after 4.47* A Heating and Cooling Strategy should be included within the Sustainability Statement to demonstrate how a development proposal will meet local ambitions and national energy efficiency targets. Strategies should address the energy hierarchy by demonstrating how the development will: 1. Reduce the demand for energy; 2. Supply energy requirements efficiently; and 3. Use renewable energy. *2nd New para after 4.47* Sustainability Statements should set out whether the level of greenhouse gas emission reduction proposed would be consistent with or would exceed the latest standards in Building Regulations. If proposed to exceed them, the statement should explain how, by how much, and the means by which this additional reduction would be measured and monitored. Provision for measurement and monitoring of any additional reduction in greenhouse gas emission beyond Building Regulation standards will be secured via condition. ~~4.48 Sustainability Statements should be submitted with applications for:~~ • ~~All new build homes including flats;~~ • ~~Non-residential development of 1,000sqm or more of floor space; and~~ • ~~Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more.~~ Footnote: 1 – www.sustainabletelfordandwrekin.com

5.15 MM019 (Introduction to Policy S6)

Modification Reference	Page	Modification
MM019	34	*New para between 4.49 and 4.50* The Health and Wellbeing Board ensures that the Council and the Shropshire, Telford and Wrekin Integrated Care Board work effectively together in planning health and social care services to improve health and wellbeing in Telford and Wrekin as well as promoting integrated working among local providers and partners. As part of broader efforts to improve health and wellbeing of the population of the borough the Council works with an array of together partners such as Sports England.

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5.16 MM020 (Policy S6 Healthy stronger communities)

Modification Reference	Page	Modification
MM020	35	1. Telford and Wrekin is a varied and diverse community with an ageing population and residents with a range of health needs. In order to help improve the health and wellbeing of the boroughs communities, where relevant, development will be expected to: a. Demonstrate a positive approach to healthy design principles that provide opportunities to be physically active, active travel, improved air quality and improved mental wellbeing; b. Provide accommodation that is thermally efficient and helps reduce instances of fuel poverty and damp; c. Prioritise the safety and security of residents and users enabling safe movement of walkers, wheelers and cyclists, encourages community activity and designs out the potential for anti-social behaviour; d. Help create a cohesive and sustainable community by, for example, delivering tenure blind housing, taking account of the different needs of residents and users in design and siting of facilities including, for example, less able bodied, people with dementia, the needs of younger residents and people at risk of social isolation; e. Support residents to live well in their own communities for longer by, for example, providing more accessible homes; and f. Contribute positively to the physical and mental health and wellbeing of residents through, for example, guarding against an over predominance of uses such as hot food takeaways, betting and vape shops in town and district centres and by encouraging access to a healthy environment providing the local community with access to a diversity of food outlets selling healthy food options and the opportunity to grow their own food in designated public and private spaces accessible from the home, school, or workplace.

5.17 MM021 (Policy S7 Developer contributions and infrastructure delivery)

Modification Reference	Page	Modification
MM021	36	1. New, ~~improved~~ expanded, or enhanced infrastructure ~~is necessary for the delivery of~~ provision will be sought from new development. This can include but is not limited to community, education, open space and sustainable travel infrastructure including highways, as well as affordable housing. Contributions towards infrastructure will be used to mitigate the adverse impacts arising from a development (or the cumulative impact) and provide community benefit. Major development proposals (10) will be required to provide a contribution towards the cost of infrastructure. Subject to statutory processes and regulations, contributions may be collected towards; a. Initial costs, e.g. design and development work and pump-priming of projects or programmes; b. Capital costs; c. On-going revenue via commuted sums ~~such as~~ for the management and maintenance of services and facilities; and d. Any other infrastructure related costs permitted by law and identified as a local need. 2. Contributions will be collected through Section 106 agreements which will be secured at appropriate trigger points, to be agreed with the Council. 3. The e~~C~~ouncil will secure the delivery of infrastructure through the following means; a. Onsite, delivered either by the developer or, with an appropriate contribution by the Council; b. Offsite either by the developer in agreement with the Council where it is necessary to make the development happen; and / or c. Offsite funded, in whole or in part, by financial contributions from developers. 4. For major developments (10 homes or more),~~W~~where a viability case has been made to the Council at the planning application stage, the Council reserve the right to review viability developments upon completion, or in the case of strategic schemes of over 500 units on completion of 75% of housing units. In all cases where a schemes gross development value against updated costs/normal profit has been exceeded the ~~Council will claw back funding up to the delivery of a policy compliant scheme~~ applicant shall pay a financial contribution equivalent of:

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		a. Up to a maximum of 70% in the uplift in the value of the scheme; or b. The policy compliant level, whichever is lowest. Any clawback contribution shall be used by the Council for the delivery of affordable housing and/or infrastructure intended to be delivered as part of the development, in accordance with the priorities set out in the Local Plan or Infrastructure Delivery Plan.

5.18 MM022 (Supporting text to Policy S7)

Modification Reference	Page	Modification
MM022	37	*New para before 4.57* Assessments of infrastructure capacity may, on occasion, have cross boundary implications between Telford and Wrekin and neighbouring local planning authorities. This may require, where justified, the deployment of developer contributions on a cross boundary basis**.** 4.58 In some cases the National Planning Policy Framework allows for developers to make a case for a reduction in contributions to allow developments to come forward. The eCouncil will resist a reduction in contributions and, where this does occur, will exercise its right to review and reassess the viability case on completion of a development and recoup any reduced contributions~~. Where the Gross Development Value (GDV) plus Consumer Prices Index (CPI) is exceeded at the point of completion the Council will recoup the difference~~ up to meeting a full policy compliant scheme. Review mechanisms will take the form of a full reappraisal for schemes over 50 units and a lighter touch approach for schemes below 50 units, with a review of GDV against original costs plus RICS BCIS All-in Tender Price Index, normal profit and land value. Reviews will be undertaken on a transparent open book approach. The clawback provisions will be secured by use of appropriate clauses in s.106 agreements. 4.59 Policy S7 supports the delivery of new infrastructure secured through the development management policies listed in ~~Annex C~~ Appendix E.

6 Climate Change

6.1 MM023 (Introduction to Policy CC1)

Modification Reference	Page	Modification
MM023	42	6.8 Policy CC1 supports development which ~~is~~ aspires to be designed with sustainability and carbon reduction at its heart. Minimum requirements are set in Building Regulations. This policy identifies ways to optimise sustainable construction and carbon reduction in the design of development proposals.

6.2 MM024 (Policy CC1 Sustainable construction and carbon reduction)

Modification Reference	Page	Modification
MM024	43	1. All new ~~development~~ buildings should ~~must~~ follow a fabric first approach, aiming to maximise energy efficiency at the outset~~. Development must then demonstrate how it provides for energy needs by using on-site or local renewable energy sources.~~ 2. All new buildings should where relevant and practicable: a. Be designed and sited to maximise the benefits of solar gain whilst protecting from overheating; b. Be flexibly designed to enable future changes to easily be accommodated, extending the life span of development; c. Maximise the use and efficiency of passive ventilation;

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		d. Be constructed from carefully selected materials for high thermal mass, low embodied carbon and durability, unless this would conflict with the character and appearance of conservation areas, the Ironbridge World Heritage Site or the setting of listed buildings; e. Maximise insulation; f. Include facilities to recycle water; g. Incorporate or be designed to enable the installation of low / zero carbon technologies in the future; h. Demonstrate where Modern Methods of Construction[X] have been used in order to reduce carbon emissions; and i. ~~Should m~~Maximise the use of recycled material and ensure the recyclability of new materials use 3. All development should aim to achieve net zero carbon emissions.~~ and~~ 4. Proposals for alterations and extensions to existing buildings, will be supported as a means of making use of embodied energy. They should maximise opportunities to reduce carbon emissions, improve the energy efficiency of the building and where possible integrate on-site renewable energy technologies such as community heat networks.; ~~and~~ 5. Where proposals affect a building of traditional construction, energy efficiency will be expected to be improved as far as possible without prejudicing the character of the building or increasing the risk of long term deterioration of the existing fabric. Footnote: X - Modern Methods of Construction

6.3 MM025 (Supporting text to Policy CC1)

Modification Reference	Page	Modification
MM025	43	6.9 The Future Homes and Future Buildings Standards are expected to come into force through Building Regulations in 2027. ~~The council are setting the framework for s~~Sustainable construction and reducing carbon emissions ~~from development. This could be done in a variety of ways and~~ should be considered at the outset of the design process. ~~The methods chosen should be identified and demonstrated as the most appropriate way to achieve sustainable construction and carbon reduction in the application submission.~~ Policy CC1 complements the standards required by Building Regulations and seeks to ensure that opportunities to maximise carbon reduction are pursued through the development process. The policy applies to all new buildings regardless of their proposed use. 6.11 Planning ~~Planning~~ applications should clearly set out how a proposal has been designed from the outset with climate change action at its heart. ~~This should include information on the energy efficiency of buildings, how energy needs will be met and how carbon emissions will be reduced.~~ Where relevant, this should be incorporated within a Sustainability Statement as per policy S5.~~This should be measurable to enable to the council to quantify the contribution the development makes to reducing carbon emissions.~~ ~~6.12 The requirements in Policy CC1 will apply unless it is demonstrated, through the submission of a viability report, that they would make the development unviable. In which case, the development should achieve the highest standard possible without making the development unviable or preventing the delivery of essential development contributions.~~ 6.13 At Nuplace's Woodland Walk site in Muxton, Nuplace are delivering 18 of its 66 homes to Future Homes Standard, a new Building Regulations standard, set to come into force in ~~2025~~2027, which will require new homes to deliver a 75-80% reduction in carbon emissions from the previous version of the regulations. This will be delivered through a mixture of fabric improvements to the envelope of the building, coupled with a range of technology including solar panels and battery storage, air source heat exchangers etc.

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6.4 MM026 (Policy CC2 Renewable energy in developments)

Modification Reference	Page	Modification
MM026	44	1. ~~All new development should incorporate renewable energy production and storage onsite, unless existing local renewable energy sources are available and achievable to provide power to the site.~~ The Council will support applications for new housing and employment development which incorporate renewable energy production and storage subject to compliance with other relevant policies in the Local Plan and/or National Policy. 2. ~~All~~ Where feasible, new build development should seek to incorporate opportunities to deliver or connect to community and/or district renewable power and heat networks~~, where possible~~. 3. The eCouncil will support development proposals for micro generation ~~unless unless in consideration or conflict~~ subject to compliance with other relevant policies in the Local Plan and/or National Policy. 4. ~~Major development will be expected to be supported by a Heating and Cooling Strategy which demonstrates that the most sustainable heating and cooling systems have been selected.~~ 5. ~~When selecting heating systems it is expected that the following hierarchy will be followed:~~ a. ~~New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation;~~ b. ~~New development should be designed with a communal heating system which could connect to future heat networks; then;~~ c. ~~Sustainable alternatives to heat networks such as individual renewable heat should be utilised.~~ 6. ~~When selecting cooling systems it is expected that the following hierarchy will be followed:~~ a. ~~Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then~~ b. ~~Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then~~ c. ~~Address residual cooling load through renewable sources.~~

6.5 MM027 (Supporting text to Policy CC2)

Modification Reference	Page	Modification
MM027	45	6.17 Renewable energy and heat networks can ~~often~~ sometimes be more efficient than individual solutions, particularly in the context of the current grid capacity. These can be on various scales such as community heat networks which generally supply heating and hot water to a single building with several units within or a district heat network which generally involves a local energy centre that supplies heat and hot water to customers in more than one building. ~~6.20 A Heating and Cooling Strategy should demonstrate how a development proposal will meet local and national energy efficiency targets including reductions in carbon emissions and energy use. This may be combined with Sustainability Statements as required by Policy S3. Heating and Cooling Strategies should address the energy hierarchy by demonstrating how the development will:~~ • ~~Reduce the demand for energy; then~~ • ~~Supply energy requirements efficiently; and~~ • ~~Use renewable energy.~~ ~~6.21 Heating and Cooling Strategies should include the following:~~ • ~~Baseline CO2 emissions calculations;~~ • ~~Energy and CO2emission reduction targets and demand for the development;~~ • ~~Specifications of the materials, heating, lighting and ventilation; and~~ • ~~Proposed renewable energy sources/development and its contribution to the development.~~

6.6 MM028 (Policy CC3 Strategic renewable energy development)

Modification Reference	Page	Modification
MM028	48	1. The eCouncil will support proposals for strategic scale renewable energy production, including re-powering or life-extension, on appropriate sites in the borough where they have: a. No significant adverse impact on landscape and biodiversity; b. No significant adverse impact on heritage assets and their settings; c. No significant adverse impact on amenity; d. No significant adverse impact on highway safety; e. No significant adverse impact on local health and quality of life as a result of noise, emissions to atmosphere, electronic interference, fire risk or outlook through unacceptable visual intrusion; f. Demonstrated that the community have been actively engaged from the early stages of the proposal to inform the design, siting and mitigation required for the development; and g. An agreed decommissioning strategy is in place where there is a temporary consent for the operation of the site. 2. Where development of renewable energy is granted permission, mitigation measures will be required as appropriate to minimise any adverse impacts. 3. Proposals for renewable energy schemes on land protected under the Local Plan including Strategic Landscapes and Green Network, or Nationally will not be supported, unless there are exceptional circumstances. 4. Schemes for renewable energy that are led by the community and / or directly benefit local communities will be supported in appropriate locations. 5. All development proposals will be required to ensure any biodiversity or other environmental improvements secured under the consent are protected should the development cease to be operational and the site returned to its previous use. 6. Where strategic renewable energy schemes are supported, they should maximise opportunities for multi-functionality and community benefit such as sheep grazing, food growing and improvements of Public Rights of Way.

6.7 MM029 (Introduction of Policy CC4)

Modification Reference	Page	Modification
MM029	**49**	6.28 Alongside other impacts of climate change, the impact on water supply has been significant. Water is becoming a scarce resource and therefore there is a need for more efficient use as well as supporting the resilience of our water supply. Telford and Wrekin is in an area classified by the Environment Agency in 2021 as seriously water stressed[x]. Footnote: X - Water Stressed Areas Policy Paper – 2021 classification

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6.8 MM031 (Supporting text to Policy CC4)

Modification Reference	Page	Modification
MM031	50	6.30 ~~All new homes are required to meet the national standard for water efficiency of 125 litres/person/day. National Policy states that where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the optional requirement of 110 litres/person/day.~~ The optional technical standard for water efficiency in new homes, in Part G of Building Regulations, is 110 litres per person per day (l/p/d). Applicants for new residential development will be expected to achieve this standard. The Council will be supportive of developments aspiring to achieve a further reduction in this target in line with recommendations set out in the Council's Water Cycle Study (2024). *New para after 6.30* There are a range of measures that could be provided through development to ensure the efficient use of, and conservation of, water including, for example; the use of water butts in gardens, permeable surfaces. 6.32 Various types of development can have an impact on water quality. This could include intensive agricultural practices, development close to water courses which might receive surface water runoff, industrial development, ground engineering and burial grounds. Where a development could have an impact on water quality, supporting documents will be required to demonstrate there would not be a significant adverse impact on water quality and appropriate mitigation is secured. An assessment to inform the appropriateness of development within designated Source Protection Zones (SPZ's) will be required to demonstrate that any impacts can be mitigated. *New para after 6.32* Development proposals should demonstrate they separate foul and storm drainage and restrict surface water connections to reduce pressures on the wastewater network, improve water quality and reduce flood risk. Applicants should engage early with Severn Trent Water to ensure that any required upgrades to water supply and/or wastewater infrastructure are in place prior to occupation of the developments as recommended within the Water Cycle Study (Phase 1 and 2). *2nd New para after 6.32* Where development has the potential to increase abstraction from groundwater and surface water sources this should not have an adverse impact on the Water Framework Directive[1]. The Environment Agency provides further technical guidance regarding groundwater protection which should be considered in advance of an application[2]. Footnotes 1- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 2 - Environment Agency Groundwater Protection Technical Guidance (2017)

6.9 MM032 (Policy CC5 Flood risk management and sustainable drainage systems)

Modification Reference	Page	Modification
MM032	50	1. Development will be supported where: a. The development accords with the sequential and exception tests for flood risk as set out in the NPPF and in accordance with the Local Flood Risk Management Strategy; b. The development does not prejudice land needed for flood management, where identified by the Council~~, now or in the future~~; c. The development will be safe from flooding from all sources over its lifetime and will not increase flood risk elsewhere; *New criteria between c. and d.* Investigation of the capacity of existing drainage assets serving a site has been undertaken to ensure that any potential overloading of the asset can be identified and, where feasible, mitigated in discussion with the relevant authorities; d. Flood prevention, protection and resilience measures where required are incorporated into designs and are well-designed and effectively managed e. Post development discharge rates and volumes do not exceed the site-specific Greenfield runoff rate;

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		f. On-site surface water is managed as close to the source as possible~~.~~; g. Construction phase run off is considered and appropriately managed to prevent flood risk and pollution during construction phase; and *New criteria after g.* i. Opportunities to de-culvert or reduce the length of culverts for water courses have been, where possible, explored. 2. All developments that require Sustainable Drainage Systems must: a. Be designed with regard to ~~in accordance~~ the ~~c~~Council's most up to date guidance ~~SuDS Handbook~~ and relevant national standards; b. Ensure that surface water discharge rates do not exceed the site specific Greenfield runoff rates and that increases in peak rainfall due to climate change are taken into account in the drainage design; c. Incorporate SuDS into the green space strategy for the site, ensuring they are designed to be multi-functional where possible designed to provide amenity, biodiversity value and water quality improvements as well as being visually appealing such as mimicking biodiverse natural features where possible; d. Be integrated throughout development as part of a management and treatment train; and e. Include details of future maintenance over the lifetime of the ~~proposal~~ development. 3. Surface Water Drainage Strategies and site Flood Risk Assessments are required for developments within areas of high cumulative flood risk as identified in the SFRA.

6.10 MM033 (Supporting text to Policy CC5)

Modification Reference	Page	Modification
MM033	51	*New para before 6.35* In scenarios where an exception test is required, wider sustainability benefits will be considered by the Council upon applicants providing relevant and proportionate evidence. Examples of wider sustainability benefits include, but are not limited to: • The re-use of brownfield land as part of a local regeneration scheme (Policy HO9 and HO10); • An overall reduction in flood risk to the wider community (Policy S5, CC5, HO1, HO2); • Provision of multifunctional, integrated SuDS which significantly exceed local aspirations and/or National requirements (Policy S5, CC5); • Development which strongly aligns with the priorities of the Local Plan set out within the Vision. *New para after 6.35* The Strategic Flood Risk Assessment (Level 1 and 2) (SFRA) provides a key evidence base document that developers should refer to when bringing forward proposals for new development. The Level 2 SFRA provides details of when site specific flood risk assessments would be required, and developers should use this section to understand requirements for FRAs and what conditions/ guidance documents should be followed. Further to this, Site Summary tables are located within Annex A of the Level 2 SFRA (dated January 2025), which developers should use to understand flood risk, access and egress requirements, climate change, SuDS, and FRA requirements for site-specific assessments.

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6.11 MM034 (Policy CC6 Managing air quality)

Modification Reference	Page	Modification
MM034	52	1. The eCouncil will ensure that proposals do not have a significant negative impact on existing air quality levels in the borough. The eCouncil will support development that: a. Appropriately considers the potential impact on local air quality as a result of the proposal both during the demolition and construction phase and as a result of the occupation and use of the development once completed; and b. Proposes appropriate mitigation to minimise emissions and air pollution to protect health of the population and the local environment, including ~~wildlife~~ sites of biodiverse and ecological value. 2. Where Air Quality Impact Assessments demonstrate a development would have an unacceptable impact on air quality, and appropriate mitigation is not or cannot be provided, the development will not be supported. 3. Where Air Quality or Pollution Impact Assessments are not required, development should still provide appropriate mitigation to address air pollution and air quality. 4. All development shall be designed to reduce the potential for air pollution to impact on residents and occupiers such as ensuring homes are set back and away from major highway routes, where air quality is generally worse.

7 Green and Natural Environment

7.1 MM035 (Policy NE1 Biodiversity and geodiversity)

Modification Reference	Page	Modification
MM035	55	**Biodiversity and geodiversity** **~~Designated ecological, biodiversity and geological sites~~** 1. The eCouncil will protect designated areas of international, national and local significance. Nationally and internationally protected sites will be afforded the highest level of protection. Development which potentially impacts upon locally designated sites would be expected to: a. Prepare an ecological/geodiversity assessment appropriate to the scope and scale of impacts. This should assess potential direct and indirect impacts on the designated site/s and be to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s); b. If unavoidable impacts are likely, they must demonstrate how these are outweighed by the overall benefit of the proposals; and c. Ensure appropriate mitigation, compensation, enhancement and long-term management, are secured ~~in line with the Lawton principles for strengthening the network of designated sites~~ to enlarge, improve, create and functionally link important wildlife habitat[1]. 2. Financial developer contributions will be required, where appropriate, to address both direct and indirect impacts upon designated sites. 3. In line with policy NE3 and NE4 the Council will support sustainable development which secures biodiversity net gains. 4. The Council will expect development to (where applicable): a. Provide an appropriate ecological assessment against the scope and scale of impacts. This should assess the potential direct and indirect impacts of the development. This should be undertaken to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s); Maintain, protect and enhance habitats on all development sites as appropriate to their size in line with Policies NE3 (Biodiversity Net Gain) and NE4 (Greening Factor), with especial attention to priority, veteran and irreplaceable habitats and ecological networks; b. Maintain, protect and, where appropriate, enhance populations of species of principal importance for nature conservation; c. Provide appropriate buffer zones between development proposals and (1) designated sites, (2) priority and irreplaceable habitats and species of principal importance nature conservation, and (3) other biodiversity and geodiversity assets

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Modification Reference	Page	Modification
		d. Ensure that new developments are designed to be ecologically permeable through the protection and enhancement of existing green infrastructure and the provision of new, integrated connections to wider biodiversity features; and e. Identify, protect, and appropriately manage geodiversity assets. 5. The Council will support development which presents significant economic or social benefits for the local community where, in consultation with relevant partner organisations, it accepts that any necessary impacts on biodiversity or geodiversity assets can be fully addressed through careful use of the mitigation hierarchy. Development which unavoidably harms an irreplaceable or priority habitat for nature conservation, protected species or designated sites, which cannot be appropriately mitigated or compensated, will not be supported. 6. Appropriate habitat creation, restoration, mitigation or enhancement on site (and its long-term management) or elsewhere will be secured by planning condition, obligations or a legal agreement; and 7. Impacts on biodiversity and geodiversity need to be identified and the mitigation hierarchy used carefully to address them. Significant harm can be created through indirect impacts such as elevating levels of air pollution on sensitive habitats or increased visitor pressure. Surveys and assessments should be to recognised standards, as adopted by ~~the~~ relevant national conservation bodies. ~~These organisations include CIEEM, BCT and Natural England.~~ Footnotes 1 - In line with the recommendations in 'Making Space for Nature - a review of England's wildlife sites' Lawton 2010

7.2 MM036 (Supporting text to Policy NE1)

Modification Reference	Page	Modification
MM036	56	*New para after 7.7* There is not a universal buffer distance that can be applied to all sites, species, habitats or features. Similarly, development impacts will vary significantly due to scale, type and design. Therefore, buffer zones must be determined appropriately, on a location by location basis, using national guidance and informed design relevant to the particular direct and indirect impacts of the development proposed. **Table 5 ~~Table 4~~: Categories of biodiversity and geodiversity designations**

Category of Site	Level	Number of Sites
National Landscape	National	1 site
Sites of Special Scientific Interest	National	8 sites (listed in Appendix ~~E~~I)
Local Wildlife Sites	Local	47 sites (listed in Appendix ~~E~~ I)
Local Nature Reserve	Local	~~17~~22 sites (listed in Appendix ~~E~~ I)
Ancient Woodland	Local	52 sites (listed in Appendix ~~E~~ I)
Local Geological Sites	Local	25 sites (listed in Appendix ~~E~~ I)
~~Green Guarantee Sites~~	~~Local~~	~~305 sites (listed in Appendix EF)~~

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Modification Reference	Page	Modification
		New para after Table 5 As a landowner, 305 of the Council's sites are designated Green Guarantee Sites (as defined in Appendix M). These sites receive an additional layer of protection in specific corporate Council policy. Should a planning application be submitted on a Green Guarantee Site, the proposal would be subject to both the internal corporate policy procedures and the planning policies within the Local Plan. *2nd new para after Table 5* Industry standards for ecological surveys and assessment guidance are amended over time. These are published by a number of organisations including Natural England, the Chartered Institute of Ecology and Environmental Management and Bat Conservation Trust.

7.3 MM037 (Policy NE2 Trees, hedgerows and woodlands)

Modification Reference	Page	Modification
MM037	58	1. The eCouncil will support development which retains, protects and appropriately manages existing trees, hedgerows and woodland with biodiversity, visual amenity or landscape value, in line with national guidance. 2. The eCouncil will expect, where relevant, development to: a. Assess the potential impact of proposals on trees, hedgerows and woodlands within or adjacent to the development site; b. Incorporate trees as an integral part of scheme design, including using ward level canopy data and woodland opportunity mapping provided by the Council to inform the level and type of tree planting proposed; c. Use climate and disease resistant tree species with a ~~50:50~~ native and non-native tree mix, where appropriate; d. Protect existing trees, hedgerows and woodlands to be retained before, during and, where appropriate, after any construction work; e. Ensure appropriate long term management, maintenance and protection of existing and newly planted trees, hedgerows or woodlands. This will be expected in the form of a Landscape Management Plan (LM) for the lifetime of the development; and f. Provide replacement and enhancement of planting which maintains local amenity value, character and biodiversity of the local area. ~~either through biodiversity net gain or, where biodiversity net gain does not apply, through the consultation with the Council to provide amenity/landscape value.~~ 3. Development that would lead to the removal of ~~mature trees and~~ ancient woodland, or that impacts on any irreplaceable habitats [as defined in the NPPF] will only be supported where wholly exceptional reasons and compensation strategy are provided. Mature specimens of reasonable condition should only be removed where this is necessary to facilitate the effective development of a site and/or the loss is satisfactorily compensated through planting as part of a wider landscaping strategy. In all instances where trees and hedgerow are potentially impacted, applications should be supported by robust arboricultural evidence. 4. Where relevant, ~~T~~the ~~c~~Council will secure the delivery of offsite planting via condition and/or planning obligation and will direct offsite planting in line with local priorities. 5. Development occurring immediately adjacent to irreplaceable habitats will be required to adequately buffer these features from the direct and indirect impacts of development.

7.4 MM038 (Supporting text to Policy NE2)

Modification Reference	Page	Modification
MM038	59	7.12 The loss of trees, hedgerows or woodlands may be supported in some instances. This could include: • Where evidence is provided demonstrating that the retention would significantly impact upon the economic viability of the development, excluding TPO's, mature, ancient and veteran trees; • The wider benefits of the scheme outweigh the loss of the trees, hedgerows and/or woodland; ~~or~~

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Modification Reference	Page	Modification
		• Where evidence is submitted to demonstrate the tree, hedgerow and/or woodland is in poor health and therefore not suitable for retention; or • Where tree plantations are managed on a commercial basis.

7.5 MM039 (Introduction to Policy NE3)

Modification Reference	Page	Modification
MM039	59	7.14 By law, ~~all appropriate~~ qualifying development is required to deliver ~~a minimum of~~ at least 10% biodiversity net gain, ~~above the initial biodiversity value of the proposal site. These levels must be~~ measured using the Government's most recent published Biodiversity Metric ~~(currently version 4.0)~~. The Council however has an aspiration to optimise BNG in new development, including up to ~~achieve~~ 20% BNG on larger development sites, to help deliver ~~our~~ its Forest Community ethos. 7.15 Policy NE3 ~~seeks to secure and guide BNG delivery through development~~ sets out this aspiration and the local requirements for off-site BNG provision.

7.6 MM040 (Policy NE3 Biodiversity Net Gain)

Modification Reference	Page	Modification
MM040	59	1. ~~All new development should deliver biodiversity net gains. Major developments should deliver in excess of a minimum of 10% biodiversity net gain~~ BNG ~~in, with an aspiration for 20%, subject to viability. In the first instance, biodiversity net gain should be delivered onsite. Off-site solutions will be supported where it is demonstrated that the mitigation hierarchy of 'avoid, mitigate, compensate' and onsite over offsite solutions have been rigorously applied.~~ Proposals for major development that qualify for BNG should aim to provide more than 10%, up to the local aspiration of 20% BNG. 2. ~~All developments not legally required to provide a minimum 10% net gain that demonstrate measurable net gains in biodiversity, proportionate to the development will be supported.~~ Where applications that are exempt from statutory BNG propose proportionate biodiversity enhancements, this will be supported. 3. Biodiversity ~~P~~provision should be informed by the Shropshire and Telford & Wrekin Local Nature Recovery Strategy to demonstrate that it is locally appropriate and follows the Lawton report recommendations ~~Principles~~ of delivering more, bigger, better and joined up habitats. *New criteria after 3.* Where application of the statutory Biodiversity Gain Hierarchy supports provision of off-site gains, such provision should be informed by the Shropshire and Telford & Wrekin Local Nature Recovery Strategy and the Lawton recommendations. The Council expects any off-site provision to be delivered within the borough. If this is not possible, the reasons for this should be clearly set out and the closest alternative provision will be secured in line with local, regional and national priorities for biodiversity. 4. ~~All relevant development proposals must be supported by an appropriate biodiversity net gain plan, to the national standard, which should include a 30 year habitat management plan.~~ 5. ~~Any off site financial contributions needed to achieve biodiversity net gain (which could not be secured onsite) must to be secured by appropriate planning obligations or other recognised legal mechanisms. They should be~~ ~~delivered in line with local, regional and national priorities for biodiversity, directed by the emerging Local Nature Recovery Strategy.~~ 6. ~~The council expects any offsite provision to be delivered within the borough. If this is not possible the reasons for this should be clearly set out and closest alternative provision located to protect and enhance local ecology.~~

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7.7 MM041 (Supporting text to Policy NE3)

Modification Reference	Page	Modification
MM041	60	7.16 ~~The council is aspiring to achieve 20% BNG for all developments not exempt from statutory BNG where viable. This is based on research, which will be further set out in a Natural Environment Technical Paper, which has demonstrated that the impact on viability of delivering in excess of 20% BNG is limited as it is the initial statutory 10% which has the biggest impact. Given not only the climate but the ecological crisis we are facing, the Council consider it reasonable and appropriate within its Forest Community ethos to seek 20% BNG where viable on all developments that are not legally exempt.~~ The Council is committed to its Forest Community, climate and wider sustainability objectives, and sees working positively with developers to optimise BNG as an important way to achieve these. Applicants are encouraged to consider BNG early in the design process and to seek preapplication advice on this matter from the Council. 7.17 It is acknowledged that for some developments ~~commercial schemes~~, achieving more than 10% BNG may be difficult. The Council will take a balanced approach for such developments, where a reasonable justification has been provided. ~~viability report has been submitted. However, it is expected that such development will have explored all available options to achieve above 10% BNG.~~ ~~7.18 In some cases, it could be considered that an off-site contribution would offer greater benefit to biodiversity in such cases an appropriate legal agreement will be required to secure the contributions which should in the first instance be directed to a site within the borough.~~ 7.19 The ~~e~~Council encourages stacking other appropriate green infrastructure benefits with land used for biodiversity net gain. Maximising the functionality and quality of these areas will help make effective use of land. ~~7.20 Nationally, it is envisaged that statutory level of 10% biodiversity net gain will cover all local development except where they:~~ • ~~impact habitat less than 25m2, or 5m for hedgerows or watercourses~~ • ~~are householder applications~~ • ~~are biodiversity gain sites (where habitats are being enhanced for wildlife)~~ • ~~are "small scale self-build or custom housebuilding"~~ ~~7.21 Any off-site contribution to achieve Biodiversity Net Gain will be directed by the Lawton Principles and the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2024).~~ 7.22 The Council will utilise ~~updated~~ accessible green space mapping (e.g. ANGSt), ~~updated~~ accessible woodland (AWS) mapping and outdoor recreational value calculations (e.g. ORVal) of key sites to ensure the delivery of ~~biodiversity net gain~~ BNG does not negatively impact upon local communities' ability to access the natural environment. ~~7.23 Biodiversity net gain plans should describe the site's biodiversity value both before and after development. The 30 year long term management plan should include estimated costs and mechanisms for funding and must clearly set out how both on-site and off-site net gain provision will be delivered, monitored and maintained, including the parties responsible for ensuring this.~~

7.8 MM042 (Introduction to Policy NE4)

Modification Reference	Page	Modification
MM042	61	7.25 The Development Greening Factor (often known as Urban Greening Factor) is a key element of the ~~N~~national Green Infrastructure Framework. The Council sees it as well placed to link biodiversity net gain and Forest Community requirements, whilst making development more resilient to the impact of climate change. It uses a simple process that provides a numerical score for ~~quantifies the amount of green infrastructure~~ a development ~~provides,~~. More beneficial land cover types, such as woodland, score higher than others which provide less green infrastructure benefits, such as tarmac. This is then added up in a Greening Factor calculator to give the development ~~providing~~ a total Greening Factor Score of between 0 and 1.

7.9 MM043 (Policy NE4 Development Greening Factor)

Modification Reference	Page	Modification
MM043	61	1. ~~The council will require a~~All major development proposals ~~to~~ should contribute towards the greening of the borough through the integration of multifunctional green and blue infrastructure within a development's site design~~, subject to viability~~. 2. All major residential development proposals, or proposals that are predominately residentially led, should aim to meet a minimum Greening Factor of 0.4. 3. All major non-residential development, or proposals that are predominately non-residentially led, should aim to meet a Greening Factor of 0.3. 4. The Greening Factor should be met as far as possible on site, with any shortfall provided off-site as close as possible to the donor site. Off-site provision should enhance local green infrastructure, having regard to relevant guidance and evidence such as the Local Nature Recovery Strategy, Playing Pitch and Outdoor Recreation Strategy and current climate and green infrastructure mapping. Off-site provision will be secured by conditions and/or planning obligations. ~~Where the Greening Factor cannot be met on site, then the council will work with applicants to identify offsite opportunities to enhance local green infrastructure. This would be secured by planning conditions and/or obligations and delivered in line with locally identified needs.~~

7.10 MM044 (Supporting text to Policy NE4)

Modification Reference	Page	Modification
MM044	61	7.27 ~~The council has published its Green Space Factor Study (GSFS) (2023) which suggests scores for the borough, how the site's value and score can be calculated and includes worked examples.~~ Development Greening Factor is based on the national Urban Greening Factor model by Natural England. It is intended to complement other green infrastructure requirements such as open space, landscaping, sustainable drainage and biodiversity net gain. Therefore, a site's Greening Factor ~~Green Infrastructure elements~~ can benefit from a variety of green infrastructure elements, such as ~~include~~ the retention of semi-natural vegetation, ~~and/or~~ the provision of street trees, hedges, areas of flower rich perennial planting, green roofs, green walls, ponds, wetlands and certain sustainable drainage systems, including rain gardens and permeable paving. ~~Table 3 of the GSFS 2023 sets out the surface cover categories and scores for the borough, from which a developments score will be calculated.~~ 7.28 This is not intended to be a parallel requirement. Developers are strongly encouraged to use creative solutions to stack their varied site requirements to efficiently and effectively achieve their Greening Factor. By clearly ~~setting out~~ following the ~~c~~Council's approach, applicants will be able to demonstrate, during the site master planning process ~~to ensure the~~ that they can delivery ~~of~~ an appropriate level of greening, ~~within developments.~~ and increase the climate resilience of their development. *New para after 7.28* The Council is developing guidance and tools to assist local developers in designing and efficiently evidencing their Greening Factor. This will be based on, and augment, that provided to date by Natural England in its Urban Greening Factor Standard[x]. The Natural England standard will be used as the foundation for the Council's Greening Factor and should be referred to until the Council's guidance is published. *2nd New para after 7.28* The Council also intends to create a green infrastructure strategy and guidance to inform local priority setting and design. Other relevant resources include Natural England's Green Infrastructure Framework GIS Mapping tool, the Woodland Trust's Tree Equity Score UK, and the Climate Just web tool. Footnotes: X - Natural England Urban Greening Factor User Guide and accompanying spreadsheet

7.11 MM045 (Policy NE5 Green Network)

Modification Reference	Page	Modification
MM045	63	1. The ~~c~~Council will protect, maintain, enhance and, where possible, extend the ~~g~~Green ~~n~~Network.

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		2. The ~~c~~Council will only support development impacting the ~~g~~Green ~~n~~Network where it identifies, protects and enhances the ~~g~~Green ~~n~~Network principles. Where impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network, its principles and associated functions. 3. Proposals which would adversely affect the extent and /or quality of the Green Network will be expected to assess and justify the development against the following principles and their associated functions: a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas; b. H~~h~~ealthy, linked, active spaces; c. T~~t~~hriving spaces which promote heritage, geology and community identity; d. S~~s~~paces for natural water management; and e. R~~r~~esilient, carbon and climate positive spaces.

7.12 MM046 (Supporting text to Policy NE5)

Modification Reference	Page	Modification
MM046	64	*New para after 7.33* Table X below outlines specific policies within the plan which relate to each of the five principles for the Green Network. **Table X: Five Principles of the Green Network** **Green Network Principle** / **Relevant Policies** a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas — S1, S2, NE1, NE2, NE3, NE4, DD1, DD2 b. Healthy, linked, active spaces — S6, HO2, ST1, ST5, CI1, CI2, CI3, CI4, CI5 c. Thriving spaces which promote heritage, geology and community identity — S1, NE1, HO2, CI1, CI2, CI3, HE1, HE2, HE4, HE6, ML1, ML3 d. Spaces for natural water management — S5, CC4, CC5, NE4, HO2 e. Resilient, carbon and climate positive spaces — S1, S5, CC1, CC2, CC3, CC4, CC5, CC6, NE2, NE4, HO2, ST1

7.13 MM047 (Supporting text to Policy NE7)

Modification Reference	Page	Modification
MM047	66	7.42 The ~~c~~Council's Landscape Capacity Assessment 2023 has reviewed landscape around existing settlements and identified Lilleshall and Wrockwardine areas as appropriate areas where a strategic green gap will maintain separation between the settlements and Telford. These areas are identified ~~are mapped~~ within the Council's evidence base and as thick green buffers on the Policies~~y~~ Map that accompanies this document. This decision was taken to avoid the perception that all development up to a hard boundary would be acceptable. Some level of development within and around the gaps could be deemed as acceptable, provided that these do not prevent its function.

Modification Reference	Page	Modification
		New para after 7.42 An example of development that may be acceptable within a strategic green gap could be the creation of new footways / cycleways or the provision of utilities infrastructure that requires the grant of planning permission. 7.43 The Landscape Capacity Assessment made other observations on the use of buffers in relation to ~~historic~~ registered parks and garden and strategic landscapes. These designations, and settlements within or adjacent to them, are covered by policies HE1 Historic Assets, HE6 ~~Historic~~ Registered Parks and Gardens and NE6 Shropshire Hills National Landscape and Strategic Landscapes.

8 Economy and Centres

8.1 MM048 (Introduction to Policy EC1)

Modification Reference	Page	Modification
MM048	69	**Employment development in ~~the urban area and~~ strategic employment areas (SEAs)** 8.6 The delivery of new employment land and the protection of existing employment provision is critical to attracting inward investment and creation of jobs. SEA's are large commercial and industrial estates in the borough and include Halesfield, Stafford Park, Hortonwood/MOD Donnington and Donnington Wood. A list of SEA areas is included in Appendix G. 8.7 Policy EC1 sets out the approach to employment development in Strategic Employment Areas (SEAs)~~:~~, ~~and to protecting against the loss of existing employment land across the borough.~~

8.2 MM049 (Policy EC1 Employment development in the urban area and SEAs)

Modification Reference	Page	Modification
MM049	69	**Policy EC1 Employment development in ~~the urban area and~~ SEAs** 1. The SEAs, as identified on the Policies Map, will be the primary focus for employment development. The development strategy for proposals in the SEAs is as follows: a. Development proposals for industrial, storage and distribution uses will be supported in SEAs~~, including existing allocations carried forward~~; b. Development proposals for sui generis uses associated with B Use Class activity, such as waste management facilities, will be supported in SEAs where they are compatible with neighbouring uses; *New criteria after b* Development proposals for sui generis uses associated with operational defence and security at MOD Donnington will be supported. c. Economic activities including business uses(E(g)(i), E(g)(ii) and E(g)(iii)) will be supported in SEAs where: i. They support the function of the SEA; and ii. T~~t~~hey do not undermine the viability of existing employment uses in close proximity to the site. d. Other uses outside of these criteria will ~~generally~~ not be supported in the SEAs without clear justification to how it would support the function of the SEA. If granted, any such planning permissions will be subject to condition(s) to prevent future changes of use without an express grant of planning permission. *New criteria after d* Allocated sites should be developed in accordance with the use classes indicated in Appendices B and C, or with Policy HO2 in the case of Sustainable Communities

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		New criteria after part 1 All new development, including proposals for change of use, within SEAs must demonstrate that the proposed design, transport implications, and amenity impacts will not cause harm to the strategic function or day-to day operation of the SEA both during construction and once operational. 2. ~~Outside the allocated sites and SEAs, employment development in the urban area will be supported where:~~ a. ~~It is located: In close proximity to a SEA;~~ b. ~~On an existing established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or~~ c. ~~Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas.~~ d. ~~The development maintains and enhances sustainable access such as walking, wheeling and public transport; c. The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5;~~ e. ~~It does not have a significantly adverse impact on adjacent uses;~~ f. ~~It provides high quality, diverse landscaping and boundary treatment; and~~ g. ~~In the case of greenfield sites, it is demonstrated that no appropriate previously development land is available in the built up areas of Telford or Newport.~~

8.3 MM050 (Supporting text to Policy EC1)

Modification Reference	Page	Modification
MM050	70	*New para after policy EC1 and before 8.8.* Employment uses on SEA areas include classes B2 (general industrial), B8 (storage and distribution), Class E(g) and sui generis (i.e. uses associated with B use class activity such as waste management facilities or operational defence and security). *2nd new para after EC1* In order to protect the borough supply of employment land, proposals for alternative uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted by condition from any future changes of use without planning consent. This includes uses within Class E other than those falling within category E(g). This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area. *3rd new para after EC1* The Council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood, and Stafford Park) to control the loss of employment land to other non-employment uses. This approach reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These employment areas should continue to be protected for these purposes to support economic ambitions. Where necessary the Council may identify further areas to protect by an Article 4 direction. *4th new para after EC1* The north Telford Strategic Employment Area contains MOD Donnington which is a strategic logistics hub for the armed forces therefore any development within the vicinity of the base needs to ensure it does not negatively impact defence interests.

8.4 MM051 (Policy EC2 Economic Development in the Urban Area)

Modification Reference	Page	Modification
MM051	70	*New criteria before EC2.1* 1. Employment development in the urban area, outside the allocated sites and SEAs, will be supported where:

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Modification Reference	Page	Modification
		a. It is located: • In close proximity to a SEA; or • On an existing, established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or • Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas. b. The development maintains and enhances sustainable access such as walking, wheeling and public transport; c. The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5; d. It does not have a significantly adverse impact on adjacent uses; e. It provides high quality, diverse landscaping and boundary treatment; and f. In the case of greenfield sites, it is demonstrated that no appropriate previously developed land is available in the built up areas of Telford or Newport. 2. Outside of SEAs the loss of existing employment land will only be supported where: a. Evidence is submitted that satisfactorily demonstrates that the site is no longer suitable, or viable, for employment uses including the current / last use of the site and alternative employment uses; b. The proposed use would not conflict with neighbouring uses; and c. The sustainability benefits of the proposal clearly outweigh the loss of the employment land.

8.5 MM052 (Supporting text to Policy EC2)

Modification Reference	Page	Modification
MM052	70	~~8.9 Employment use includes classes B2 (general industrial), B8 (storage and distribution), Class E and sui generis (i.e. uses associated with B use class activity such as waste management facilities).~~ ~~8.10 Existing employment allocations adopted in the Telford and Wrekin Local Plan(2018) that have not yet been built out will be carried forward as part of the Councils employment land supply.~~ ~~8.11 In order to protect the borough supply of employment land, proposals for alternative employment uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted from any future changes of use without planning consent. This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area.~~ 8.12 Where a loss of employment land is proposed, marketing information should be submitted to support an application. This should demonstrate ~~that~~: • That ~~T~~the site has been marketed for a minimum period of 12 months at an appropriate price (demonstrated by RICS valuation), at a range of tenures and across a range of agents/websites; • ~~Show~~ ~~h~~How the site has been marketed, where, and any offers made and why they were rejected and/or not continued with; and • That ~~T~~the Council has been engaged at the earliest opportunity to explore options for site retention, remediation and preparation for alternative employment uses. ~~8.14 The council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood and Stafford Park) to control the loss of employment land to other non employment uses. This approach reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These employment areas should continue to be protected for these purposes to support economic ambitions. Where necessary the council may identify further areas to protect by Article 4 and / or planning condition.~~

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8.6 MM053 (Introduction to Policy EC3)

Modification Reference	Page	Modification
MM053	71	**~~Employment~~ Economic development in the rural area** 8.16 Policy EC3 sets the context for a more diverse rural economy covering abroad range of business-related uses, not solely the traditional Use Class B employment.

8.7 MM054 (Employment in the Rural Area)

Modification Reference	Page	Modification
MM054	71	**~~Employment~~ Economic Development in the Rural Area** 1. ~~Employment~~ Economic development in the rural area should be directed to: a. The re-use/ conversion of redundant buildings; or b. The redevelopment of previously developed land; or c. Sites which would form and enable the expansion / extension of an existing business/employment use. 2. The ~~c~~Council will support new ~~employment~~ economic development in the rural area where: d. It is successfully demonstrated that the proposal would benefit from a rural location or it would assist the diversification of the rural economy; e. The proposal is supported by an appropriate business case which demonstrates the economic benefits to the local economy; f. There is no significant adverse impact on local highway capacity and safety, unless appropriate mitigation measures can be implemented; and g. It would not have a detrimental impact on the character and quality of the rural area and nearby uses. 3. Where a site/proposal does not meet any of the circumstances in point 1, and is for a new building on greenfield land, well-designed new development will be supported subject to the meeting the criteria at part 2 of this policy and the use, design and scale of the development is responsive to local context. 4. Economic ~~D~~development which would assist in the retention and/or development of accessible local services and community facilities would be supported where in accordance with Policy CI1.

8.8 MM055 (Supporting text to Policy EC3)

Modification Reference	Page	Modification
MM055	71	8.17 The rural areas of Telford and Wrekin provide various employment opportunities. Harper Adams University is a major employer that is world renowned for its education and research on sustainable food chains, agri-tech and the rural economy. Within the University campus, development that accords with Policy EC3 will be supported. The rural area also supports many SME businesses that provide vital local services such as shops, public houses and logistics businesses that provide local job opportunities. *New para after 8.17* Economic development could include: • the growth and expansion of existing rural businesses • development and diversification of agricultural and land-based businesses • rural tourism and leisure developments

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		• the retention and enhancement of local services and facilities including shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship • infrastructure to support rural growth such as improved highways, walking and cycling infrastructure and utilities provision. 8.19 Business cases for ~~employment uses~~ economic development in the rural area are generally expected to include the following as a minimum. Further information may be sought if considered necessary in determining the planning application, including: • Details of the proposed business use; • Justification for the business being located in the rural area; and • Details of how the business will positively contribute to the local rural economy *New para after 8.20* Economic development within the rural areas provides a unique opportunity to capitalise on the social, environmental and economic value of best and most versatile agricultural land. Development should, wherever possible, seek to maximise these benefits through good design and business principles in line with policies CC6, NE1, ML4 and ML5. *2nd new para after 8.20* By focussing economic development in the rural areas to locations where there is existing or previous development, the policy helps to protect areas of best and most versatile land for appropriate agricultural uses.

8.9 MM056 (Policy EC4 Waste Management facilities)

Modification Reference	Page	Modification
MM056	73	1. The eCouncil will assess applications for and affecting waste management facilities against the following criteria: a. Whether they add value to and help deliver on the principles of the circular waste economy (re-use, repair, recycle, compost and transfer of energy) by moving waste further up the waste hierarchy; b. Applications for a change of use from waste management to other uses will need to demonstrate that the relevant waste capacity is no longer required; c. Proposals for new and altered facilities should demonstrate that they have been designed to operate in a way that will help increase rates of recycling (and/ or re-use of materials), create new employment opportunities or support and/or improve existing employment opportunities, minimise the impact of the facility on the local environment and positively contribute to the local community; d. General waste management facilities and developments associated with such facilities should be located in the Strategic Employment Areas as well as Tweedale. Exceptions to this include: • Where waste facilities meet specialised needs that could not be appropriately located in the above mentioned areas; • The need for specialised waste facilities; or • The use of previously developed sites that might not be suitable for residential developments or commercial and industrial uses and facilities that can co-locate close to waste producers or users of treated materials; 2. New landfill (or land raise) sites or extensions to existing land fill sites will only be considered where there is an established need and provision will only be made for waste that cannot practicably be recycled, composted or recovered. 3. ~~Where development proposals for any other use come forward in the vicinity of an existing waste site, proposals will need to clearly demonstrate that there will be no conflict with the operation of the existing waste site.~~ Development proposals on, or within 250m of an existing waste management facility (including installation sites under Environmental Permitting Regulations) will be required to:

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		a. *New criteria under 3.* Assess the potential impact on the facility and demonstrate that it would not unreasonably restrict operation of the facility; and b. *2nd new criteria under 3.* Provide any necessary mitigation as the "agent of change" to ensure that the operation of the existing business would not have a significant adverse effect on the new development.

8.10 MM057/MM058 (Supporting text to Policy EC4)

Modification Reference	Page	Modification
MM057	73	8.24 Policy EC4 provides the means to plan for and safeguard, where appropriate, new, existing and expanding waste infrastructure to meet local needs. Applications for a change of use, ~~of or~~ on an existing waste site~~, use~~ will need to demonstrate that ~~a~~ the site has been marketed for a minimum 12 month period for a similar or alternative waste use. *New para after 8.24* For strategic waste sites, applicants will be required to demonstrate they have marketed the site appropriately, consulted with relevant stakeholders such as the Environment Agency, neighbouring authorities and other waste operators, and provide an assessment to show the site capacity is no longer required to meet identified need.
MM058	74	8.29 In order to minimise the impact of new and expanded waste facilities on the environment new site proposals for waste management should, at application stage, demonstrate: • No adverse impact on water quality; • Protection of water resources (all non-waste operational area such as roofs and roads should, where possible, be directed towards a sustainable surface water outfall in accordance with the Drainage Hierarchy); • Vehicle routing and site access is appropriate to the scale and nature of the development; • The site is within reasonable proximity to the source of waste to be managed; • No adverse impacts on the natural environment, open space or biodiversity; • The location and operation of the site does not adversely impact the historic environment; • Visual intrusion of/from the site is minimised; • No potential land use conflicts in the local area; • Air emissions, including dust are minimised; Odours are minimised; • Measures are in place to prevent vermin and birds; • Noise, light and vibration from the operation of the site are minimised; • Measures to prevent the spread of litter originating from the operation of the site; and • The site does not create conditions for land instability. *New para after 8.29* Applications for sites within 800m of a Waste water Treatment Works (WwTW) may require an odour assessment, depending on the scale of the WwTW and its proximity to the proposed development.

8.11 MM059 (Policy EC6 Telford Town Centre)

Modification Reference	Page	Modification
MM059	77	1. The vitality and viability of Telford Town Centre and its role as a destination for retail and leisure activities will be supported by:

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		a. Encouraging the diversification of activities and services <u>within Class E</u> that complement main town centre uses; b. Encouraging high-tech, research and development, Information Technology industries, knowledge based industries and complementary higher education facilities to locate in the Town Centre; c. Focusing the location of community facilities, leisure venues and education in the Town Centre; and d. Creating, enhancing and improving the public realm and connectivity through high quality, legible and safe routes, streets and spaces. 2. <u>New</u> ~~D~~<u>d</u>evelopment <u>requiring planning permission</u> in the Town Centre area, defined on the Policies Map, will be supported where it: a. Positively contributes towards a healthy environment and does not have a significant adverse impact on public health and wellbeing; b. Encourages active travel and use of sustainable modes of travel; c. Does not have a significant adverse impact on access, movement and the availability of parking in the Town Centre; d. Enhances existing gateways into the Town Centre and improves interconnectivity in the Town Centre as a whole; and e. Supports and enhances the vitality and viability of the Town Centre **<u>Retail and Leisure</u>** 3. The retail and leisure function of the Town Centre will be maintained and enhanced by: a. Supporting retail and complementary leisure uses within the Primary Shopping Area (PSA) where there are active frontages at ground floor level; b. Supporting retail, leisure and sui generis uses in the PSA Secondary Frontage where they complement the primary retail function of the PSA, provide an active frontage at ground floor level and positively contribute to the vitality and viability of the Town Centre; and c. Supporting the change of use from retail and leisure uses where the development would complement the retail and leisure function of the PSA and maintain an active frontage. 4. Residential development in Telford Town Centre will be supported where: a. The proposal is ~~a major, comprehensive development~~ appropriate to the location; b. The mix and type of units are appropriate to, ~~multi-generational~~ town centre living; c. It encourages active travel, including improvements to the legibility and accessibility of walking and cycling routes and access to public transport; d. If located in the PSA, an active frontage use appropriate to the PSA is provided at ground floor level, and it can be demonstrated that there are no conflicting issues with existing main town centre uses. In all other areas active frontages are provided along strategic pedestrian routes; and e. Appropriate parking provision is provided, including for electric vehicles and cycle storage, to meet the needs of the development and encourage sustainable town centre living. 5. Major new conference and exhibition business and ancillary uses will be directed to the Conference and Exhibition Area (as shown on the Policies Map and Map 3). Development should support active travel connections to the wider Town Centre area. 6. The e<u>C</u>ouncil will continue to protect and enhance Telford Town Park's recreation and leisure uses together with its qualities and character. The impact of development on the setting of the Town Park will be considered.

8.12 MM060 (Supporting text to Policy EC6)

Modification Reference	Page	Modification
MM060		8.39 Telford Town Centre is a well-connected destination for shopping and leisure facilities. <u>A key component of ensuring Telford Town Centre continues to be well connected is the enhancement of gateways, such as the route between Telford Central Station and the</u>

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		town centre, which guide users towards the centre. Policy EC6 supports the continued evolution of Telford Town Centre and its main shopping function whilst having the flexibility to allow compli~~-~~ementary uses which generate footfall and enhance the vitality and viability of the Centre. It is recognised that Town Centres need to diversify as a result of the change in shopping patterns and the trend toward working from home. 8.41 The e~~-~~Council are also seeking to encourage an 'eco-system' of knowledge based industries in the Centre and are facilitating this growth including the new Quad building skills and innovation hub at the Station Quarter development. The building will bring Harper Adams University and Telford College together with the business innovation hub to help raise learning and skills aspirations for the borough. This will be further strengthened by the support for "high-tech" development in the area which can provide jobs and start-up opportunities in growing sectors such as robotics, AI and Agri-tech.

8.13 MM061 (Policy EC9 Out of centre and edge of centre development)

Modification Reference	Page	Modification
MM061	83	1. The e~~-~~Council will only support proposals for main town centre uses ~~(as defined in Policy EC4)~~ in an outside of or ~~on the~~ edge of centre location ~~Telford Town Centre, a Market Town, District or Local Centre~~ where suitable sites within these centres cannot be identified ~~though~~ through a sequential test. 2. Where a suitable ~~a~~ site cannot be identified through the sequential test, proposals for retail and leisure uses will require the submission of ~~a Retail~~ an Impact Assessment where the proposal provides a floorspace greater than: a. ~~The proposal provides a floorspace greater than~~500 square metres gross on the edge of or outside ~~and is located within 500 metres of the boundary of~~ Telford Town Centre; or b. ~~The proposal provides a floorspace greater than~~300 square metres gross on the edge of or outside ~~and is located within 500 metres of the boundary of~~ a District Centre; or c. ~~The proposal provides a floorspace greater than~~200 square metres gross ~~and is located within 500 metres of~~on the edge of or outside a Local Centre. This requirement applies to proposals for floorspace above the thresholds specified, including through amalgamation, subdivision, creation of mezzanine floors and amendments to existing planning conditions. 3. ~~Retail~~ Impact Assessments (~~R~~IA) should consider the impact of the development as well as the cumulative impact [20]in combination with other committed development proposals, where relevant. Development will be supported where an appropriate ~~R~~IA demonstrates the proposal will not have a significant adverse impact on: a. ~~W~~Will not have a significant adverse impact on the town centre vitality and viability ~~of a Centre~~; and / or b. existing, committed and planned investment in a centre or centres in the catchment area of the proposal 4. If planning permission is granted for new retail development (within Class E) in an out of centre or edge of centre location, the range of goods sold and/or the type of Class E use permitted may be restricted either through planning conditions or legal agreement.

8.14 MM062 (Supporting text to Policy EC9)

Modification Reference	Page	Modification
MM062	83	8.57 Many town centre uses now fall within Class E (Commercial, Business and Service uses) and movement from one use to another within the same use class, does not require planning permission. Therefore, to protect the vitality and viability of town centres, uses permitted within Class E may be restricted by condition.

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		New para after 8.58 The Council do not consider blanket thresholds appropriate given the substantial difference in scale between centres within the borough. The local and district centres, as defined in appendix F, would be disproportionately affected by developments of 500 square metres or greater when compared with, for example, Telford Town Centre. *2nd new para after 8.58* The thresholds for District and Local Centres are set at a level which will generally result in proposals for the leading supermarket operators' smallest format stores having to demonstrate that there would be no unacceptable impacts resulting from the proposed development. Such smaller format M-Local, Sainsbury's Local and Tesco Express (and similar) stores are often able to have significant turnovers and it is therefore considered appropriate to consider the trade diversion associated with such proposals where they are in proximity to smaller centres.

8.15 MM063 (Policy EC11 Shopfront and advertisement design)

Modification Reference	Page	Modification
MM063	86	1. The eCouncil will support proposals for new shopfronts and alterations to existing shopfronts provided that: a. High quality design which complements adjoining properties and the building of which it forms part; b. The use of high quality and durable materials that are compatible or complementary in colour and texture to the surrounding area; c. Historic shop fronts with traditional facades are retained and repaired; d. The use of blinds, shutters and canopies are appropriate to the character of the shopfront; e. Signage and illumination is sited and designed in a way that does not: • Prejudice highway safety; or • Causes visual intrusion from light pollution to adjoining or nearby residential properties; and f. Signage should: • Be limited to the facade above the main shopfront • Not encroach on upper storeys • Not have more than one projecting sign; and • Not result in a proliferation of adverts in the area. g. Proposals are designed with regard to ~~in accordance with~~ the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document. 2. Internally illuminated signage will not be supported in the WHS, conservation areas or on listed buildings and local interest buildings other than in exceptional instances appropriate to the age and design of the host building. 3. The ~~e~~Council will support forecourt trading where it does not cause obstruction to pedestrians, vehicles, prams, or people with disabilities nor result in an adverse effect upon the character and appearance of the area in which it is to be located.

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9 Housing

9.1 MM064 (Introduction to Policy HO1)

Modification Reference	Page	Modification
MM064	89	9.4 Meeting the housing needs of the borough is a key requirement for the Local Plan. This is done through a mix of existing supply (sites already permissioned) and new housing allocations to meet the balance of needs as set out in policy S4 – Housing Delivery Strategy. 9.5 Policy HO1 allocates sites for housing led development to meet the housing requirement, except for the Sustainable Communities sites, these are addressed under policy HO2 – New Sustainable Communities.

9.2 MM065 (Policy HO1 Housing Allocations)

Modification Reference	Page	Modification
MM065	89	1. To contribute towards meeting the housing requirement, housing site allocations (other than Sustainable Communities) are ~~proposed as~~ set out in Appendix A~~C~~ and identified on the Local Plan Policies Map. The indicative amount of housing expected to be delivered on each allocated site is set out in Appendix A~~C~~. 2. Planning applications for individual major housing developments or multiple sites where there is an identified need to work together for example the provision of infrastructure projects that spread across the sites, must be supported by the following, with the level of detail commensurate to the scale of development proposed: a. An indicative layout for the entire site with clearly labelled quantum of development, site densities, phasing and uses proposed; b. A Design ~~Brief~~ and Access Statementto support a development of this size; c. Measures of how flood risk and surface water will be addressed, having regard to the Strategic Flood Risk Assessment Level 2 – Site sheets; d. A Transport Assessment to assess the impacts on the associated highway network and a Travel Plan to promote sustainable travel; e. Measures of how the development will mitigate and adapt to climate change including energy efficiency and renewable/ low carbon energy production; f. Details of the land conditions and site levels information; g. Key principles and structure for meeting biodiversity net gain, greening requirements and open space strategy; h. A comprehensive strategy for the phasing of the site and key infrastructure to support a sustainable development ~~community~~; and i. Demonstration of how the ~~entire site~~ development will comply with all relevant planning policy~~ies~~ in the Local Plan.

9.3 MM066 (Supporting text to Policy HO1)

Modification Reference	Page	Modification
MM066	90	9.7 The Local Plan allocates a number of major sites ~~expected to deliver 100+ dwellings~~, and it is acknowledged that through the planning application process other windfall sites ~~of this scale~~ could come forward on, for example, brownfield land during the plan period. Due to the scale of these sites it is important that the sites deliver sustainable development ~~communities~~ including key infrastructure such as local shops, services and facilities, where appropriate. Therefore Policy HO1 sets out guiding development principles for these sites and policies DD1 and DD2 sets out more detailed requirements for the design of residential led development.

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9.4 MM067 (Introduction to Policy HO2)

Modification Reference	Page	Modification
MM67	90	*New para after 9.15* In Policy HO2, the Vision sets out what each Sustainable Community is required to achieve, and the Delivery section sets out how that will be achieved and secured. *2nd new para after 9.15* The Sustainable Communities will, for the purposes of decision making, be considered part of the urban area of Telford. This is confirmed on the Policy Map with the extended urban area boundary for Telford including the three sites. *3rd new para after 9.15* Design Briefs and Masterplans should be submitted as early as possible in the planning process to facilitate the prompt delivery of the Sustainable Communities. The development of a Design Brief and Masterplan for the site must be informed by consultation with the local community, and such consultation must be evidenced as part of the formal submission of the Design Brief and Masterplan to the Council. The Council will work with developers to provide feedback on the Design Brief and Masterplan, and the document must be approved prior to the first grant of planning permission (Outline, Hybrid or Full) on the site. The Council will set out its expectations around the scope and extent of this consultation in an addendum to its Statement of Community Involvement. *4th new para after 9.15* The Design Brief is a document that explains how the sustainable community will be developed and the Masterplan is a plan which shows how the sustainable community will be developed.

9.5 MM068 (Policy HO2 Sustainable Communities, SC1 Land at Bratton)

Modification Reference	Page	Modification
MM068	91	The land is within the built-up area of northwestern Telford. ~~The land to the immediate north of the built-up area of Telford~~, adjacent to residential settlements to the south of the site in both Bratton and Shawbirch. Site area: approx.113ha (gross) **Vision for the site** Land within the strategic allocation at Bratton will be developed to deliver a new sustainable community of approximately 2,100 dwellings and 2ha of employment land ~~(E Use Class)~~ (gross), and a new local centre ~~phased throughout~~ delivered over the plan period. Site SC1 will deliver a well-connected, comprehensive and well served community to the north and west of Bratton. It will help deliver infrastructure needed to support the delivery of approximately 2,100 homes and new employment opportunities. This will include new onsite facilities including a new primary school and a new local centre, new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including the Silkin Way walking and cycling route and will support improved connectivity to Wellington, with its mainline railway station, and the wider Telford area through an improved bus network. The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping. The employment land will consist of use classes E(g). Conditions will be used to protect employment uses from changes to any other uses. The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough. At the heart of the community, the site will provide a mixed local centre comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council ~~Local Planning Authority~~.

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		The site will provide an active and sustainable travel network, ~~leading~~ including a mobility hub ~~provided~~ within the local centre. This hub should ~~provide~~ enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities. In line with Policy S6 the sustainable community will be designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided ~~in line with~~, having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy. The site ~~must~~ will also provide extensions to the boroughs existing green network. The ~~sustainable community must~~ site will provide one primary school~~s~~, with capacity to provide up to ~~comprising of~~ three forms of entry and nursery provision. The ~~delivery of the~~ primary school should be delivered ~~to an~~ at a stage agreed ~~plan~~ with the ~~Local Planning Authority~~ Council in line with projected housing delivery rates. ~~The delivery of the primary schools should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.~~ **Delivery** Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The site proposals must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The development of the site will be in accordance with a ~~A development~~ Design ~~b~~Brief and Masterplan for the whole allocation, which will be ~~required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations.~~ prepared following consultation with the public and in liaison with the Council. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid or full) is determined. ~~The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed with the Local Planning Authority prior to consideration of any detailed matters.~~ ~~The site must provide the following details to allow for an efficient and comprehensive delivery of the site:~~ The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site: 1. Infrastructure delivery. The Design Brief and Masterplan must detail: • What infrastructure is required, having regard to the Infrastructure Delivery Plan; • When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and • The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality. The required infrastructure shall include: the provision of a primary school; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates. Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan. 2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase. 3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site. 4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.

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		5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. 6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site. 7. The context of any Heritage assets to be reflected in the Design Brief and Masterplan. 8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of: • Existing woodland, trees and hedgerows; • Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and • Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to the Silkin Way. 9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified. In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable Communities, having regard to the development delivery trajectories of all three Sustainable Communities. A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such as agreement has been approved. Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan. • ~~Contributions to the provision of a secondary school on a separate site at SC3 as identified in the Infrastructure Delivery Plan~~ • ~~Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~ • ~~Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~ • ~~The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~ • ~~The site contains a Grade II listed building which benefits from a rural / open countryside setting. Buffer and screening should be incorporated to minimise effects of development~~ • ~~A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:~~ ◦ ~~Structural landscaping and public open space~~ ◦ ~~Extension of Green Network~~ ◦ ~~Connection to the Silkin Way~~ ◦ ~~Footpath and cycleway connections in to and around the site~~ ◦ ~~Identified areas of existing woodland and new planting~~ ~~This policy needs to be read alongside all relevant other policies within the local plan.~~

9.6 MM069 (Policy HO2 Sustainable Communities, SC2 Land North East of Muxton)

Modification Reference	Page	Modification
MM069	94	**SC2 - Land North ~~East~~ West of Muxton** The land is within the built-up area of northeastern Telford T~~he land is to the immediate north-east of the built-up area of Telford~~. Muxton and The Humbers borders the site to the south and west of the boundary.

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		Site Area: approx.182ha (gross) **Vision for the site** Land within the strategic allocation at Muxton will be developed to deliver a new sustainable community of approximately 2,700 dwellings with 2,~~30~~665 of those to be delivered in the plan period. The site will also provide 5.6ha of employment land (gross), and two or three local centres ~~phased throughout~~ delivered over the plan period. Site SC2 will deliver a well-connected, comprehensive and well served community to the northwest Muxton. It will help deliver infrastructure needed to support the delivery of 2,700 homes and new employment opportunities. This will include new onsite facilities including two new primary schools, two or three local centres, and new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including National Cycle Route 55 and wider local bus network providing connections to mainline railway stations at Oakengates and Telford. The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping. The majority of the 5.6ha of employment land will be located on the Venning Barracks site, adjacent to the existing operational MoD Donnington site and will consist of B2, B8, E(g) and appropriate sui generis uses. This employment land will be contained within the North Telford Strategic Employment Area, and any applications must be in line with policy EC1. The balance of employment land will be located within the development mix for the local centre/s and consist of E class uses. Conditions will be used to protect employment uses from changes to any other uses. The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough. At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council ~~Local Planning Authority.~~ The site will provide an active and sustainable travel network, ~~leading~~ including ~~a~~ mobility hubs ~~provided~~ within the local centres. ~~This~~ These hubs should ~~provide~~ enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities. In line with Policy S6 the Sustainable Community designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided ~~in line with~~, having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy. The site ~~must~~ will also provide extensions to the boroughs existing green network. The ~~sustainable community must~~ site will provide two primary schools, with the capacity for up to ~~both comprising of~~ two form entry and nursery provision. The ~~delivery of the~~ primary schools should be delivered ~~to an~~ at a stage agreed ~~plan~~ with the ~~Local Planning Authority~~ Council in line with projected housing delivery rates. **Delivery** Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The site proposals must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The development of this site will be in accordance with a ~~A development~~ Design ~~b~~Brief and Masterplan for the whole allocation, which will be ~~required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations~~. prepared following consultation with the public and in liaison with the Council. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid

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		or full) is determined. ~~The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed with the Local Planning Authority prior to consideration of any detailed~~ ~~Matters.~~ ~~The site must provide the following details to allow for an efficient and comprehensive delivery of the site:~~ The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site: 1. Infrastructure delivery. The Design Brief and Masterplan must detail: a. What infrastructure is required, having regard to the Infrastructure Delivery Plan; b. When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and c. The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality. The required infrastructure shall include: the provision of two primary schools; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates. Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan. 2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase. 3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site. Vehicular access will not be permitted from Wellington Road either during construction or after completion of the sustainable community. Consideration should also be given to the impact of traffic generated by development on Humber Lane. Existing lanes from Wellington Road into the site should be used to provide access for pedestrians and cyclists rather than creating additional access points. 4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place. 5. Outline assessment of any site constraints and detail as to how they have informed the Masterplan of the site. 6. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. 7. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site. 8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of: • Existing woodland, trees and hedgerows; • Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and • Footpath (includes public rights of way) and cycleway connections into and around the site. 9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified. In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable communities, having regard to the development delivery trajectories of all three Sustainable Communities.

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		A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such an agreement has been approved.
		
		Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.
		
		• ~~Contributions to the provision of a secondary school on a separate site at SC3 as identified in the Infrastructure Delivery Plan.~~
		• ~~Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~
		• ~~Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~
		• ~~The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~
		• ~~A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:~~
		  • ~~Structural landscaping and public open space~~
		  • ~~Extension of Green Network~~
		  • ~~Connection to the Silkin Way~~
		  • ~~Footpath and cycleway connections into and around the site~~
		  • ~~Identified areas of existing woodland and new planting~~
		
		~~This policy needs to be read alongside all relevant other policies within the local plan~~
		
		SC2: Land North ~~East~~ West of Muxton
		
		map of site

9.7 MM070 (Policy HO2 Sustainable Communities, SC3 Land North of A442 Wheat Leasows)

Modification Reference	Page	Modification
MM070	97	The land is ~~to the immediate~~ within the built-up area of the northern part of ~~the built up~~ ~~Area of~~ Telford. The lands its adjacent to predominantly commercial developments to the east, and residential development to the south and west of Queensway (A442). To the north, and north-east lie the settlements of Horton, Preston upon the Weald Moors, Wappenshall Wharf ~~Junction~~, and Eyton upon the Weald Moors. Site Area: approx. 274.1ha (gross) **Vision for the site** Land within the strategic allocation at Land North of A442 Wheat Leasows will be developed to deliver a new sustainable community of approximately 3,100 dwellings with 2,190 of those to be delivered in the plan period. The site will also provide approximately 68ha of employment land (gross) and two new local centres. ~~Which includes 22ha of an existing employment allocations, E28 at Shawbirch. The employment land will be phased throughout the plan period.~~ Site SC3 will deliver a well-connected, comprehensive and well served community at Wappenshall. It will help deliver infrastructure needed to support the delivery of 3,100 homes and extensive new employment opportunities. This will include new onsite facilities including new schools, local centres, and new areas of open space and recreational facilities. The site is well located for access to the local highway network and walking and cycling networks and wider local bus network providing connections to mainline railway stations at Wellington, Oakengates and Telford.

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		The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping. The employment land will consist of B2, B8, E(g) uses, and form a strategic employment site for the purposes of the Local Plan. Applications for employment uses on the site will be considered under the requirements of policy EC1 for the purposes of decision making. The employment land will be phased throughout the plan period. The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs in the borough. At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council ~~Local Planning Authority~~. The site will provide an active and sustainable travel network, ~~leading a~~ including mobility hubs ~~provided~~ within the local centres. ~~This~~ These hubs should ~~provide~~ enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities. In line with Policy S6 the Sustainable Community will be designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided ~~in line with~~, having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy. The site ~~must~~ will also provide extensions to the boroughs existing green network. There is potential for tourism activity related to the restoration of the Shrewsbury and Newport Canal at Wappenshall Wharf, the alignment of which is recognised under Policy CI4. The ~~sustainable community must~~ site will provide two primary schools, with the capacity for up to ~~both comprising of~~ two form entry and nursery provision. ~~The delivery of the primary schools should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.~~ Land ~~to deliver~~ for a Secondary School will also be provided on site to serve the needs of this and the other allocated Sustainable Communities (SC1 and SC2), with an appropriate mechanism in place within a Section 106 Agreement to compensate for provision of land and build cost ~~over~~. **Delivery** Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The brief must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The development of this site will be in accordance with a A development Design ~~b~~Brief and Masterplan for the whole allocation, which will be ~~required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations~~. prepared following consultation with the public and in liaison with Council. No planning application for any development on the site shall be determined prior to the approval of the Design Brief and Masterplan by the Council, such a Design Brief and Masterplan will be approved as part of the first application for the site (Outline, Hybrid or Full). ~~The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed by the Local Planning Authority prior to consideration of any detailed matters.~~ ~~The site must provide the following details to allow for an efficient and comprehensive delivery of the site:~~ The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site: 1. Infrastructure delivery. The Design Brief and Masterplan must detail:

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		• What infrastructure is required, having regard to the Infrastructure Delivery Plan;
		• When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and
		• The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.
		
		The required infrastructure shall include: the provision of two primary schools; a secondary school; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates
		
		Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.
		
		2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
		3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.
		4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
		5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. In particular a buffer area will be required to protect Eyton Upon the Weald Moors and Wappenshall Wharf from areas of built development within the Sustainable Communities site. Following the establishment of the buffer future applications for development within the buffer area will be considered against the principles of policy NE7.
		6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.
		7. The context of any Heritage assets to be reflected in the Design Brief and Masterplan.
		8. Retention of the functionality of the Northern Interceptor Channel as a strategic drainage asset.
		9. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:
		
		• Existing woodland, trees and hedgerows;
		• Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
		• Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to Apley Woods.
		
		10. Delivery of play, recreation and outdoors sports infrastructure on site having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.
		
		In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable Communities, having regard to the development delivery trajectories of all three Sustainable Communities.
		
		A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such an agreement has been approved.
		
		Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.
		
		• ~~Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~
		• ~~Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~
		• ~~The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~
		• ~~Maintenance of the functionality of the Northern Interceptor Channel as a strategic drainage asset.~~
		• ~~A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:~~
		  • ~~Structural landscaping and public open space~~
		  • ~~Extension of Green Network~~

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		• ~~Connection to the Silkin Way and Apley Woods~~ • ~~Footpath and cycleway connections into and around the site~~ • ~~Identified areas of existing woodland and new planting~~ ~~This policy needs to be read alongside all relevant other policies within the local plan~~

9.8 MM071 (Policy HO3 Housing mix and quality)

Modification Reference	Page	Modification
MM071	100	1. All major residential development is required to provide a variety of types, tenures and sizes that reflect local housing need. This includes planning positively for, the housing needs of Telford and Wrekin including but not limited to: a. Homes for families with children b. Looked~~ed~~after children c. Care leavers d. Young professionals e. Students f. Key Workers g. Older people (including those who require retirement housing; housing with care and care homes) h. People wishing to build their own homes i. People who rent their homes j. People with special needs and disabilities k. Gypsies and travellers 2. All new residential development, across all tenures, is required as a minimum to meet the internal space standards set out in the Nationally Described Space Standards. 3. All new residential ~~D~~development is required to provide private outdoor amenity space that is accessible and suitable for the intended occupants. Communal provision of outdoor amenity space in lieu of private outdoor amenity space for each dwelling, will only be accepted in flatted developments and for all types of properties in exceptional circumstances. 4. In certain ~~exceptional~~circumstances, where it can be demonstrated that the creation of private amenity space is not possible due to land availability and/or property constraints. ~~of land is sparse and the site is constrained due to viability, subject to the level and quality of amenity space provided in this form.~~ Alternative outdoor spaces such as useable balconies and roof gardens would be acceptable in lieu of ground floor outdoor amenity space, where it is practicable to provide them. 5. All new residential development is required to demonstrate how its design is capable of adaptation and extension to accommodate the changing lifestyles and needs of households over time, with consideration of ~~in accordance with~~ the Council's Homes for All SPD, unless superseded by Government policy. 6. All major residential developments must include M4 (2) / M4 (3) housing in accordance with the ~~c~~Councils requirements or national standards (whichever is higher).

9.9 MM072/MM073 (Supporting text to Policy HO3)

Modification Reference	Page	Modification
MM072	101	9.23 Policy HO3 requires all new housing development to meet as a minimum the internal space standard as set out in the Nationally Described Space Standards[x] ~~and presented in Table 3 below~~. The standard applies to all new dwellings across all tenures including new build, conversions and subdivisions. Exceptions to this policy requirement will only be allowed where robust justification has been provided by applicants.

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		9.24 All housing development is required to provide private outdoor amenity space that is accessible from the dwelling and provides opportunity for safe recreation. Private outdoor amenity space refers to a garden, balcony, terrace, courtyard or roof garden area. The layout and size of private outdoor amenity space should be determined by the dwelling size, the likely needs of occupants (for example, accommodation for elderly) and be an integral part of the design. For the latest standards on private amenity space please refer to the ~~councils c~~Council's latest guidance. Footnote: X - Technical housing standards – nationally described space standard - GOV.UK
MM073	103	9.30 Further detail can be found in the eCouncils Homes for All Supplementary Planning Document[x], including requirements for accessible, adaptable and wheelchair user dwellings. Footnote: X – Telford & Wrekin Council Homes for All Supplementary Planning Document

9.10 MM074 (Policy HO4 Affordable housing requirements)

Modification Reference	Page	Modification
MM074	104	1. All major residential developments (as defined in national policy) will look to maximise affordable housing delivery and be required to deliver a minimum of: a. ~~25%~~ 20% affordable homes without public subsidy in the Telford built-up area, including the sites allocated as Sustainable Communities; and b. 35% affordable homes without public subsidyin Newport and the rural area. *New criteria after part 1.* Proposals involving affordable housing contributions below the requirements in part 1 of this policy will only be considered in exceptional circumstances, including: a. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the government's vacant building credit; or b. Where it has been demonstrated to the satisfaction of the Council that particular circumstances justify the need for a viability assessment at application stage, having regard to Government guidance. In these circumstances, a viability appraisal must be submitted with the planning application. In addition, the applicant must demonstrate that they have made reasonable endeavours to make up the shortfall in affordable housing including taking steps with the aim of securing public subsidy (grant funding) to bridge the viability gap. Whether or not public subsidy has been secured, any grant of planning permission in these circumstances will be subject to a review mechanism as set out in Policy Strategic S7. 2. The eCouncil will, as per NPPF requirements, secure a tenure mix across both affordable housing for rent and affordable home ownership tenures. The tenure mix should be identified through discussions with the local authority, ~~and~~ informed by evidence of local housing need and the latest Government guidance. 3. Developments providing affordable housing above these targets (up to 100%) will be supported where it meets local housing needs, creates mixed and balanced communities and conforms to other relevant policies within the Local Plan. 4. ~~Developments that do not meet the policy requirements must provide a clear justification supported by a viability assessment.~~

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9.11 MM075 (Supporting text to Policy HO4)

Modification Reference	Page	Modification
MM075	104	9.33 Early involvement with the eCouncil and Registered Providers in site discussions is strongly advised, preferably at the pre-application stage, in order to ensure that affordable housing provision will meet relevant required minimum thresholds set out in Policy HO4. ~~In meeting the above proportion set out with policy HO4 there are a number of sources for affordable housing, including Section 106 funding, Homes England Grant and capital investment by Registered Providers.~~ ***~~Approximately half of all affordable housing in the borough is secured through Homes England Grant Funding with the remainder secured through planning via Section106 agreements.~~*** Where public subsidy for affordable housing is sought, the applicant will need to demonstrate via an open book approach the proportion of Section 106 affordable housing that is viable, having regard to Government guidance. 9.34 The thresholds for affordable housing delivery in part 1 of the policy ~~for the built up area of Telford (25%) as well as Newport and the Rural Area (35%) has been established from~~ are based on the eCouncil's Economic and Housing Needs Assessment Part 1**(18)**, the Whole Plan Viability Assessment (WPVA) 2023 and the WPVA Updated December 2024 . ~~In order to justify the percentage of affordable housing need it was recognised that the least affordable area within the borough is set in the rural area and Newport, comparatively the built up area of Telford has a higher percentage of existing affordable housing.~~ ~~9.35 This reaffirms to the councils position that the requirement for affordable housing is higher in Newport and the rural area, whereas the percentage of affordable housing units within the built up area of Telford is reflective of higher levels of brownfield development and property values in general.~~ *New para after 9.36* The Council considers that Homes England Affordable Homes Grant forms a component of the Borough's affordable housing supply. As part of the Councils Annual Monitoring Report the overall supply of affordable housing is monitored, this includes affordable homes secured through Section 106 and non-Section 106 sources including Homes England grant. 9.37 The eCouncil, will in principle, support the delivery of schemes that provide up to 100% affordable housing. These are schemes that are often delivered by registered providers, using Homes England grant, and can have significant benefits including higher quality homes, more energy efficient homes and wider regeneration benefits to the local area. A recent example of this has been the demolition of a 1950's flatted scheme on High Street, Wellington and replacement with new housing that will help transform the area.

9.12 MM076 (Policy HO5 Affordable housing delivery)

Modification Reference	Page	Modification
MM076	106	1. The majority of affordable housing is expected to be delivered on-site. However, there are a number of housing needs that cannot readily be met through the provision of general needs affordable housing. This will require off-site contributions in order to positively meet local housing need. Affordable housing will be delivered through: a. Provision of a mix of affordable housing sizes and tenures based on local housing needs evidence. The tenure split should prioritise affordable housing for rent. b. Affordable housing being sensitively integrated across the site in, where possible, small manageable clusters, including each phase of larger sites. c. Affordable housing being tenure neutral in its design, materials, compliance with internal space standards and private amenity space, and parking provision d. Off-site affordable housing contributions (with the exception of 100% affordable housing schemes), at a minimum of 10% of the proportion set out in Policy HO4, will be required on the basis that: • It contributes towards the delivery of housing outside general needs affordable housing for groups listed in Policy HO3; and/or • It is not feasible or practical to deliver on-site affordable housing; or There are other overriding benefits to off-site provision. • There are other overriding benefits to off-site provision. 2. Section 106 Affordable housing provided under Part 1 of this policy (either on or off site) will be secured through a planning obligation, and:

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		e. Will be transferred to a Registered Provider or other body providing affordable housing prior to the completion of all open market housing on-site; f. Remain affordable in perpetuity; and g. Enable affordable housing to be provided elsewhere in the borough via off-site contributions. 3. Proposals for reduced affordable housing contributions, below the requirements of Policy HO5, will only be considered in exceptional circumstances, including: h. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the government's vacant building credit; or i. Where a viability appraisal has been submitted and agreed by the eCouncil, with an appropriate review mechanism as set out in Policy S7.

9.13 MM077 (Supporting text to Policy HO5)

Modification Reference	Page	Modification
MM077	114	9.57 In exceptional circumstances, reduced affordable housing contributions below the policy requirements may be accepted, subject to open-book viability evidence presented with a planning application. Evidence should demonstrate clear barriers to policy-compliant delivery. The eCouncil may seek external evaluation of the viability evidence, to be funded by the applicant. The eCouncil also reserves the right to claw back funding ~~to the level of a policy compliant scheme~~ as per the review mechanism set out in Policy S7.

9.14 MM078 (Policy HO8 Gypsy, traveller and showpeoples accommodation)

Modification Reference	Page	Modification
MM078	112	1. The eCouncils Gypsy and Traveller Accommodation Assessment identifies a need for 26 additional pitches over the plan period. 2. The eCouncil have identified provision of two permanent pitch sites. a. Lawley Furnaces expansion to accommodate a further 3 pitches. b. Lodge Road to accommodate at least 13 ~~17~~pitches. 3. Proposals for new sites will be supported where: a. The proposal will help meet an identified need for the pitch or plot provision; b. The site is not located in an area of high flood risk; c. Will accommodate any necessary activities to the residents' mobile lifestyle without an unacceptable adverse impact on local amenity, highway safety, biodiversity and other policy constraints; d. The site is provided with serviced plots with all essential utilities including broadband connection; e. The application addresses climate change such as, where appropriate, the provision of on-site renewable energy, electric vehicle charging and sustainable drainage; f. Provision is made for appropriate vehicular access to and from the public highway and strategic road network to accommodate mobile homes;

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		g. The site delivers high design quality through its layout, parking, servicing and incorporates boundary landscaping and other features to safeguard amenity taking into account the surrounding area; and h. Permanent facilities and amenities are designed to be thermal efficient and good quality. 4. A planning condition or legal agreement will be required to control the future use of sites

9.15 MM079 (Supporting text to Policy HO8)

Modification Reference	Page	Modification
MM079	113	9.76 Proposals for new traveller sites are supported where they help meet any unmet need for sites as identified in the GTTSAA 2021~~-~~3 update or any subsequent update. Where the ~~e~~Council's identified need for sites has already been met, new windfall sites will ~~only~~ be permitted where the applicant can provide appropriate justification showing there is a need for the accommodation ~~site~~ and the application complies with the criteria in Policy HO8. ~~This should include an explanation as to why existing or planned sites would not meet the applicant's needs, and the site complies with the criteria in Policy HO 8.~~

9.16 MM080 (Policy HO10 Stalled development sites)

Modification Reference	Page	Modification
MM080	115	1. The ~~e~~Council will proactively and positively support land owners and developers to investigate, remediate and resolve issues that have delayed vacant and / or derelict brownfield sites either coming forward for its reuse, planning or moving to completion. The Council will work through the following framework with developers where sites have been identified by the ~~e~~Council or brought to the ~~e~~Councils addition: a. Initial discussions with the site owner and / or developer to discuss the status of the site, the intentions regarding development and an assessment of issues that have delayed the site coming forward; b. The joint production of a ~~realistic~~ siteDevelopment Brief for the site setting out sites constraints and details and uses that would, in principle, be supported; c. Pre-application advice provided to the site owner and / or developer clarifying the ~~e~~Councils expectations and planning requirements for the site; d. Where there is a genuine viability (which should be supported by a Viability Assessment) case due to abnormal site costs the ~~e~~Council will provide the best available advice and guidance in relation to available gap funding opportunities; and e. A joint Stalled Sites Action Plan that will set a clear timetable for bringing a sites forward for either; 1) its reuse; 2) planning or 3) where permission has been granted, how the progress will be made to implement and complete the permission. 2. Where at least one of the above steps have been taken but within a reasonable time period, the site has not progressed to planning or no reasonable works have commenced on site to complete extant consents, or reuse buildings, or the grant of planning permission has lapsed the Council will consider exercising it compulsory purchase order making powers to acquire the site for the purposes of bringing about its reuse, development, redevelopment, improvement or regeneration in order to promote the economic, social or environmental well-being of its area or for the provision of new and/or improved housing or other infrastructure that supports communities.

9.17 MM081 (Policy HO11 Self-build and custom housebuilding)

Modification Reference	Page	Modification
MM081	117	1. The ~~e~~Council will only support proposals for self-build or custom housebuilding where they are located within the built-up areas of Telford and Newport or where they are in accordance with Policies HO 12 (Housing Development in the Rural Area) or Policy HO 13 (Affordable Rural Exceptions).

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		2. Application sites delivering 100+ new dwellings should provide at least ~~5~~3% of the housing as self-build or custom housebuilding serviced plots. Where provided within a wider development, self-build or custom housebuilding plots should have: a. Access to a public highway and connections for electricity, water and waste water provided within the boundary of the plot, provided as agreed under the phasing plan for the development; and b. Be secured for the development of self-build and/or custom housebuilding by an appropriately worded condition or S106. 3. Where supported as an exception to normal rural housing policy, the ~~e~~Council will require an appropriately worded S106 agreement to ensure the plots are only provided for self-build or custom-housebuilding and meet the requirements set out within Policy HO13. 4. Developers will be required to actively market plots at a reasonable price that reflects a professional valuation until a buyer is found or for a minimum of 6 months. If after this period, the plot has not been sold, the developer will be permitted to return the plot to normal market use.

9.18 MM082 (Supporting text to Policy HO11)

Modification Reference	Page	Modification
MM082	118	*New para after 9.98* A professional valuation should be carried out by a Royal Institute of Charted Surveyors (RICS) valuer or other appropriate competent professional.

9.19 MM083 (Policy HO12 Housing development in the rural area)

Modification Reference	Page	Modification
MM083	118	~~**Housing development in rural area**~~ **New Housing in Rural Area** 1. The ~~e~~Council will support housing development in the rural area ~~by~~ through: a. Directing ~~most~~ new rural housing to sites with unimplemented planning permission; b. Allocating housing sites in some rural villages to support local services; c. ~~Supporting a limited amount of housing~~ Allowing proposals for non-majordevelopment within or immediately adjoining the built confines of ~~in~~K~~k~~ey Rural S~~s~~settlements; d. ~~Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in the Rural Settlement Paper.These dwellings will require a legal agreement/conditions to ensure the dwelling is delivered as a self-build or custom build dwelling including appropriate occupancy conditions.~~ **Infill Development** *New criteria after part 1* Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in Appendix H and the Rural Settlement Paper will be supported. These dwellings will require a legal agreement/conditions to ensure the dwelling is delivered as a self-build or custom build dwelling including appropriate occupancy conditions. 2. ~~New dwellings in the rural area will only be supported where they meet the criteria set in NPPF Paragraph 82 (or any subsequent updates).~~ **Replacement Dwellings**

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		3. Proposals for replacement dwellings outside the K~~k~~ey Rural S~~s~~ettlements will be permitted where: a. The development would not have a significant detrimental impact on local amenity or the character and appearance of the area; b. The existing building to be replaced has a permanent, residential use and, if abandoned, the building has reasonable prospect of being brought back into residential use; c. The ~~size of the~~ replacement dwelling is sympathetic to the size, mass, character and appearance of the original building and assimilates into the surrounding context taking into account the existing street scene; d. Development represents exceptional quality or innovative design; e. There would be no net increase in number of residential units on the site; f. The replacement dwelling is positioned on the same footprint as the existing dwelling, unless there is an appropriate and justified reason for changing the location of the dwelling. In this instance the demolition of the existing dwelling would need to be appropriately secured at the time of consent to ensure there is no net gain of dwellings on the site once the development is completed g. Permitted development rights will generally be removed from replacement dwellings in the rural areas. **Conversion and Change of Use** 4. Proposals to convert or change the use of existing buildings to residential use will be supported where: a. It has been demonstrated the current use of the building is no longer needed or viable; b. The application is supported by a detailed structural survey which demonstrates the building to be of permanent construction and capable of conversion without significant rebuilding or reconstruction; c. The proposal is largely contained within the existing building with any extensions being subservient and in keeping with the existing building and complying with the criteria set out in Policy DD3 (Residential alterations and extensions); d. The conversion of a heritage asset should be demonstrated to be the optimum viable use for the building, i.e. the viable use which best protects its heritage significance. e. The conversion of heritage assets should be contained within the existing building(s) without extension, unless the proposed new development is demonstrated to be heritage asset(s) f. The design protects or enhances any local heritage value of the building, including non-designated heritage value; g. The site has a safe and suitable access; and h. The future residents of the proposal would not have an unacceptable amenity level due to conflicting neighbouring uses. **Rural Workers** 5. Proposals for new dwellings for rural workers will be supported where: a. The application demonstrates there is an essential need to live permanently at or near the applicants place of work in the countryside; b. The application is supported by appropriate justification as to why other measures could not be used to address the need for on-site accommodation such as CCTV; and c. The size and nature of the development is such that it can be sustained by the scale of the operation, reflective of the location and setting and proportionate to the needs of the intended occupants

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9.20 MM084 (Supporting text to Policy HO12)

Modification Reference	Page	Modification
MM084	127	9.106 The ~~e~~Council has conducted an audit of all rural settlements in a 'Rural Settlement Technical Paper' the paper identifies K~~k~~key Rrural S~~s~~settlements in the borough and assesses their sustainability. This has informed the strategy for housing in the rural area, to direct development to the most sustainable locations with the highest concentration of services that help support the continued viability and vitality of the boroughs villages. A Key R~~r~~ural S~~s~~settlement is defined as; **A settlement that includes the highest concentration of services and facilities, such as a village hall, shop, primary school, public house, post office facilities, play and recreation space. The settlement must also have some form of access via public transport and is conveniently accessible to the A or B road network.** The K~~k~~key Rrural S~~s~~settlements are set out below: • Edgmond; • High Ercall; • Lilleshall; • Tibberton; • Waters Upton; • Crudgington; and • Allscott. 9.108 ~~Limited development~~ Non-major development is ~~generally~~ considered to be ~~minor~~ planning applications consisting of 9 homes or fewer or the site has an area less than 0.5 hectares~~, as defined in National Policy, unless otherwise stated in Neighbourhood Plans~~. 9.109 Infill development for the purposes of this policy is considered to be sites within an existing settlement (identified in Appendix H ~~the Rural Settlement Technical Paper~~) which front a road and have built development on at least two sides immediately adjoining the site.

9.21 MM085 (Introduction to Policy HO13)

Modification Reference	Page	Modification
MM085	128	9.113 Given the overall strategy to direct rural housing to particular locations identified in Policy HO12~~0~~, it is considered reasonable to restrict the dispersal of housing beyond these settlements. This helps ensure that housing is there for people with a genuine need and, for example local connection.

9.22 MM086 (Supporting text to Policy HO13)

Modification Reference	Page	Modification
MM086	122	9.116 Policy HO13 is supportive of opportunities to bring forward rural exception sites that will provide affordable housing to meet local needs. The policy applies to rural settlements ~~key settlements~~ identified in Appendix H ~~Policy HO12~~. Sites should be located within or immediately adjoining ~~adjacent to~~ a rural ~~key~~ settlement and be well-related in its physical location and relation to the built form of development. Development will be supported, including single dwelling exception sites (which could be self-build), and schemes proposed by registered providers or applicants where there is evidence of local affordable housing need. Evidence should include a local housing needs survey and/or proof that an applicant's housing needs cannot be met elsewhere in the local area within a 5 mile radius, through market or affordable housing.

10 Development Design

10.1 MM087 (Introduction to Policy DD1)

Modification Reference	Page	Modification
MM087	124	10.7 The National Design Guide sets out the characteristics of well-designed places under 10 themes: 1. Context 2. Identity 3. Built Form 4. Movement 5. Nature 6. Public spaces 7. Uses 8. Homes and buildings 9. Resources 10. Lifespan Well designed places have individual characteristics which work together to create a sense of place. The 10 themes are reflected throughout the Development Management policies contained in the Local Plan. 10.8 Policy DD1 provides ~~a~~ design criteria ~~based on~~ for development that complement these key themes and guidance set within the NPPF, against which all planning applications will be assessed.

10.2 MM088 (Policy DD1 Design Criteria)

Modification Reference	Page	Modification
MM088	125	1. ~~The~~ To ensure good place-making the Council will support development which: a. Makes a positive contribution to an area's character and enhances the quality of the local built and natural environment to facilitate interaction throughout the community; b. Is appropriate ~~for it's~~ in the context of its location in the borough and its future use in terms of its building types, street layout, orientation, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme; New Criteria between b and c Includes residential garages that are in keeping with general building style; c. Respects the landscape setting, ~~and~~ topography and vision for Telford and Wrekin as a Forest Community, and integrates natural features into development such as public open spaces, street trees, grass, planting and water, supporting quality of place; d. Where relevant, respects ~~Preserves~~and reinforces historic street patterns, groups of buildings, layouts, traditional frontages and boundary treatments to satisfactorily integrate the development into the surrounding area; e. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline; f. Is use appropriate, using high quality durable materials which reinforce or enhance local distinctiveness; g. ~~Promotes a clear network of routes (walking, wheeling, cycling and Public Rights of Way and public transport routes in particular) around and through the site with links to the surrounding area for all users;~~

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		h. Creates a secure environment which, having regard to Secured by Design principles, is legible and safe for all including people with physical accessibility difficulties, attractive and convenient through the design and orientation of buildings, the integrated provision of external spaces, drainage, lighting,landscaping, open space and parking; i. ~~Creates and adapts places and spaces to create active environments that enable healthy living, with convenient opportunities for exercise on or around the development and through development 'greening';~~ j. ~~Where possible, facilitates and promotes carbon neutrality through layouts, design of buildings and infrastructure, orientation of buildings, the use of green infrastructure, the integration of renewable energy generation and the use of sustainable methods of construction in buildings and infrastructure;~~ k. ~~Delivers efficient water management including sustainable drainage and conserving water supply;~~ l. ~~Demonstrates that sufficient investigation has been undertaken to ascertain the type and extent of any land contamination and land instability issues~~; m. Provides homes with good quality internal environments with adequate spaces for users and good access to private, shared or public spaces; n. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution ~~or~~ and that the new development can be effectively integrated with existing businesses and facilities in its vicinity; ~~does not prejudice or undermine existing surrounding uses.~~ o. Demonstrates it is designed to meet multi-generational needs, enabling residents to live in their homes for longer, through housing mix, site layout and the provision of accommodation designed to meet the needs of those with mental and/or physical health issues such as dementia; and New criterion after point o Has arrangements of streets and buildings which offer a convenient choice of routes that are easy to understand, connecting with surrounding neighbourhoods and town centres. 2. For larger, more complex estate developments, design briefs will need to be submitted as part of the application process on a case by case basis, with content proportionate to the size of the proposal. Requirements for Sustainable Communities are set out in Policy HO2.

10.3 MM089 (Supporting text to Policy DD1)

Modification Reference	Page	Modification
MM089	126	*Split paragraph 10.9 into three paragraphs, with new text inserted, as follows:* 10.9 There are a range of tools available to ensure good quality design in developments. Policy DD1 looks to address those needs alongside other requirements set out within the Local Plan that help create well designed places. For example, this includes the need to address the impacts of climate change, securing better homes, protecting and enhancing our natural and historic environment as well as ensuring that the Council promotes sustainable modes of travel, with the overall aim of creating healthy and attractive environments where people want to live. Good design is therefore integral to achieving places that people in our borough can be proud of. Site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality. Additional tools such as local ~~Local~~ design reviews provide constructive, impartial and expert guidance to applicants as they develop their proposals to ensure high standards of design. The eCouncil will identify at pre-application stage which schemes due to their size, complexity or impact should be referred for design review. Alternatively, applicants can request a design review as part of their consultation process. The cCouncil will have regard to the recommendations of the design review and how these have been reflected in the submitted design when determining an application. 10.11 The ~~e~~Council supports the use of masterplans and design briefs ~~codes~~ to help demonstrate that all important design issues have been identified as well as helping to provide a secure and agreed framework for the development of major sites (including for Sustainable Community ~~Urban Extension~~ proposals and technically complex sites). National policy and guidance on design and design codes will be taken into consideration. Applicants are encouraged to have discussions with the ~~e~~Council at the earliest opportunity in the design process.

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		10.12 Policy DD1 links with the Local Plan strategic priorities including climate resilience and mitigation, health and wellbeing, securing better homes and delivering stronger communities. The policy sets out criteria, linked with these priorities that should be considered in development proposals from the outset. To help create safe and secure environments which in turn creates cohesive neighbourhoods that promote health and wellbeing, Secured by Design1 principles should be considered for schemes. Other sources of information such as the National Design Guide and Code provide good starting points for design nationally, whilst other forms of guidance such as the West Midlands Design Charter[2] provides a regional base for design through its 6 themes and 12 principles. Sport England's Active Design and Design Coding Guidance[3] also provides a useful tool to help shape developments at an early stage. *New para after 10.12* In line with the 'agent of change' principle in national policy (NPPF Paragraph 200) new development should not place unreasonable restrictions on existing businesses and facilities such as places of worship, pubs, music venues, sports clubs, waste facilities and utilities sites. Where evidence demonstrates that the operation of an existing business or community facility could have a significant adverse effect on new development in its vicinity, for example the risk of ball strike from an existing sports ground, the applicant will be required to provide suitable mitigation before the development is completed. *2nd New para after 10.12* In the local area there are two strategic MOD sites located in and adjacent to Telford including MOD Donnington and RAF Shawbury. Applications for development should not compromise, restrict or otherwise degrade the operational capability of MOD sites and/or assets. The MOD should be consulted on development proposals for noise sensitive development where the existing noise source is related to defence activities.

10.4 MM090 (Introduction to Policy DD2)

Modification Reference	Page	Modification
MM090	126	~~**Housing development design**~~ ~~10.13 Well-designed neighbourhoods provide a variety and choice of homes to suit all needs and ages. This ranges from open market to affordable homes, homes for families, older people, students and people with physical or mental health needs. The Local Plan will provide housing over a range of different tenures that are well integrated and designed to a high quality, creating tenure neutral homes and spaces, where no tenure is disadvantaged.~~ ~~10.14 Policy DD2 looks to provide specific guidance on the development of housing estates in the borough, against which major residential planning applications will be assessed.~~

10.5 MM091 (Policy DD2 Housing development design)

Modification Reference	Page	Modification
MM091	127	1. ~~The council will support housing development design where:~~ a. ~~The orientation of buildings is carefully considered around communal areas to facilitate interaction throughout the community with buildings arranged so that they provide active street frontages;~~ b. ~~The development provides a variation in types and size of dwellings reflecting an appropriate mix and importantly local needs in line with Policy HO4;~~ c. ~~Development is designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy;~~ d. ~~Development provides on-plot parking limiting the need for on street parking as per the councils latest parking guidance;~~ e. ~~Developments provide adequate amenity space in line with Policy HO4.~~ f. ~~Garages are in keeping with general building style;~~ g. ~~The development prioritises pedestrian and non-motorised movement, taking into account diverse needs of all of its potential users;~~

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		h. ~~Natural features are integrated into development such as public open spaces, street trees, grass, planting and water, supporting quality of place, biodiversity and water management, addressing climate change mitigation and resilience;~~ i. ~~Arrangements of streets and buildings offer a convenient choice of routes that are easy to understand, connecting with surrounding neighbourhoods; and~~ j. ~~There is sufficient street lighting, whilst limiting dark areas and encouraging safe and secure neighbourhoods.~~ 2. ~~Design codes / briefs will need to be submitted, for estate developments, as part of the application process with detail being proportionate to the size of the development.~~

10.6 MM092 (Supporting text to Policy DD2)

Modification Reference	Page	Modification
MM092	127	~~10.15 Addressing the high impacts of climate change and the delivery of new housing in the country are inextricably linked to one another. Sustainable locations are required that are well served by multiple forms of transportation with layouts that facilitate and enhance a mixture of motorised vehicles and more simple modes of transport such as cycling and walking. The aim of housing estate design is to create a healthy and attractive environment where people want to embrace where they live.~~ ~~10.16 Good design is therefore integral to achieving places that people in our borough can be proud of. Imaginative site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality. Early discussions with the Council through the pre-application process is therefore advised.~~ ~~10.17 The COVID-19 pandemic has changed the way many people work and how they use their local open spaces. This is likely to have longer term consequences such as the need for internal space for home working; the ability to participate in physical activity locally; and the requirement to address issues concerning people's physical and mental well-being.~~ ~~**Figure 27: Estate Layout**~~

11 Sustainable Travel and Transport Networks

11.1 MM093 (Policy ST1 Sustainable travel)

Modification Reference	Page	Modification
MM093	138	1. The eCouncil will require, ~~where viable~~ where appropriate, major development in the urban areas of Telford and Newport and, on a case by case basis in rural areas, to: a. Adopt site based or area wide Travel Plans for major traffic generating destinations to optimise sustainable transport modes; b. Enhance local and strategic walking, cycling routes and Public Rights of Way networks, to provide residents, employees and visitors with connectivity from the site to town, district centres, employment sites and publicly accessible green spaces; c. Design developments to meet multi-generational needs for travel and physical activity, including: • The use of Dementia friendly design principles • On-site opportunities for physical activity (circular walking routes, for example) • Step free access; and • Good connections to wider walking and cycling networks.

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		d. Enhance existing public transport services or provide new services to cater for additional users ~~accrued~~ generatedby the development. Funding mechanisms should be demonstrated, to ensure the services can be secured as required by the Travel Plans; e. Demonstrate that they have made all reasonable efforts to secure public transport services which will be conveniently routed for new residents and visitors without detrimentally effecting existing users; f. Site boarding and alighting points for public transport services in safe, well lit locations that are accessible for less able bodied users and provide safe, convenient and appropriately lit routes to and from residential and non-residential developments; g. Demonstrate, on a case by case basis, where it is not practical or ~~viable~~ feasible to serve a site by conventional (bus) public transport services that a package of sustainable travel measures can be delivered offering residents travel choice and an alternative to the use of the car. 2. Where a development ~~is served by~~ is in close proximity to one of the borough's rail and/or bus stations, development will be expected to contribute towards enhanced cycle parking and electric vehicle charging point infrastructure, bus facilities as well as improved information, enhanced waiting facilities and better access arrangements for walkers, cyclists and public transport users.

11.2 MM094 (Supporting text to Policy ST1)

Modification Reference	Page	Modification
MM094	139	11.5 The borough has an extensive network of walking and cycling routes and a Public Rights of Way network which provide connections to other local routes and link in with destinations such as Telford Town Centre, district and local centres, as well as industrial estates. These routes provide an excellent resource which developments can link into and enhance in order to provide residents with access to open space and sport and leisure opportunities as well as a wider network of community facilities (as defined in Policy CI1). The Councils Local Cycling and Walking Infrastructure Plan (LCWIP) provides further guidance for applicants on these matters. *New para after 11.7* Key principles of Dementia friendly design can include; enhancing wayfinding with clear sightlines and signage, maximising natural light, utilising high contrast, non-reflective surfaces, and reducing environmental noise. 11.8 The borough benefits from a network of core bus routes and where possible new development sites have been located within close proximity to these routes. Where this is not the case developments will be expected to provide funding to support existing bus services or introduce new services to levels of frequency, times and routing that would help reduce car use. Where existing bus routes are to be enhanced or diverted to serve a new development this should avoid unduly disadvantaging existing users especially those who do not have access to a car. Access to bus stops should be integral to the design of the development and provide convenient, safe, accessible and convenient routes to help encourage use of public transport as the preferred mode of choice. The Councils Bus Service Improvement Plan (BSIP) provides further guidance for applicants regarding bus routes and service improvements. 11.9 Where it is not ~~viable~~ feasible to serve larger developments by conventional public transport, developers will be required to demonstrate a package of alternatives to car use; for example, a package of demand responsive transport services, car clubs, car share schemes, bike hire or other appropriate schemes. The developer will need to demonstrate the long term sustainability of such measures including how they will be managed. 11.10 Bus and railway stations provide interchange points onto a wider network of routes, opportunities to switch to sustainable transport where parking is provided and access to a wider variety of retail, employment and leisure activities. In part 2 of the policy, close proximity of a borough town bus station and/or railway station is defined as within approximately 800m and 1km respectively, measured by straight line from the nearest site boundary.

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11.3 MM095 (Policy ST3 Impact of development on highways)

Modification Reference	Page	Modification
MM095	141	1. The eCouncil requires all development to mitigate site specific highway issues and for major developments to: a. Ensure that the relevant cumulative impact of new developments on local and strategic road networks are mitigated in a co-ordinated and plan-led manner that would not result in a severe residualcumulative impact on the road network, having regard to the Infrastructure Delivery Plan; b. Assess the cumulative impact of new developments by using the Telford Strategic Transport Model (TSTM) or other means as long as these can demonstrate that they are significantly robust. Use of the TSTM can be accessed through the eCouncil's Highways Service; c. Provide a Transport Assessment, where relevant, as part of any planning application; and d. Provide Travel Plans as per Policy ST1; and e. Mitigate impacts on the borough's local and strategic road networks including securing financial developer contributions and any individual commuted sums specified by the local highway authority through the use of planning obligations.

11.4 MM096 (Supporting text to Policy ST3)

Modification Reference	Page	Modification
MM096		11.17 The Infrastructure Delivery Plan (IDP) and the Local Plan Transport Strategy Telford Growth Strategy (2025) will set out the strategic impact of site allocations on the transport system and assesses alternative ways of mitigating mitigation of their cumulative impacts. The cost is then apportioned between the public sector and individual developers on a fair and reasonable basis depending on the relative proportions of development and non development traffic. It addresses both capital and revenue based measures including sustainable travel initiatives (see policy ST1) as well as highway measures and it sets out a developer contributions strategy. 11.19 In considering the strategic impact of developments, development will need to have regard to the borough's road hierarchy as set out in the LTP. The purpose of the hierarchy is to identify those parts of the network where the primary function of the road is to facilitate the safe and efficient movement of people and goods. These roads are defined as Motorways (Strategic Road Network - SRN), Trunk Roads (SRN) and Primary Routes (Primary Route Network PRN) as identified on the Policies Map.

11.5 MM097 (Policy ST4 Design of roads and streets)

Modification Reference	Page	Modification
MM097	142	1. The council will require aAll development proposals to should be designed with regard to accord with government guidance, such as the Manual for Streets, and other relevant adoptable standards and guidance including the Design Manual for Roads and Bridges and the most up to date design guidance from the Local Highway Authority in the design of developments. The design of roads and streets must: a. Take into consideration the needs of pedestrians and cyclists, bus services (through the appropriate design of spinal routes intended for bus use) and bus users as well as freight, deliveries and refuse collection vehicles in the design and access of the development; b. Be safe, convenient, well designed with accessible and appropriately lit walking, cycling and public transport routes that provide opportunities for safe sustainable travel within a development as well as links to surrounding community facilities;

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		c. Contain development blocks (avoiding cul-de-sacs) of a size that encourages permeability for walking and cycling, and traffic calming measures such as shared surfaces; d. Be designed to an adoptable standard, with an appropriate mechanism to ensure that arrangements for the future management and maintenance of streets have been secured; e. Be designed in a way that enables the adoption of road networks in the most timely and efficient manner; f. Demonstrate that street trees on new developments: • Are carefully positioned and of an appropriate species to avoid interference with property, infrastructure and highways access and visibility; and • Have appropriate measures in place to secure their longterm maintenance (i.e. tree pit details etc.). In circumstances where street trees are not provided, applicants will be expected to give clear justification, with compelling reasons, why they would be inappropriate. *New criteria after part 1.* In circumstances where new streets are not proposed to be tree-lined, applicants will be expected to give clear justification, with compelling reasons, why trees would be inappropriate.

11.6 MM098 (Supporting text to Policy ST4)

Modification Reference	Page	Modification
MM098	143	11.27 Street trees and natural habitats are a valuable source of carbon sequestration and contribute to the character and quality of well-designed places. They are encouraged on new developments and should be integrated into the design at an early stage to ensure that provision is compatible with highway standards and infrastructure provision. Measures to secure long-term maintenance of trees should ensure that street trees can be provided on streets without interfering with property, infrastructure and highways sightlines. ~~To ensure effective integration of on-site infrastructure, Policy CI1 requires streetlights, street trees and landscaping as part of a single design/plan in new developments.~~

11.7 MM099 (Policy ST5 Electric vehicle (EV) infrastructure and parking design)

Modification Reference	Page	Modification
MM099	144	1. All new development ~~is expected to meet~~ should have regard to the parking standards set out in the e~~C~~Councils latest parking guidance document. 2. ~~All new development must provide electric vehicle charging infrastructure. Development is expected to meet the standards for electric vehicle charging infrastructure set out in the councils latest parking guidance document.~~ New electric charging infrastructure should be designed with regard to the relevant guidance and design standards in the Council's latest parking guidance document. 3. Development will be supported where it is demonstrated that the following cycle parking design elements have been considered: a. Secure, covered, convenient on-plot space to park cycles (including charging fore-bikes) has been provided within all residential developments; b. Secure, covered, convenient cycle parking (including charging for e-bikes) has been provided for staff at all employment developments as per the cycle parking standards in the e~~C~~Councils latest parking guidance document, facilities should also include reasonable provision for storage of associated cycle equipment and where possible changing facilities; c. Public cycle parking (including charging for e-bikes) is provided inconvenient, overlooked locations to serve on site facilities such as shops and recreational areas; 4. Development will be supported where it is demonstrated that the following parking design elements have been considered:

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Modification Reference	Page	Modification
		a. The location, quantity and quality of carparking, should reflect the density, nature, character and context of the development. It should also reflect its intended usage and relationship with the surrounding area and facilities including any foreseeable parking issues in the local area; b. Electric vehicle charging infrastructure is located on or adjacent to buildings to minimise impact on the character and appearance of an area and allows for charging without obstructing public footways. c. Garages will not be considered as an allocated parking space, unless conditioned; d. Impact of parking provision on highway safety and public transport routes; e. Providing an appropriate balance of allocated and communal parking provision in residential developments; and f. Parking should be convenient, overlooked and in accessible locations and, where possible, have step free access to help maximise security for vehicles, users and pedestrians; and g. In non-residential developments the provision of appropriately sized areas that meet the operational needs of developments for lorry parking and access by service vehicles. These areas should be suitably located to minimise potential conflicts with pedestrians, cyclists and other road users.

12 Community Infrastructure, Culture and Open Space

12.1 MM100 (Policy CI1 Community facilities)

Modification Reference	Page	Modification
MM100	149	1. Development will be expected to retain existing community facilities and sustain, enhance and provide new community infrastructure to meet demand arising from new development. 2. The eCouncil will support new community facilities or improvements to existing community facilities to meet the needs of existing and future residents of all ages and abilities. The co-location of community facilities is strongly supported to promote health and wellbeing. Where the scale of development supports onsite provision this will be sought in the first instance; however, where evidence supports offsite provision contributions will be sought towards the upgrade or provision of new facilities that serve the needs of the development. 3. The eCouncil will support the delivery of new community facilities in the following locations: a. In Telford Town Centre, Market Towns, District, Local Centres and villages in accordance with Policy EC5, EC6 and Sustainable Communities in accordance with Policy HO2; b. Outside the above locations in places with good accessibility by foot, cycle and public transport; and c. Under exceptional circumstances on open space if both environmental and social benefits to the local community are demonstrated~~:~~. 4. The eCouncil will not support the loss or reduction of land or buildings currently or last used as a community facility (excluding sports and leisure facilities which is covered under Policy CI2) unless: a. A lack of need is demonstrated (through a 12-month period of marketing); or b. Acceptable alternative provision exists or is proposed concurrently to maintain the community's ability to meet its day-to-day needs~~.~~; or c. It can be demonstrated that the facility has been identified as surplus as part of an agreed estates strategy or service transformation plan where investment is needed in modern, fit for purpose infrastructure and facilities.

12.2 MM101 (Supporting text to Policy CI1)

Modification Reference	Page	Modification
MM101	149	12.5 The ~~e~~Council seeks to retain community facilities, promote their expansion and provide new facilities to reflect population growth and the changing needs of an ageing population. Community facilities may be defined as; • Community venues such as community centres, halls or other general meeting places; • Cultural buildings such as libraries, cinemas and theatres; • Leisure facilities such as sports halls, swimming pools and golf courses; • Formal sports pitches and courts; • Allotment provision; • Historic and environmental places of interest, including Local Nature Reserves; • Places of worship; • Cemeteries and crematoriums; • Education (pre-school, primary, secondary and special needs provision)~~ and health facilities including schools GP, dentistry and pharmacy provision;~~ • Health Facilities including GP, ~~density~~ dentistry and pharmacy provision; and • Public houses. 12.8 Development should address shortfalls in provision either through onsite or offsite provision which should be considered through engagement with key stakeholders. The ~~e~~Council will consider evidence including the Infrastructure Delivery Plan to identify where financial contributions are required. Proposals should take into account the impact on existing local communities, the provision necessary to make the development acceptable in planning terms (on or off-site) and provision that is related to the development in scale and kind. The ~~e~~Council will discuss community facility requirements with applicants on a case by case basis. The pooling of off-site contributions can help deliver community facilities where they meet the cumulative needs arising from a number of developments. 12.10 Where the loss of a community facility is proposed the applicant should either provide: • ~~e~~Evidence of a lack of need through a 12 month period of marketing (through local and national agents and channels) which demonstrates engagement with the community and likely stakeholders to sustain the facility and to find an appropriate alternative community use, at a value reflecting existing use and condition; or • ~~d~~Demonstrate that acceptable alternative provision exists or is proposed in the local area and is accessible to people. The Council recognise that there may be circumstances where the early release of land and/or property would support investment into healthcare facilities and emergency services. *New para after 12.10* All major development proposals will be expected to contribute to the provision of infrastructure, services, and facilities necessary to support sustainable development. Contributions will be secured, for community infrastructure, through planning obligations (Section 106 agreements), where site-specific mitigation is required. In the absence of Supplementary Planning Documents (SPDs), the Council will determine the nature and scale of contributions based on national guidance and local ambitions, that identify infrastructure needs and thresholds, including the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), the Local Plan and the Infrastructure Delivery Plan (IDP).

12.3 MM102 (Introduction to Policy CI3)

Modification Reference	Page	Modification
MM102	152	12.19 Policy CI3 requires major development to provide or contribute towards the provision of new open space within the borough and to clarify the management arrangements for new open space on development sites. This is supported by Policy S7 for developer contributions.

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12.4 MM103 (Policy CI3 Provision and management of public open space)

Modification Reference	Page	Modification
MM103	152	1. The eCouncil requires major development to provide and/or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local and wider needs. The eCouncil will require development to provide: a. On-site provision which meets local needs for open space, sport and play; b. Contributions towards the enhancement and creation of new areas of public open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency; c. Public open space in the most accessible locations; d. Play and recreation spaces for children and young people; and e. Agreements to secure long term community use of school and private sports facilities. 2. Off-site financial contributions instead of onsite-contribution may be acceptable where it can be demonstrated that on-site provision is not feasible or viable. 3. Developments providing between 75 and 200 ~~2 bedroom~~ dwellings ~~or larger child bed spaces~~ shall provide a Local Equipped Area of Play (LEAP). Developments providing over 200 ~~2 bedroom~~dwellings ~~or larger~~ shall provide a Neighbourhood Equipped Area of Play (NEAP). These should be designed with regard to the ~~in accordance with~~ latest eCouncil guidance. 4. The eCouncil will, require development proposals to provide sufficient management and/or financial provision for the future management and maintenance in perpetuity of new and existing public open space which forms part of, or is created by, a development. 5. The eCouncil will require proposals to be supported by a detailed Landscape Management Plan (LMP) setting out details of all the on-site soft and hard landscape features to be managed, establishing the management mechanism and providing detail of the secure financial arrangements for management in perpetuity.

12.5 MM104 (Supporting text to Policy CI3)

Modification Reference	Page	Modification
MM104	152	12.24 The eCouncil considers, for the purpose of securing on and offsite infrastructure, the use of ~~child~~ bed spaces in the calculation of requirements for play provision to be the most accurate measure of need. The Council also use the Play, Recreation and Open Space Strategy, Sport England's Playing Pitch Calculator tool as well as latest available Council guidance to secure on and offsite infrastructure provision. 12.29 Landscape Management Plans are a vital part of the mechanism by which public spaces are managed. The eCouncil will work with developers, before the determination of a full or reserved matter application, to agree appropriate management mechanisms in line with further guidance provided in the Play Recreation and Open Space Strategy. Landscape Management Plans should be in perpetuity and include: • Contact details of the management company; • Details of funding mechanisms for management arrangements; • All aspects of landscaping (soft and hard); • Details of landscape features (i.e. walls/fencing/artwork/bridges/signage/street furniture), footpaths and play areas and equipment; • Maintenance operations covering: ○ General maintenance (litter picking/weeding/weeping etc) ○ Cleaning/repair of play equipment ○ Anomalies such as fly tipping/graffiti ○ Sustainable drainage management ○ Frequency of visits within maintenance schedule (differing for each of the element)

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Modification Reference	Page	Modification
		• A map should be included which shows the area to be managed. • Approved landscaping plans should be appended to the LMP.

12.6 MM105 (Policy CI4 Leisure, culture and tourism)

Modification Reference	Page	Modification
MM105	154	1. The eCouncil will support development for new cultural, tourism and leisure (indoor and outdoor)activities (including ancillary development associated with these uses)and improvements to existing facilities where: a. They are located in an accessible location within or adjacent to the borough's hierarchy of centres; b. They include high quality design and public realm; c. They are well connected via travel plans to secure links to walking and wheeling routes, electric vehicle charging infrastructure at destinations, public transport services, parking and visitor wayfinding; and d. They encourage investment to improve the quality of the infrastructure for arts, sports, museums and leisure and provide opportunity for the creative economy to prosper. 2. Consideration will also be given to enhancing unique venues and the creation of new outdoor venues and activity centres near to key tourist destinations. 3. Elsewhere in the borough's urban areas, the Council will support leisure (indoor and outdoor), cultural, and tourism facilities (including ancillary development associated with these uses) provided it can be demonstrated that they cannot be accommodated in the borough's centres as well as complying with 1(b)and 1(c) above. *New criteria after 3.* In rural areas, proposals for new cultural, tourism and leisure (indoor and outdoor) activities should accord with National policy. **Tourist accommodation** 4. The eCouncil will support major hotel accommodation within or immediately adjacent to Telford Town Centre and the market towns of Newport and Wellington, or in other areas where exceptional circumstances can be demonstrated. 5. The eCouncil will expect applications for other types of tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough. Applications will also need to demonstrate that any impacts, such as parking, and highway safety can be appropriately mitigated. **Shrewsbury to Newport Canal** 6. The eCouncil will safeguard the alignment of the Shrewsbury and Newport Canal (as shown on the Policies Map) and supports proposals to restore the canal to enhance the borough's heritage and tourism opportunities. Proposals will be supported where they: a. Protect and enhance the canal alignment and its associated structures; or b. A suitable alternative alignment is provided, where the original alignment is in use as (and continues to be required for) strategic drainage infrastructure.

12.7 MM106 (Supporting text to Policy CI4)

Modification Reference	Page	Modification
MM106	155	12.33 The eCouncil supports the promotion of a broad range of cultural facilities and development which supports the borough's cultural assets. These facilities help attract people and business to the borough as part of the areas cultural and creative industries and help people who live in the borough develop a sense of belonging, to value the cultural diversity and local heritage. It will work with partners from the private and voluntary sectors to deliver this commitment across the urban areas of the borough and

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		in rural areas where this meets the community needs as set out within Paragraph 88 and 89 of the NPPF. This can, for example, be achieved through the provision of public art in new developments, or through shared or multi-use facilities such as flexible multi-use arts venues and arts space within educational establishments or local community facilities. 12.34 The ~~e~~Council wishes to promote a broader tourist accommodation offer and Policy CI4 directs major hotels (50 or more bedrooms) into Telford Town Centre to take account of the presence of the International Centre, leisure offer including South water and Telford Town Park and shopping centre. Newport and Wellington's appeal as Market Towns will be reinforced by the promotion of more visitor accommodation. Where exceptional circumstances, including regeneration of redundant buildings, high levels of design quality and specific market conditions, can be demonstrated other locations will be considered on a case by case basis. Overall, in the borough a varied accommodation offer is expected to be delivered through the provision of bed and breakfast and guest house accommodation, self-catering, camping, glamping and caravanning.

13 Historic Environment

13.1 MM107 (Introduction to Historic Environment chapter)

Modification Reference	Page	Modification
MM107	159	13.1 Telford and Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, seven conservation areas, scheduled monuments, ~~historic~~ registered parks and gardens, historic settlements, landscape features and archaeological remains. The historic environment contributes to local distinctiveness and creates a high quality environment which is important to our general quality of life and provides a focus for inward investment and regeneration.

13.2 MM108 (Introduction to Policy HE1)

Modification Reference	Page	Modification
MM108	160	13.4 Heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration and protection in planning decisions, because of their heritage interest. These include both designated heritage assets (listed buildings) and non-designated heritage assets that include buildings of local interest identified by the Local Planning Authority ~~(including local listing)~~. Within Telford and Wrekin heritage assets include: • The Ironbridge Gorge World Heritage Site • Listed Buildings • Conservation Areas • Buildings of Local Interest • ~~Historic~~ Registered Parks and Gardens • Scheduled Monuments

13.3 MM109 (Policy HE1 Heritage assets)

Modification Reference	Page	Modification
MM109	160	1. The historic environment is unique in its character, quality and diversity across Telford and Wrekin ranging from areas of international importance to those of local importance. It is the ~~e~~Council's duty to preserve and enhance our historic environment.

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Modification Reference	Page	Modification
		2. All developments, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement where possible. 3. Any harm or loss to the significance of or to the setting of a heritage asset must be avoided in the first instance. Any harm should be wholly exceptional and will require ~~clearly justified~~ clear justification. 4. Proposals for development which would conserve or enhance the boroughs heritage assets, sustaining and enhancing their significance and make a positive contribution to local character and distinctiveness will be supported. 5. Proposals must take into account the existing historic landscape and the impact on existing habitats and species in line with Policies~~y~~ NE1 and NE6. 6. The Council will support proposals for microgeneration where it can be evidenced that this does not result in harm to an historic asset or negatively impacts the surrounding character and setting of heritage assets. 7. Proposals likely to cause substantial harm to or total loss of a designated heritage asset will only be supported where it can be clearly demonstrated that there would be substantial public benefits that would outweigh any harm or loss to the heritage asset, or all of the following circumstances are met: a. The heritage asset cannot be sustained in its current use; and b. The heritage asset prevents all reasonable use of the site; and c. Conservation by grant-funding or some form of non-profit, charitable or public ownership is demonstrably not possible; and d. The harm or loss to it is outweighed by the benefit of bringing the site back into use~~.~~; and e. It can be demonstrated that planning permission can be secured for a viable future use. 8. Harm to a heritage asset is unacceptable except in wholly exceptional circumstances as set out above. 9. In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the heritage asset and/or its setting, the e~~c~~Council will require the developer to record and analyse the heritage asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the e~~c~~Council's Historic Environment Record (HER). 10. The e~~c~~Council will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal. 11. Applications made in outline form will not normally be accepted for proposals that would affect the World Heritage Site (WHS), a conservation area, a listed building or any other designated heritage asset.

13.4 MM110 (Supporting text to Policy HE1)

Modification Reference	Page	Modification
MM110	161	13.9 In preparation of development proposals, applicants should refer at an early stage the sources of information available on the historic environment. These include: • The National Heritage List for England • Local Heritage Impact Assessment • Conservation Area Appraisals • Shropshire - Historic Environment Record[x] • Register of Local Interest Buildings • Ironbridge Gorge World Heritage Site Statement of Outstanding Universal Value and Management Plan 13.10 This is to ensure that proposals are based on an understanding of the significance of any heritage assets that may be affected. A Heritage Assessment is therefore required for any development proposals which are likely to affect the significance of a heritage asset, including its setting. The level of detail provided in a Heritage Assessment should be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.

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Modification Reference	Page	Modification
		New para after to split para 13.10 Development proposals should also take into account the principles set out in any Supplementary Planning Documents and other relevant guidance including the Ironbridge Gorge World Heritage Site, Supplementary Planning Document, the Ironbridge Gorge World Heritage Site Management Plan and Landscape Appraisals. Footnote: X - Historic Environment Record | Shropshire Council

13.5 MM111 (Introduction to Policy HE2)

Modification Reference	Page	Modification
MM111	162	13.11 The Ironbridge Gorge World Heritage Sites was designated by UNESCO in 1986 in recognition of its role as the birthplace of the industrial revolution ~~and its unique~~ within the landscape of the Severn Valley. The ~~majority~~ significance of the World Heritage ~~s~~Site ~~lies within the borough and extends into Shropshire. The quality of the area~~ is described in a ~~s~~Statement of Outstanding Universal Value ~~in accordance with UNESCO guidelines~~. adopted by UNESCO's World Heritage Committee in 2013. The inscription of the World Heritage Site was justified under three of the criteria set out under Paragraph 77 of UNESCO's Operational Guidelines for the Implementation of the World Heritage Convention.

13.6 MM112 (Policy HE2 Ironbridge Gorge World Heritage Site)

Modification Reference	Page	Modification
MM112	162	1. The eCouncil will conserve, or where appropriate enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site. 2. Within the planning balance, in determining any application for development, and in undertaking its overall responsibilities, the eCouncil will give the greatest weight to the Outstanding Universal Value of the Severn Gorge area as a World Heritage Site. 3. The Ironbridge Gorge World Heritage Site is an area of special archaeological interest within which archaeological sites of significance will be afforded protection. Proposed development will be particularly scrutinised for its potential effect on the archaeologicaly ~~l~~ remains of sites and monuments. 4. The eCouncil will not support proposals in, or within the setting of, the World Heritage Site that adversely affect the following key features: *New criteria before a.* The significance of the World Heritage Site and its Outstanding Universal Value including the authenticity and integrity of its attributes; a. The existing topographical character and landscape quality, including the stability of the slopes and river banks; b. The significance of the World Heritage Sites Outstanding Universal Value, including the existing skylines and views to, and from, the Gorge; c. The area's natural diversity and ecology, including amongst others, Sites of Special Scientific Interest and Local Wildlife Sites; d. The area's distinctive archaeological resource; e. Key gateways to the World Heritage Site; or f. The historic built environment, either through infill, new development proposals or alterations to existing properties. 5. Development within the World Heritage Site will need to take account of flood risk and drainage and will be required to demonstrate that the site is stable and that the development can address gas migration. 6. The eCouncil will only support engineering works or development along the riverside, or within the course of the River Severn, if it can be demonstrated that the natural, historic or archaeological character of the river is preserved or enhanced by the proposal and that there are no adverse impacts on the hydrology, ecology or archaeology of the river and associated deposits upstream or downstream.

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		7. The ~~e~~Council will support development in, and within the setting of, the World Heritage Site, that enhances or better reveals its significance and is in accordance with Policy DD1 Design Criteria. 8. Where a proposal is identified as having potentially adverse impacts on the Outstanding Universal Value of the World Heritage Site applicants are encouraged to liaise with Historic England at the earliest opportunity and applicants must begin a process of Heritage Impact Assessment (HIA) and have discussions with Historic England about the potential requirement for notification to UNESCO. ~~ICOMOS International (International Council on Monuments and Sites).~~

13.7 MM113 (Supporting text to Policy HE2)

Modification Reference	Page	Modification
MM113	163	13.13 The Ironbridge Gorge area is also designated as a conservation area (Severn Gorge Conservation Area) that was originally designated in 1971 and extended in 1980. There is an Article 4(2) Direction designated in 1998 that restrict~~s~~ing permitted development rights across the whole site to preserve the visual quality of the streetscape, meaning that planning permission may be needed for certain works. The Article 4(2) Direction controls minor works including most alterations to houses, to ~~front and back~~ gardens visible from the public realm and other householder projects such as the installation of solar panels and satellite dishes. In addition, to the Madeley Neighbourhood Plan provides some elements of control for parts of the site and the World Heritage Site Residents Guide provides information to residents helping make informed choices and decisions when considering making changes to or carrying out works to book their dwelling house, and the land that surrounds their property. 13.15 Additional guidance for the IGWHS includes detail on shopfronts and signage that also has ~~a~~ SPD status which should be considered alongside Policy EC11~~10~~ (shopfront and advertisement design), as well as the Conservation Area Management Plan and Ironbridge Gorge World Heritage Site Management Plan. While these tools can collectively control development at a micro level, it is appropriate that the Local Plan also gives further direction to managing the area holistically and balancing the desire to protect and enhance the Outstanding Universal Value of the WHS alongside its role as a major tourist attraction and contributor to the local economy. 13.16 The ~~e~~Council work in close partnership with the local community, ~~ICOMOS~~, Historic England, English Heritage and local partners including the Ironbridge Gorge Museum Trust ~~t~~so that all appropriate measures are taken in the custodianship of the World Heritage Site. Where significant potential harm is identified as part of proposals early discussions with ~~ICOMOS~~ Historic England will help determine whether issues can be overcome early in the development process and whether notification to UNESCO will be required.

13.8 MM114 (Supporting text to Policy HE4)

Modification Reference	Page	Modification
MM114	167	*New para after 13.30* The Council has prepared a number of detailed conservation area appraisals which set out what the special characteristics of each area are that justify its designation and also identify aspects of the area where enhancement is sought. There are also a number of Management plans[x] setting out how the Council plan to approach the future development of each area. Footnote: X - Telford and Wrekin Conservation Area Management Plans

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13.9 MM115 (Introduction to Policy HE6)

Modification Reference	Page	Modification
MM115	168	**Registered ~~Historic~~ parks and gardens** 13.37 These are sites which have been assessed to be of particular significance, in terms of their special historic interest. The record ~~register~~ of registered ~~historic~~ parks and gardens includes, gardens, grounds and other planning landscapes and open spaces. The register focuses on the significance ~~interest~~ of the designed landscape, rather than on planting or botanical species. 13.38 Policy HE6 relates to the protection of Registered ~~Historic~~ Parks and Gardens.

13.10 MM116 (Policy HE6 Historic Parks and Gardens)

Modification Reference	Page	Modification
MM116	168	**Registered ~~Historic~~ parks and gardens** 1. The eCouncil will resist development that would harm the significance or be detrimental to the setting, character, quality and historic integrity of Registered Parks and Gardens and make sure ~~that the borough's historic parks and gardens,~~ their associated features and settings are preserved and enhanced. The eCouncil will: a. Resist any development which would adversely affect their special historic interest, or result in the loss of, or damage to, their form and features; b. Seek to conserve their landscape and architectural features; c. Resist development which would impair direct / indirect views to and from of these sites and their wider landscape and setting; d. Encourage the restoration of original layout and features where this is appropriate and based upon a thorough research and understanding of the historical form; and e. Require any development that potential impacts ~~Historic~~ Registered Parks and Gardens to be supported by a Landscape and Visual Assessment.

13.11 MM117 (Policy HE7 Scheduled monuments and archaeology)

Modification Reference	Page	Modification
MM117	169	1. The eCouncil will protect scheduled ancient monuments, other sites of international, national, regional or particular local archaeological importance and their settings. Development that would result in the loss of, damage to, or would otherwise adversely affect these sites and their settings will be resisted. 2. Where archaeological remains are known to exist as part of the established record or research indicates that they may exist, the eCouncil will require development proposals to be accompanied by an assessment of the site's archaeological features. 3. When development is considered to be acceptable in principle, the eCouncil will require that: a. Any archaeological remains are preserved in situ by the careful design, layout and the siting of new development; and b. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for appropriate mitigation, its recording and/or excavation by a competent archaeological organisation before development starts on site and any information which requires recording shall be recorded in a suitable format and deposited on the eCouncil's Historic Environment Record (HER).

14 Mineral and Land

14.1 MM118 (Policy ML1 Mineral Safeguarding)

Modification Reference	Page	Modification
MM118	173	1. Mineral resources within the Mineral ~~Safeguarded~~Safeguarding Areas and buffer zone areas ~~(displayed on the Policies Map)~~ will be protected from unnecessary sterilisation by other development unless: a. The development cannot be reasonablysited or relocated to avoid mineral areas; b. Mineral resources are either not present or are of no economic value; c. The mineral can be extracted without unacceptable impacts on neighbouring uses, local amenity or other environmental assets prior to the development taking place; d. The overriding need for the development outweighs the need to safeguard the mineral resources present; ~~or~~ e. The incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the time scale that the mineral is likely to be needed~~.~~ ; or *New criteria after e.* Sites have been allocated for development in the Local Plan. 2. Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate: a. That the mineral resource is not economic to work or is not present; or b. That the proposed development will not permanently sterilise the mineral; or c. That the mineral resource will be prior extracted to prevent it being sterilised. 3. Where prior extraction is established as feasible, conditions will be imposed requiring extraction of viable mineral resources present in advance of construction. Applicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed. 4. ~~The council will apply the following exemptions to this policy:~~ a. ~~Applications for house holder development (except for new dwellings);~~ b. ~~Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity onsite;~~ c. ~~Applications for advertisement consent;~~ d. ~~Applications for reserved matters including subsequent applications after outline consent has been granted;~~ e. ~~Prior notifications (for example, telecommunications, forestry, agriculture, demolition);~~ f. ~~Certificates of Lawfulness of Existing Use or Development (Section191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);~~ g. ~~Applications for works to trees and other miscellaneous minor works / applications (e.g. Fences, gates, access etc);~~ h. ~~Applications for temporary planning permission.~~ 5. All non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified should seek to extract any viable mineral resources present in advance of construction. Proposals for prior extraction will be permitted provided the proposal is in accordance with policy ~~ER6~~ ML3Mineral development. *New criteria after 5.* The Council will apply the following exemptions to parts 1, 3 and 4 of this policy: a. Applications for house holder development (except for new dwellings); b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity onsite; c. Applications for advertisement consent; d. Applications for reserved matters including subsequent applications after outline consent has been granted; e. Prior notifications (for example, telecommunications, forestry, agriculture, demolition); f. Certificates of Lawfulness of Existing Use or Development (Section191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);

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		g. Applications for works to trees and other miscellaneous minor works / applications (e.g. fences, gates, access etc); h. Applications for temporary planning permission. 6. ~~Proposals for non-mineral development outside the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where they accord with points (i) to (v) above.~~ 7. In the urban and rural areas the eCouncil will support non-mineral development providing it does not threaten, lead to the loss of or damage to, the functioning of established, planned or potential minerals related infrastructure unless: a. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; ~~and~~ or b. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry. 8. ~~Applications for non-mineral and non-waste related development adjacent to existing, planned or potential mineral related infrastructure will be supported provided it can be demonstrated that it will not prevent or prejudice the current or future use of the mineral related infrastructure.~~

14.2 MM119 (Supporting text to Policy ML1)

Modification Reference	Page	Modification
MM119	174	14.8 The eCouncil engaged the British Geological Survey (BGS) in 2008 to define the broad extent of the boroughs Mineral Safeguarding Areas (MSAs) and appropriate buffer zones. The purpose of establishing MSAs is to inform potential developers about the presence of mineral resources, enabling early consideration of these resources in the development process. *New para after 14.9* The Council recognise that to meet the Government housing targets, housing allocations must be brought forward in a timely manner. Therefore, sites allocated in this LocalPlan are exempt from the requirement for prior extraction. Prior extraction on allocated development sites would only be supported where it does not impact on the housing delivery trajectory of the site. 14.12 The Mineral Safeguarding Area buffer zones for Telford and Wrekin can be seen on the councils online interactive policies map[x]. Further guidance on the location of mineral resources and mineral-related information is available through the BGS website. X - Telford and Wrekin Local Plan 2040 - Publication Site

14.3 MM120 (Policy ML2 Maintaining aggregate supplies)

Modification Reference	Page	Modification
MM120	175	1. The eCouncil will ~~only~~ support proposals for crushed rock, clay or sand and gravel working if one or more of the following circumstances apply: a. ~~The need for the mineral outweighs the material planning objections (Policy ML3);~~ b. Working would prevent the sterilisation of the resource; and/or c. Significant environmental benefits would be obtained. 2. In such circumstances, ~~P~~proposals for new extraction should demonstrate that they are environmentally acceptable to work and be consistent with Policy ML3 ~~ER6~~ and other relevant plan policies.

Modification Reference	Page	Modification
		New criteria after 2 Where material planning harm would arise from a mineral extraction proposal, and this cannot be fully mitigated, the Council will consider whether the need for the mineral outweighs the harms caused by the proposal.

14.4 MM121 (Supporting text to Policy ML2)

Modification Reference	Page	Modification
MM121	175	14.15 LAAs aim to secure seven years' supply for sand and gravel and ten years' supply for crushed rock. The latest available supply position is set out in the Shropshire and Telford and Wrekin Local Area Aggregates Assessment ~~2019~~ 2025 and includes the following: • ~~40~~ 26 year's land bank for crushed rock • ~~16~~ 23 year's land bank for sand and gravel • 30 years' land bank for clay 14.16 For sand and gravel, the most recent LAA data for the sub-region shows that in 2023~~18~~, there were ten permitted sites for sand and gravel extraction in Shropshire, ~~six~~ eight of which were operational. ~~There is also a further site where a resolution has recently been made to grant planning permission, but the site is not yet operational.~~ Sand and gravel production in Shropshire and Telford and Wrekin, at 0.88 ~~71~~ million tonnes, has significantly recovered from previous years and now surpasses ~~both~~ the ten-year rolling average (0.68 million tonnes). ~~and is the same as the~~ The three-year average ~~(0.71 million tonnes) of~~ sand and gravel ~~sales~~ production is 1.17 million tonnes. The LAA data also demonstrates that the land bank of permissions for sand and gravel extraction has consistently exceeded the minimum level required by the NPPF of seven years' supply. 14.18 The sub-region produced 2.5 ~~3.01 mt~~ million tonnes of crushed rock in ~~2018~~ 2023 against a 10 year average of ~~2.54 mt~~ 3 million tonnes. In 2023~~18~~ there were 8 permitted sites in Shropshire, 5~~4~~ of which were operational and 1 permitted and operational site in Telford and Wrekin. The latest available data indicates that crushed rock production in Shropshire and Telford and Wrekin in 2023~~18~~ was ~~significantly above~~ below both the 10 year trend (~~2.54mt~~ 2.98 million tonnes) and ~~slightly above~~ the 3 year trend (~~2.93mt~~ 2.73 million tonnes). Reserves are distributed across active sites (84.5% of total reserves) and currently inactive sites (15.5%). It is considered there is a robust level of reserves that are 'workable' in the short term. *New para after 14.22* Significant environmental benefits from mineral development are often achieved during the restoration and aftercare process, these can include creation of: • Sustainable drainage and water management areas • New habitats • Space for farming • Areas for forestry Within the borough previously mined areas such as Ercall Hill and Maddox Hill, geological SSSI sites, now forming parts of Local Wildlife Sites and nature reserves.

14.5 MM122 (Policy ML3 Mineral development)

Modification Reference	Page	Modification
MM122	177	1. The e<u>C</u>ouncil will support mineral extraction, processing or associated development subject to it being demonstrated that the development would not have an unacceptable impact, including cumulative impact with other developments, upon:

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		a. Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable); b. The quality and quantity of water within water courses, ground water and surface water; c. Drainage systems; d. The soil resource from the best and most versatile agricultural land; e. Farming, horticulture and forestry; f. The safety and capacity of the road network; g. Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities; h. The appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness; i. Land stability; j. The natural and geological environment (including biodiversity and ecological conditions for habitats and species);and k. The historic environment including heritage and archaeological assets and their setting. 2. The eCouncil requires mineral working proposals to include details of proposed methods of working, phasing, management and maintenance of site restoration, including progressive restoration towards full reinstatement of occupied land and the removal of all temporary and permanent structures and works. Such restoration should avoid the creation of future liabilities and should deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use.

14.6 MM123 (Introduction to Policy ML4)

Modification Reference	Page	Modification
MM123	**178**	14.27 As a result of its industrial past, extensive mining and relative recent geological glaciation, several areas of the borough have land stability issues. The effects of unstable land may result in landslides, land creep, subsidence or ground heave. Where a site is affected by land stability issues, or where development has the potential to lead to land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner. It is vital that the Council has a plan in place to ensure that the risk to residents, visitors, private property and public property including all highway assets and third-party assets (e.g. statutory authorities and service providers) is minimised.

14.7 MM124 (Supporting text to Policy ML4)

Modification Reference	Page	Modification
MM124	178	14.39 Developers are therefore encouraged to have pre-application discussions with the Council to be advised on the specific requirements. Where appropriate developers should also consult with the Canal and River Trust.

14.8 MM125 (Introduction to Policy ML5)

Modification Reference	Page	Modification
MM125	180	14.41 The purpose of Policy ML5 is to protect controlled waters, the health and wellbeing of existing and future occupiers and, at the same time, to make effective use of land and buildings consistent with the NPPF.

14.9 MM126 (Policy ML5 Land contamination)

Modification Reference	Page	Modification
MM126	180	1. The eCouncil will consider the following factors for the effective and most appropriate re-use of previously developed land: a. The need to protect any buildings or services (like water) from hazards b. The need to prevent unnecessary dispersal or disturbance of contaminants if this would cause water or air pollution and/or adverse health effects; and c. Evidence provided in the form of a site investigation report and risk assessment, undertaken by a suitable qualified competent person and which demonstrates the development will be safe and free from contamination (and/or the effects of contamination in relation to a SPR assessment). d. The need to safeguard the future users or occupiers of the site or of neighbouring land; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of contaminants in soil *New criteria after part 1.* Development proposals should secure appropriate remediation of sites where contamination is present.

14.10 MM127/MM128 (Supporting text to Policy ML5)

Modification Reference	Page	Modification
MM127	181	14.48 In some instances, further site investigation may be required before planning permission can be granted. ~~Planning permission will only be granted subject to conditions~~ Site investigations should be prepared by a competent person, ~~requiring a site investigation, assessment~~ and ~~agreed~~ remedial measures agreed before any development takes place. This must demonstrate that the land contamination issues have been fully addressed or can be addressed through the development. It is always the developer's responsibility to ensure the safety of the development and its compliance to best practice safety standards and contaminated land best practices.
MM128	181	Footnote 27 Groundwater Position Statements and Risk management framework and the Risk Management Framework: Land contamination risk management (LCRM) ~~Planning Practice Guidance on land contamination sets out relevant guidance and legislation for land contamination in the planning system.~~

15 Appendix

15.1 MM129 (General appendix changes)

Modification Reference	Page	Modification
MM129		Appendix list will be changed to read as follows: A. Housing Allocations B. Employment Allocations C. Mixed U~~u~~se A~~a~~llocations D. Sustainable Community Allocations

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		~~D~~E. Developer Contributions Policy List ~~E~~F. Hierarchy of Centres G. Strategic Employment Areas H. Rural Settlements ~~F~~I. List of Designated Sites of Biodiversity and Geodiversity ~~G. Key Policy Changes~~ J. Mining Consideration Area Plan K. Housing Trajectory L. Monitoring Framework M~~H~~. Glossary

5.2 MM130 (Appendix A Housing allocations)

Modification Reference	Page	Modification
MM130	183	*Change housing allocation abbreviation from 'HO' to 'HA' e.g. ~~HO1~~ HA1* Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building. **Table 7**

Site Reference	Site Name	Estimated Housing Numbers
H~~O~~A1	Lodgewood Farm, Redhill	203
H~~O~~A2	Old Park	200
H~~O~~A3	Land South of the Dale, Church Aston	16~~0~~6
H~~O~~A4	Former Phoenix School, Manor Road	~~128~~207
H~~O~~A5	Land North of Allscott Meads	105
H~~O~~A6	Land South of Holyhead Road	105
H~~O~~A7	Former Pink Skips Site	90
H~~O~~A8	East of Dawley Road	89

Schedule of Main Modifications

Modification Reference	Page	Modification

Site Reference	Site Name	Estimated Housing Numbers
H~~O~~A9	Land at Hilltop Farm, Waterloo Road	80
H~~O~~A10	Land South of Plough Lane	80
H~~O~~A11	Land off Church Road, Lilleshall	~~74~~46
H~~O~~A12	Land West of Wellington Road	~~7~~80
H~~O~~A13	South of Hutchison Gate	69
H~~O~~A14	Tafs Salop Ltd, Gower Street	65
H~~O~~A15	Land West of Allscott Meads	60
H~~O~~A16	AGA Site	60
H~~O~~A17	Vasey Court	45
H~~O~~A18	Old Railway Line, Church Aston	41
H~~O~~A19	Malinslee, Telford	41
H~~O~~A20	Brandon Avenue, Shawbirch	35~~6~~
H~~O~~A21	Land at Park Road, Dawley	28
H~~O~~A22	Former Bush Hotel	~~27~~30
H~~O~~A23	Land southern side of Waters Upton	~~26~~40
H~~O~~A24	Land at junction of Hay Street Tibberton	~~25~~7
H~~O~~A25	Car Park adjacent to Police Station, Legges Way	2~~0~~1
~~HO26~~	~~Land South of Old Vicarage~~	~~19~~
H~~O~~A2~~7~~6	Little Desert Shop	17
H~~O~~A2~~8~~7	Land south and west of Somerfield Road	515
H~~O~~A2~~9~~8	Long Barn Stables Equestrian Centre	15
H~~O~~A3~~0~~29	Land south of St Michaels Church, Lilleshall	10
H~~O~~A3~~1~~0	Land at Badhan Factory	10
H~~O~~A3~~2~~1	Land between Hartbridge Road ad Beverley Roundabout, Oakengates	10
H~~O~~A3~~3~~2	Land Opposite Shawbirch Public House	10

Schedule of Main Modifications

Modification Reference	Page	Modification

Site Reference	Site Name	Estimated Housing Numbers
H~~O~~A34~~3~~3	Former Cross Keys Public House	5
H~~O~~A35~~4~~4	Land at 2 Arleston Lane	5
HA35	Lawley West	250

15.3 MM131 (Appendix B Employment allocations)

Modification Reference	Page	Modification
MM131	184	*Change employment allocation abbreviation from 'EC' to 'EA' e.g. ~~EC1~~ EA1* Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detail advice on any site-specific considerations, for example, proximity to a listed building. **Table 8**

Site Reference	Site Name	Estimated Employment Land (ha)	Use Classes
E~~C~~A1	East of Dawley Road	20.19	E(g), B2, B8
E~~C~~A2	Land East of A518	17.53	E(g), B2, B8
E~~C~~A3	Land north of A518	4.47	E(g), B2, B8
E~~C~~A4	Land southeast Newport town centre	2.90	E(g), B2, B8
E~~C~~A5	Land at AGA Rangemaster, Waterloo Road	1.67	E(g), B2, B8
~~EC6~~	~~Land at Madeley Court Way~~	~~0.23~~	
EA7	Hortonwood 35	0.86	E(g), B2, B8
EA8	Hortonwood 50	1.39	E(g), B2, B8
EA9	Hortonwood 60	3.32	E(g), B2, B8
EA10	Land at Telford International Rail Freight	2.48	E(g), B2, B8
EA11	Telford Way	3.13	E(g), B2, B8
EA12	Halesfield 24	1.97	E(g), B2, B8
EA13	Halesfield 15	1.46	E(g), B2, B8

Schedule of Main Modifications

Modification Reference	Page	Modification

Site Reference	Site Name	Estimated Employment Land (ha)	Use Classes
EA14	Deer Park Court	2.74	E(g), B2, B8
EA15	Wheat Leasows	7.8	E(g), B2, B8

15.4 MM132 (Appendix C Mixed use allocations)

Modification Reference	Page	Modification
MM132	185	Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building. Proposals should deliver a mix of uses that responds to the surrounding area, current and potential pedestrian routes, opportunities for mixed development and existing uses. Should an application come forward for only one or some of the listed uses, the Council may consider this acceptable depending on the nature of the proposal, relevant development plan policies and other material considerations.

Table 9

Site Reference	Site Name	Estimated Housing Numbers	Estimated Commercial / Town Centre uses (ha)	Use Classes
MU1	Land off Ironmasters Way	~~215~~333	2.53	C2, C3, Main Town Centre Uses
MU2	Blue Willow Car Park	158	1.02	C2, C3, Main Town Centre Uses
MU3	Lime Green Car Park	138	0.87	C2, C3, Main Town Centre Uses
MU4	Land at Southwater Phase 2	~~14~~46	0.21	C2, C3, Main Town Centre Uses
MU5	Agricultural House, Southwater Way	11	0.31	C2, C3, Main Town Centre Uses
MU6	Former Wilkinson Site	15	0.34	C2, C3, Main Town Centre Uses
MU7	Telford Station	100	2.99	Class E, C2, C3
~~MU8~~	~~Mere Park~~	~~-~~	~~0.6~~	
~~MU9~~	~~Wheat Leasows~~	-	~~7.8~~	

Schedule of Main Modifications

15.5 MM133 (New Appendix (D) Sustainable community allocations)

Modification Reference	Page	Modification
MM133	185	**D. Sustainable Community Allocations** Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building. **Table X**

Site Reference	Site Name	Estimated Housing Numbers	Estimated Employment Land (ha)	Use Classes
SC1	Land at Bratton	2100	2	E(g)
SC2	Land North West of Muxton	2700	5.6	B2, B8, E(g)
SC3	Land North of A442 Wheat Leasows	3100	68	B2, B8, E(g)

15.6 MM134 (Appendix E Developer contributions policy list)

Modification Reference	Page	Modification
MM134	186	**~~D~~E. Developer Contributions Policy List** The following policies will be used by the Council to secure developer contributions, including financial contributions, through planning obligations. **Table 10**

Policy Reference	Policy
S7	Developer Contributions and Infrastructure Delivery
HO2	Sustainable Communities
HO4	Affordable Housing Requirements
HO5	Affordable Housing Delivery
HO6	Supported and Specialist Housing Needs
HO9	Housing Development Regeneration
NE1	Biodiversity and Geodiversity
NE2	Trees, Hedgerows and Woodland

Schedule of Main Modifications

Modification Reference	Page	Modification

Policy Reference	Policy
NE3	Biodiversity Net Gain
NE4	Development Greening Factor
CC5	Flood Risk Management and Sustainable Drainage Systems
CC6	Managing Air Quality
CI1	Community Facilities
CI3	Provision and Management of Open Space
ST1	Sustainable Travel
ST3	Impact of Development on Highways

15.7 MM135 (Appendix G Strategic policies)

Modification Reference	Page	Modification
MM135	195	*Appendix G removed*

15.8 MM136 (New Appendix (G) Strategic employment areas)

Modification Reference	Page	Modification
MM136		**G. Strategic Employment Areas**

Strategic Employment Area	Site area (ha)
Newport	41.74
Hortonwood, Donnington and Hadley Park	489.77
Donnington Wood	28.19
Land at AGA Rangemaster, Waterloo Road	1.67
Land East of Dawley Road, Lawley	20.19
Stafford Park, T54 and Central Telford	253.75
Halesfield	211.13

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15.9 MM137 (New Appendix (H) Rural settlements)

<table>
<tr><th>Modification Reference</th><th>Page</th><th>Modification</th></tr>
<tr><td>MM137</td><td>195</td><td>
<u>H. Rural Settlements</u>

<u>Rural settlements within the borough as identified in the Council’s Rural Settlements Technical Paper.</u>

<u>Table X</u>
<table>
<tr><th><u>Adeney</u></th><th><u>Ellerdine/Ellerdine Heath</u></th><th><u>Poynton</u></th></tr>
<tr><td><u>Allscott</u></td><td><u>Eyton upon the Weald Moors</u></td><td><u>Poynton Green</u></td></tr>
<tr><td><u>Aston</u></td><td><u>Haygate</u></td><td><u>Preston upon the Weald Moors</u></td></tr>
<tr><td><u>Bolas Heath</u></td><td><u>Honnington</u></td><td><u>Puleston</u></td></tr>
<tr><td><u>Brockton</u></td><td><u>High Ercall</u></td><td><u>Roden</u></td></tr>
<tr><td><u>Brocton Leasows</u></td><td><u>Howle</u></td><td><u>Rodington/Rodington Heath</u></td></tr>
<tr><td><u>Calvington</u></td><td><u>Huntington</u></td><td><u>Rowton</u></td></tr>
<tr><td><u>Charlton</u></td><td><u>Edgmond Marsh</u></td><td><u>Overley</u></td></tr>
<tr><td><u>Cherrington</u></td><td><u>Isombridge</u></td><td><u>Rushmoor</u></td></tr>
<tr><td><u>Cheswell</u></td><td><u>Kynnersley</u></td><td><u>Sambrook</u></td></tr>
<tr><td><u>Chetwynd Aston</u></td><td><u>Leaton</u></td><td><u>Sleapford</u></td></tr>
<tr><td><u>Chetwynd Park</u></td><td><u>Lilleshall</u></td><td><u>Standford Bridge</u></td></tr>
<tr><td><u>Cluddley</u></td><td><u>Little Wenlock</u></td><td><u>Steeraway</u></td></tr>
<tr><td><u>Coal Moor</u></td><td><u>Longdon on Tern</u></td><td><u>Stockton</u></td></tr>
<tr><td><u>Cold Hatton Heath</u></td><td><u>Longford</u></td><td><u>Sugdon</u></td></tr>
<tr><td><u>Cold Hatton Heath Lanes</u></td><td><u>Lynn</u></td><td><u>Tibberton</u></td></tr>
<tr><td><u>Conquermoor Heath</u></td><td><u>Marsh Green</u></td><td><u>Walcot</u></td></tr>
<tr><td><u>Cotwall</u></td><td><u>Meeson/Meeson Heath</u></td><td><u>Walton</u></td></tr>
<tr><td><u>Crudgington/Crudgington Moor</u></td><td><u>Moortown</u></td><td><u>Wappenshall</u></td></tr>
<tr><td><u>Edgmond</u></td><td><u>New Works</u></td><td><u>Waters Upton</u></td></tr>
<tr><td></td><td><u>Osbaston</u></td><td><u>Wrockwardine</u></td></tr>
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</td></tr>
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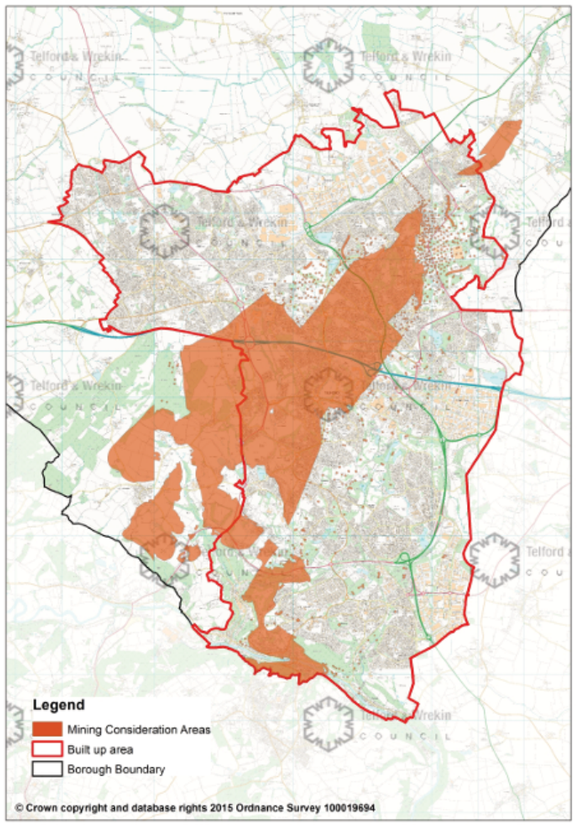
15.10 MM138 (New Appendix (J) Mining consideration area plan)

Modification Reference	Page	Modification
MM138		**J. Mining Consideration Area Plan** This map depicts areas which may have been previously minded for coal and ironstone. This map is provided for guidance only. On developments where mining of any kind may have previously taken place, the Council will work closely with applicants to provide the most up to date information and advice on necessary surveying and mitigation. 

15.11 MM139 (New Appendix (K) Housing trajectory)

Modification Reference	Page	Modification
MM139		**K. Housing Trajectory** The Council's Housing Trajectory as set out within the Council's Housing Delivery Topic Paper and Mastersheet.

Schedule of Main Modifications

Modification Reference	Page	Modification

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	Plan Period Total	Delivery beyond the plan period
Plan period year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	**210**	
Remaining years	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	**230**	
Annual housing requirement (Plan Period)	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	**20,680**	
Supply																						
Exsiting completions	1,473	1,732	1,265	1,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**5,889**	
Housing allocations	0	0	0	0	0	101	285	706	818	1,043	1,036	981	741	700	640	640	640	645	625	630	**10,231**	**1,310**
Major site commitments	0	0	0	0	1,024	847	650	445	234	225	61	44	0	0	0	0	0	0	0	0	**3,530**	
Under Constuction	0	0	0	0	1,024	716	530	247	158	100	17	0	0	0	0	0	0	0	0	0	**2,792**	
Not Yet Started	0	0	0	0	0	131	120	198	76	125	44	44	0	0	0	0	0	0	0	0	**738**	
Minor site commitments	0	0	0	0	109	96	114	9	0	0	0	0	0	0	0	0	0	0	0	0	**328**	
Under Constuction	0	0	0	0	88	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**109**	
Not Yet Started	0	0	0	0	21	65	114	9	0	0	0	0	0	0	0	0	0	0	0	0	**209**	
Windfall allowance	0	0	0	0	0	0	0	120	120	120	120	120	120	120	120	120	120	120	120	120	**1,560**	
Lapse allowance	0	0	0	0	-2	-7	-11	-1	0	0	0	0	0	0	0	0	0	0	0	0	**-21**	
Anticipated supply position																						
Annual Completions	1,473	1,732	1,265	1,419	1,131	1,038	1,038	1,279	1,172	1,388	1,217	1,145	861	820	760	760	760	765	745	750	**21,517**	**1,310**
Cumulative completions	1,473	3,205	4,470	5,889	7,020	8,057	9,095	10,374	11,546	12,934	14,151	15,296	16,157	16,977	17,737	18,497	19,257	20,022	20,767	21,517		
Residual requirement	19,207	17,475	16,210	14,791	13,660	12,623	11,585	10,306	9,134	7,746	6,529	5,384	4,523	3,703	2,943	2,183	1,423	658	-87	-837		
Residual oversupply/shortfall	439	1,137	1,368	1,753	1,850	1,853	1,857	2,102	2,240	2,594	2,777	2,888	2,715	2,501	2,227	1,953	1,679	1,410	1,121	837		

15.12 MM140 (New Appendix (L) Monitoring framework)

Modification Reference	Page	Modification
MM140	Page 552	**L. Monitoring Framework**

Some baseline figures are to be confirmed by the Council, these are indicated by 'xxx'.

Reference	Monitoring Indicator	Data Source	Key Policy Aim / Key Objective	Baseline	Target	Action if target is not met or situation declines
Housing						
MI01	Performance against housing delivery trajectory	Local authority monitoring of planning applications and completions	Meeting the housing requirement of 956per year from 2021- 2041	Average of 1,177 homes per year delivered between 2020 and 2025	5,914 completions by year 5 10,717 completions by year 10 14,497 completions by year 15	Create Action Plan to address under delivery (inline with policy S4) including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review existing permissions, seek funding for sites constrained by viability. Review Local Plan.
MI02	Delivery of affordable housing within the borough	Local authority monitoring of planning applications and completions and RP monitoring against Homes England (HE) grant funding	To provide sufficient affordable housing to meet the boroughs identified need	Average of 342 homes per year delivered between 2020 and 2025	20% of all new completions in Telford 35% of all new completions in Newport and the rural areas	Engage with Registered Provider market including by seeking funding for sites constrained by viability through engagement with HE Affordable Homes Programme, Create Action Plan to address under delivery including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review

Schedule of Main Modifications

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						existing permissions. Review Local Plan.
MI03	Number of sites identified as stalled	Local authority monitoring of planning applications and completions	To ensure the timely delivery of development within the borough	27 sites	To increase turnover of identified sites	Work with developers to understand why the site is stalled, seek funding where viability is constrained, consider CPO options
MI04	Provision of self and custom build plots	Local authority monitoring of planning applications and completions	To ensure that enough self and custom build plots are available	Current need as of 2026 230	xxx plots over the plan period / sufficient plots to meet identified need	Review selfbuild register, seek to identify suitable sites, review local plan policy and percentage requirements
MI05	Delivery of Gypsy, traveller and travelling showpersons pitches	Local authority monitoring of planning applications and completions	To meet the identified need within the borough to ensure all residents are suitably accommodated	4 pitches	To meet identified need for first 5 years of the plan period (currently 13pitches)	Review GTAA
Economic Development						
MI06	Net additional employment land	Local authority monitoring of planning applications and completions	To Meet the employment requirement of xxxha from xxx-xxx	2.16 ha in 2025	168ha net additional employment land over the plan period.	Council to work with stalled sites, consider creating a part 2 of the Brownfield register, seek to accelerate existing permissions, seek funding for sites constrained by viability. Review Local Plan.
MI07	Employment floorspace lost for non-employment uses in SEA's	Local authority monitoring of planning permissions and completions	To ensure no unnecessary loss of employment floorspace within the borough	Not previously tracked	168ha net additional employment land over the plan period.	Review protection of employment floor space
Chapter 6 (Climate Change)						
MI08	Number of renewable energy developments permissioned and/ or completed	Local authority monitoring of planning applications and completions	To maximise renewable energy production within the borough, progress towards net zero by xxx	xxx currently operational	No target	Future local plan review
MI09	Median Energy Efficiency Score (by area and development type)	Local Authority monitoring of EPC certificates	Aid in the creation of an energy efficient borough, reduce reliance on the national grid and create resilient communities	Not previously tracked	The median score across the borough of B or higher	Review design and climate change policies, engage with developers to better understand limitations on and barriers to higher standards
Chapter 7 (Green and Natural Environment)						
MI10	Net change in biodiversity Units provided through development	Local authority monitoring of planning applications and consents	To maximise the scale and quality of biodiversity within the borough	Increase of 3.7 habitat units 2023 - 2025 Increase of 1.94 hedgerow units 2023-2025	For every relevant site to meet or exceed the national minimum provision of a 10% increase in BNG units	Work with developers at an early stage to ensure development is maximising provision. Review policy if aspirational target is infrequently being pursued
MI11	Net change in area of Green Network	Local authority monitoring	To protect, maintain and enhance the boroughs green network	2906.597 ha	No net loss of green network area	Review green network protection

Schedule of Main Modifications

Modification Reference	Page	Modification						
		MI12	Number of new major residential developments with a greening factor score of 0.4 or better	Local authority monitoring of planning applications and consents	To facilitate the greening of the borough through development	Not previously tracked	No specific target	Review policy NE4, work with developers to understand barriers to implementation
		MI13	Number of new major non-residential developments with a greening factor score of 0.3 or better	Local authority monitoring of planning applications and consents	To facilitate the greening of the borough through development	Not previously tracked	No specific target	Review policy NE4, work with developers to understand barriers to implementation
		Chapter 8 (Economy and Centres)						
		MI14	Town centre uses by area (Telford, Wellington and Newport) (new and change of use)	Local authority monitoring of applications and completions within town centres (by use), Data provided by Telford Town Centre Trustees	To ensure the boroughs town centres remain economically prosperous	Not previously tracked	No specific target	Future local plan review
		MI15	Vacancy rates within Telford Town Centre against national average	Local Authority monitoring in collaboration with the Telford Town Centre Trustees	To ensure Telford town centre remain economically prosperous	11 units (4.46%)	For local vacancy rates to perform well against the national average	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
		MI16	Vacancy rates within Market Town Centres against national average	Local Authority monitoring	To ensure the boroughs town centres remain economically prosperous	8 units in Newport (4.2%) 10 units in Wellington (4.6%)	For local vacancy rates to perform well against the national average	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
		MI17	Number of long term vacant units by area (Telford, Wellington, Newport)	Local Authority monitoring, Data provided by Telford Town Centre Trustees	To ensure the boroughs town centres remain economically prosperous	xxx units Telford xxx units Wellington xxx units Newport	A reduction in long term vacant units	Work with stakeholders to understand why the unit has remained vacant, consider change of use and or alteration applications. Consider CPO's in certain circumstances
		MI18	Town Centre footfall (Telford, Newport and Wellington)	Local Authority monitoring	To maximise vitality of the boroughs town centre	Not previously tracked	No target	
		MI19	Total active town centre floorspace (m^2) for leisure, convenience and comparison goods and food and beverage uses (by type and area)	Local Authority monitoring, Data provided by Telford Town Centre Trustees	To maximise vitality of the boroughs centres centre	Not previously tracked	No unnecessary loss of town centre uses to out of centre locations	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
		MI20	Change in stock of waste management facilities within the borough	Local Authority monitoring	To provide a level of waste management capacity to sufficiently accommodate local waste	2 landfill sites 32 recycling facilities	To maintain the capacity to meet the boroughs identified need	Consult with surrounding authorities. Consider permissioning new sites.

Schedule of Main Modifications

Modification Reference	Page	Modification

Chapter 11 (Sustainable Travel and Transport Networks)

MI21	Projects identified within the Local Cycling & Walking Infrastructure Plan underway or completed	Local Authority monitoring	To facilitate sustainable and active travel within the borough	x currently underway	To improve conditions for active travel in the borough and support a shift from car journeys to sustainable modes.	

Chapter 12 (Community Infrastructure, Culture and Public Open Space)

MI22	Net change in indoor and outdoor sports facilities	Local Authority monitoring	To meet local need	12 indoor facilities and xxx outdoor facilities	No specific target	
MI23	Number of LEAP and NEAP secured through s106 agreements	Local Authority monitoring	To meet local need	xxx LEAP's xxx NEAP's	No specific target	
MI24	Net change in premises with full fibre / Net change in gigabit capable premises	Local Authority monitoring, open reach data, Building Digital UK (BDUK)	To provide a high level of network access to as many residents as possible	38% of borough currently covered	99% of premises by 2032 (government target)	Pursue provision for more related development and or identify suitable sites / potential infrastructure improvements
MI25	Mobile network access across the borough	Local Authority monitoring, mobile service provider data, Ofcom data, RSP data	To provide a high level of network access to as many residents as possible	At present the best any network provider can cover is 53% of the boroughs road network	No specific Council target	Pursue provision for more related development and or identify suitable sites
MI26	Delivery of social, cultural and community facilities (by type)	Local Authority monitoring of applications and completions	To create stronger healthier communities for all residents	Not previously tracked	No specific target	Identify potential sites,

Chapter 13 (Historic Environment)

MI27	Production and implementation of Conservation Area Management Plans	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	7 Area management plans currently active	For all conservation areas to be covered by an area management plan	Review Conservation Area Management Plans to ensure they are kept up to date.
MI28	Number of locally listed structures within the borough	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	528	No specific target	Review local protections
MI29	Number of heritage conservation areas	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	8	No specific target	Review local protections

Chapter 14 (Minerals and Land)

MI30	Total aggregate land bank supply for local Mineral Planning Authorities (Shropshire Council and Telford and Wrekin Council)	Combined Local Authority monitoring	To ensure a necessary supply of aggregates is maintained within the borough	23 years sand and gravel (2025 LAA) 26 years crushed rock (2025 LAA)	Minimum 7 years of sand and gravel and minimum 10 years of crushed rock	Consult with Shropshire Council. Consider permissioning new sites

Schedule of Main Modifications

Modification Reference	Page	Modification
		MI31 | Applications permissioned for new or extension to existing mineral working facilities | Local authority monitoring of planning applications | To ensure a necessary supply of aggregates is maintained within the borough | 2 sites active | No Target | Review LAA data

15.13 MM141 - MM147 (Appendix H Glossary)

Modification Reference	Page	Modification
MM141	201	**~~H~~M. Glossary**
MM142	201	**Design Brief and Masterplan:** • **Design Brief:** A document produced by the landowner/promoter, which is submitted alongside any Masterplan with any outline, full or hybrid planning application. The document should outline any site constraints and encompass the objectives set out in local planning policy including any essential development requirements for specific site allocations. It will form a guide for the design of future full and reserved matters applications; setting out intended uses, design aspirations, street hierarchy etc, in securing a well-designed sustainable site. The National Design Guide (NDG) should be used as the starting point in terms of a template for this document. • **Masterplan:** A plan which provides a visual interpretation of the Design Brief document including the following key features; conceptual site layout, development blocks by uses (residential, employment etc.), areas of formal and informal green spaces, play and recreation facilities, key site wide infrastructure including schools, local centres, key highway routes, site access points, key walking and cycling routes, historical features (listed buildings etc.), Public Rights of Way, Allotments and buffers between the site and existing communities. The plan should also provide context to the surrounding area with key transport connections, built up areas and green infrastructure that extends beyond the boundary of the site.
MM143	201	**Development Brief:** A document, produced by the Council, which provides information and guidance about a stalled site; outlining potential uses, planning and infrastructure requirements and design parameters, which encourage desirable and well-considered development.
MM144		**Employment Land:** Land allocated or currently used for employment uses such as: Business, light industrial and research and development (E(g)); industrial (B2); and/or storage and distribution (B8) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)
MM145	201	**Forest Community:** Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies within the Plan to help create vibrant communities that are well adapted to climate change.
MM146	201	**Green guarantee sites:** ~~The Council's commitment to the promotion, protection and enhancement of green infrastructure.~~ Green Guarantee sites are open spaces within the ownership of TWC, which have a formal corporate agreement of protection from disposal or development without formal authorisation from Cabinet
MM147	201	**Green Network:** A strategic, interconnected network of open spaces within the urban areas of Telford and Newport which include both publicly and privately owned spaces that contribute to the Borough's green infrastructure.

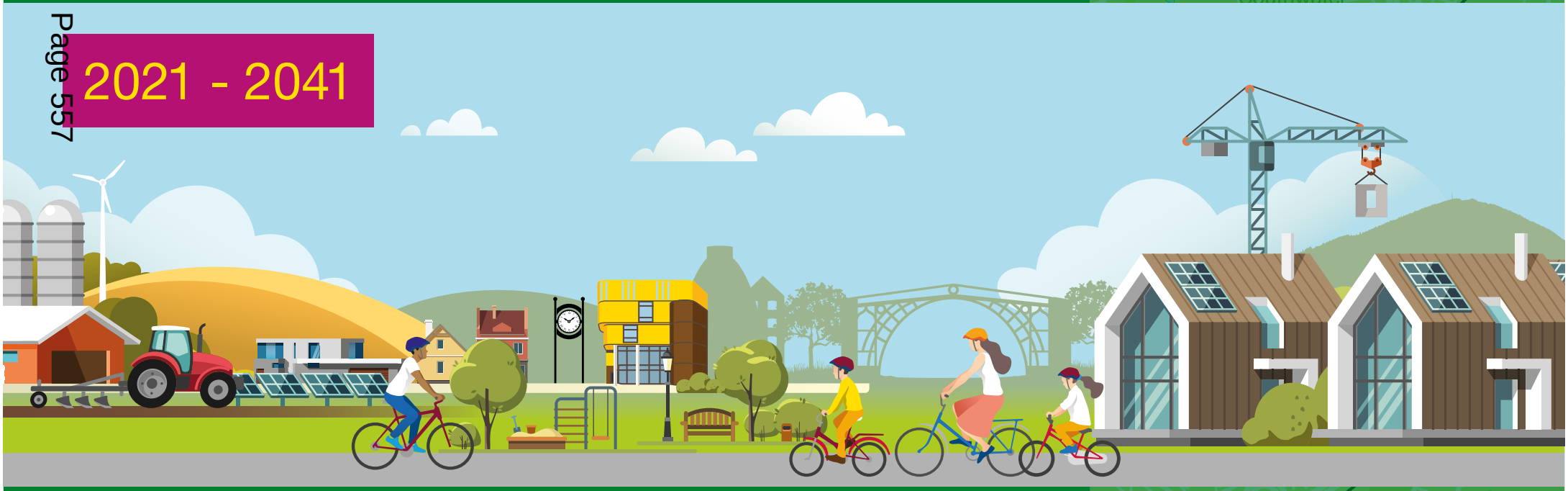
Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Telford and Wrekin Local Plan

ADDITIONAL MODIFICATIONS

2021 - 2041



November 2026

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1 Schedule of Additional Modifications

Modification Reference	Page	Modification
	N/A	*Letter ordering will be amended throughout the plan, an example of the amendment is shown below.* *1. When selecting heating systems it is expected that the following hierarchy will be followed:* *a. New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation;* *b. New development should be designed with a communal heating system which could connect to future heat networks; then* *c. Sustainable alternatives to heat networks such as individual renewable heat should be utilised.* *2. When selecting cooling systems it is expected that the following hierarchy will be followed:* *~~d.~~ a. Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then* *~~e.~~ b. Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then* *~~f.~~ c. Address residual cooling load through renewable sources.*
		Paragraph and policy numbering will be amended throughout the plan as a result of consequential additions, removals and reordering's

Schedule of Additional Modifications

		Footnote reference numbers will be amended through the plan to account for new additions and removals
		Table numbers and figure references will be amended throughout the plan to account for consequential additions and removals
		'council' has been amended to capitalise the C. Now reads as 'Council'.
		Grammatical and typographical errors have been amended.
	4	*Policy Finder has been updated to match amended references and titles of policies*
AM01	9	This version of the Local Plan has been prepared in accordance with the *National Planning Policy Framework*(2024) (the NPPF) and ~~Regulation 19 of~~ the Town and Country Planning (Local Planning) (England) Regulations 2012. ~~Further minor modifications may be made to this version of the plan in advance of submission to the Planning Inspectorate.~~ **If you need copies of any of the ~~draft~~ Local Plan documents in large print, braille or in another language, please contact us on 01952 384241 or email** localplan@telford.gov.uk
AM02	20	3.15 The borough has an extensive green and natural environment including 8 Sites of Special Scientific Interest. In addition to the ~~20~~22 designated Local Nature Reserves, at least five further LNRs will be designated ~~there are a further 9 sites proposed for designation~~ during the plan period. As well as these sites the borough has over 400 hectares of managed woodland and 47 Local Wildlife Sites across the area.
AM03	21	3.17 The borough has many historical assets that reflect a number of periods in history, not least the Industrial Revolution. This includes the UNESCO recognised Ironbridge Gorge World Heritage Site, 8 conservation areas across the borough including market towns and villages, 792 listed buildings, 528 structures ~~540 buildings~~ protected due to their local interest value and 27 Scheduled Ancient Monuments

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<table>
<tr><td>AM04</td><td>23</td><td>3.19 The value of the borough's economy is around £4.9bn per year. Key sectors include advanced manufacturing and agri-tech, defence, engineering, plastics, IT outsourcing and data centres, construction, retail, food and drink and tourism. This ~~includes~~comprises of more than 140 foreign companies including Ricoh, Epson, Xerox, Denso Europe, Maxell and Magna Cosma. Newport and the rural area's existing economic strengths in agriculture and food production link Harper Adams University with the Ni Park employment park at Newport. Telford Town Centre has a broad mix of nationally recognised retail brands, the Telford International Centre– nationally recognised conference and events venue, and the new Station Quarter development.</td></tr>
<tr><td>AM05</td><td>24</td><td>Policy names within this chapter will be changed from ‘Policy Strategic SX’ to ‘Strategic Policy SX’. For example, the modification would be as follows:

Strategic Policy ~~Strategic~~ S1</td></tr>
<tr><td>AM06</td><td>30</td><td>4.31 Telford and Wrekin is a well-connected, ambitious borough where economic development is supported and encouraged. There are many benefits to the borough by encouraging economic development as set out in figure ~~8~~ 7 below taken from the eCouncil’s adopted Economic Development Strategy.

4.32 The Council strongly supports economic development as evidenced through the Councils track record of bringing public land to the market through the Telford Land Deal. Table 2 sets out benefits delivered by the Land Deal from ~~1~~ April 2015 to ~~31st~~March 202~~4~~5

Table 2 Telford Land Deal delivery
<table>
<tr><th>Outputs</th><th>Since the start of the Land Deal</th></tr>
<tr><td>Jobs enabled</td><td>2,~~47~~93</td></tr>
<tr><td>Commercial floor space created</td><td>~~199,278~~209,038m2</td></tr>
<tr><td>New homes delivered</td><td>1,583</td></tr>
<tr><td>Brownfield land developed</td><td>~~36~~50.7ha</td></tr>
<tr><td>Private sector investment</td><td>£~~496~~504m</td></tr>
</table></td></tr>
</table>

Schedule of Additional Modifications

AM07	32	4.38 The Council has identified 55~~7.~~% of homes within the existing housing supply meaning only 45~~2.~~% of the housing requirement will need to come through new housing site allocations as of 31st August 2024.
AM08	34	4.45 The Council has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and the most up to date Council guidance on Sustainable Drainage Systems (SuDS) Handbook
AM09	40	*Bullet point under para 5.1* Community infrastructure, culture and open space policies seek to protect, enhance and provide the right infrastructure ~~needed to~~ for the needs of residents such as new education facilities and public open space.
AM10	44	*Policy introduction corrected to read as follows* **~~Sustainable~~ Renewable energy in developments**
AM11	57	7.8 A list of designated sites is summarised in table ~~5~~ x and further details can be found in Appendix E~~I~~Through the plan period the Council will look to protect further Local Nature Reserves and other local sites which make an important contribution to the borough green space, biodiversity and/or geodiversity
AM12	63	7.30 Policy NE5 seeks to preserve the ~~g~~Green ~~n~~Network, a concept which has been extremely effective and significant in protecting green space in Telford and Wrekin.

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AM13	75	8.32 The borough has a number of retail centres ranging in size, character and provision. The hierarchy of retail centres set out Appendix ~~G~~F, and is shown on the Policies Map. A summary of the role of each type of centre is included below: • Principal Town Centre – Telford Town Centre has an established economic, social and environmental role across the region. It is a regional attraction and has had recent investment into the Northern Quarter, Fashion Quarter and Station Quarter. • Market Towns - Newport and Wellington offer a more localised roles, have a range of services and facilities and serve a wider catchment. Both centres have a strong leisure offer and vibrant night time economies. • District centres - such as Madeley and Dawley, provide locally important shopping and community facilities to serve the general needs of residents. Oakengates is also home to the Telford Theatre. • Local centres - such as Woodside and Lightmoor, should be on maintaining a level of services and shopping to serve local catchments.
AM14	100	9.18 Policy HO3 requires all development to provide a mix of house types and sizes in accordance with local housing needs evidence; this includes the Council's Housing Strategy, Specialist and Supported Accommodation Strategy and the Economic and Housing Development Needs Assessment (EHDNA) (2025~~1~~). The evidence recognises the benefits that certain types of homes such as bungalows and other level access accommodation can provide to meet changes in people's needs over their lifetime.
AM15	110	9.67 Applicants are strongly encouraged to engage with the C~~c~~ouncil early in the process to discuss needs and provision. For example, the planning process can facilitate discussions with the Council's Social Care Commissioners to discuss local issues. It is also recognised that where the residents have higher care needs there will need to be evidence that these can be reasonably supported by, for example, local GP provision. In addition, when considering local need, there should be consideration given to the Supported and Specialist Accommodation Strategy which identifies housing need across various cohorts in the borough[x]. Footnote: X - Telford and Wrekin's Specialist and Supported Accommodation Strategy (2020-2025)

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AM16	114	1. The ~~e~~Council will support large-scale refurbishment and/or redevelopment proposals which will secure regeneration benefits for existing communities where: a. They are supported by a masterplan and Design ~~Code/~~Brief document which demonstrate • the regeneration benefits of the proposal; • that the accommodation will be of a high quality; • that an assessment of the site and surrounding area has been undertaken and it is demonstrated that the proposal will make a positive contribution to the local character and distinctiveness of the area such as improved connectivity, open space, landscape and access to community facilities and services. b. It has been demonstrated that community engagement has been undertaken as part of the preparation of the proposal; c. Any net loss of housing is appropriately justified, such as through the provision of better quality homes; d. There would be no net loss of community facilities, unless in compliance with Policy CI1; e. Proposals address climate change amelioration and adaption including delivering homes which are cheaper to run through improving insulation, ventilation and inclusion of renewable energy technology; f. Proposals deliver a mix of homes in compliance with HO3 to deliver multi-generational communities and homes for rent and sale; g. Proposals comply with all other relevant policies in the Local Plan. 2. Development contributions (including, but not limited to, affordable housing, education, open space and play/sport) will only apply to net new dwellings to encourage the regeneration of existing housing stock and re-use of brownfield land. Where appropriate, the ~~e~~Council may use Compulsory Purchase Order powers to assemble ownership within an estate to enable a cohesive approach to estate regeneration
AM17	112	9.72 The Council has identified the need for gypsy, traveller and showpeoples accommodation in the borough through an updated

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		Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTTSAA) (2023~~1~~). It is a requirement of the NPPF that Local Plans positively address the need for gypsy and traveller accommodation.
AM18	151	12.14 The e~~C~~ouncil has a new ~~Playing Pitch Strategy~~ Playing Pitch and Outdoor Recreation Strategy[x] and will continue to regularly review this evidence base throughout the plan period. The Council have also carried out an Open Space Needs Assessment as part of a broader Play, Recreation and Open Space study (2023) which will form part of the evidence base for the Local Plan. Footnote: X – Telford & Wrekin Playing Pitch Strategy (2025)
AM19	152	12.21 Where new sport and recreation facilities are provided as part of a development, they will be designed in accordance with Sport England technical standards and technical guidance from National Governing Bodies for Sport. Any replacement facilities provided must be of equivalent quality or greater. 12.22 Development will be required to address deficiencies in the provision of play and recreation open spaces. Proposals must provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the e~~C~~ouncil's strategies as identified in the Play, Recreation and Open Space – Developer Contributions Strategy (2022), the Playing Pitch and Outdoor Recreation Strategy (202~~2~~5), the e~~C~~ouncil's Play Strategy and other relevant strategies and their subsequent updates. Proposals will be expected to address the type and quality of public open space as well as the amount through new provision and/or by improving existing provision. 12.26 The e~~C~~ouncil recommends that management and maintenance in perpetuity can be achieved through: *Points 1-3 reordered as follows*

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		2. A resident managed management company funded by an annual service charge; or 1. A management company funded by an annual service charge; or 3. Adoption by the ~~c~~Council accompanied by an appropriate commuted sum.
AM20	168	13.28 To date eight conservation areas have been designated and each of these make a valuable contribution to the borough as an attractive place to live, work and visit. These areas are defined as heritage assets in their own right. The eight conservation areas are: A. Edgmond; B. Wrockwardine; C. High Ercall; D. Kynnersley; E. Horsehay; F. Wellington; G. Severn Gorge; and H. Newport.
AM21	169	13.41 These are sites of national archaeological importance. They are nationally designated heritage assets. Scheduled of sites as monuments is the oldest form of heritage protection, and started in Ancient Monuments Act 1882 and subsequently superseded by the Ancient Monuments and Archaeological Areas Act 1979.

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AM22	178	14.27 As a result of its industrial past, extensive mining and relative recent geological glaciation, several areas of the borough have land stability issues. The effects of unstable land may result in landslides, land creep, subsidence or ground heave. Where a site is affected by land stability issues, or where development has the potential to lead to land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner. It is vital that the Council has a plan in place to ensure that the risk to residents, visitors, private property and public property including all highway assets and third-party assets (e.g. statutory authorities and service providers) is minimised.
AM23	178	14.30 Parts of the borough have localised land instability issues due to a number of factors~~.~~ ~~Other~~ such as the safety risks ~~are~~ associated with historical coal mining activities including risk from collapsing mine workings and mineshafts as well as mines gases. 14.31 Where there is the potential of significant risk from coal or ironstone relate mining, the~~Coal Authority~~ Mining Remediation Authority has defined such areas as high-risk areas. They include areas of known/suspected shallow coal mining, recorded mine/adit entries and areas of former surface extraction. These Mining Consideration Areas are shown in Appendix ~~G~~ J. 14.32 The ~~c~~Council is required by reason of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to consult the ~~Coal Authority~~Mining Remediation Authority when planning applications involve the provision of buildings or pipeline in the Coal Mining Consideration Area. In accordance with this legal obligation developers are required to submit coal mining risk assessments with their proposals. 14.34 The ~~c~~Council will expect developers to complete the following ~~information~~ list of reports and surveys for all development~~, in a Mining Consideration Area, typically in the form of a coal risk mining assessment, to demonstrate compliance with this policy~~: • A desk study; • Walkover survey; • A Coal Mining Risk Assessment (CMRA) • A topographic survey; • Intrusive ground investigation (including a detailed assessment of the data in the form of a report prepared by a professional Geotechnical Engineer); • Instrument installation for gas and groundwater monitoring, sampling and testing;

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Ground movement monitoring, both surface and at depth;
Slope stability assessment; and
When requested by the LA, the developer will provide a Stability Declaration Form.

14.35 Ground movement related problems in the Ironbridge and Coalbrookdale area are related to three key factors: geology, stream incision and human activity. Human activity relates primarily to historical mining in the area (including extensive Clay mining which is not a ~~Coal Authority~~ Mining Remediation Authorityconsideration) and historic building methods. Two reports have been produced to provide guidance on ground stability conditions and are available on the eCouncil's website. These reports are:

~~The Ground Behaviour Study of Ironbridge and Coalbrookdale~~ Ironbridge Gorge Landslides, Ironbridge and Coalbrookdale Ground Behaviour Study (2005); and
The Ironbridge Gorge Geomorphological Mapping Report (2009)

</td>
</tr>
<tr>
<td>AM24</td>
<td>187</td>
<td>
Table 11
<table>
<tr><td>Principal Town Centre</td><td>Telford Town Centre</td></tr>
<tr><td>Market Towns</td><td>Newport and Wellington</td></tr>
<tr><td>District Centres</td><td>1. Oakengates; 2. Hadley; 3. Lawley; 4. Donnington; 5. Dawley; 6. Ironbridge and 7. Madeley.</td></tr>
<tr><td>Local Centres</td><td>Adamston, Allscott, Apley, Arleston, Brooklands, Brookside, Dale End, Hadley (Haybridge Road), Hills Lane, Hollinswood, Ketley (Station Road), Ketley (Orchard Close), Leegomery, Lightmoor, Malinslee, Muxton, Priorslee (Priorslee Avenue), Priorslee</td></tr>
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		(Gatcombe Way), Randlay, Redhill, St Georges, Shawbirch, Stirchley, Sutton Hill, Trench (Teagues Crescent) and Woodside Emerging local centres at the three sustainable community sites.
AM25	188	**Table 12** **Site of Special Scientific Interest (SSSI)** ~~Alscott~~Allscott Settling Ponds Lincoln ~~Hil~~Hill New Hadley ~~Brick Pit~~ Brickpit The Wrekin and The Ercall Lydebrook Dingle Muxton Marsh Newport Canal Tick Wood and Benthall Edge
AM26	188	**Table 13** **Local Nature Reserves – Designated** Granville Country Park Lodge Field Telford Town Park Apley Woods Dothill and Shawbirch Lightmoor Madeley ~~Pitmounds~~ Pit Mounds Rough Park The Cockshutt Horsehay and~~&~~ Simpsons Pools Heath Hill and Pool Hill Limekiln Woods ~~Madebrook Pools & Stirchley Dingle~~ Holmer Lake and Madebrook The Ercall & Lawrence's Hill Dawley Hamlets Ketley Paddock Mound Lilleshall Hill Randlay Valley The Beeches Langleyfield Central Hall Priorslee Flash **Local Nature Reserves – Proposed Designations During Plan Period** ~~Central Hall~~ ~~Holmer Lake with~~ Kemberton Meadowsand ~~M~~Pitmounds ~~Heath Hill and Pool Hill~~ ~~Horsehay Pool with Simpsons Pool~~

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		~~Langley Fields~~	Snedshill and ~~The Flash~~Albion Hill
		~~Shawbirch~~	~~Extension to Granville~~
		~~Dothill~~	Central Newport
		Hurley Brook	Redhill
AM27	191	*Change alignment of 'Table 16' to the left*	

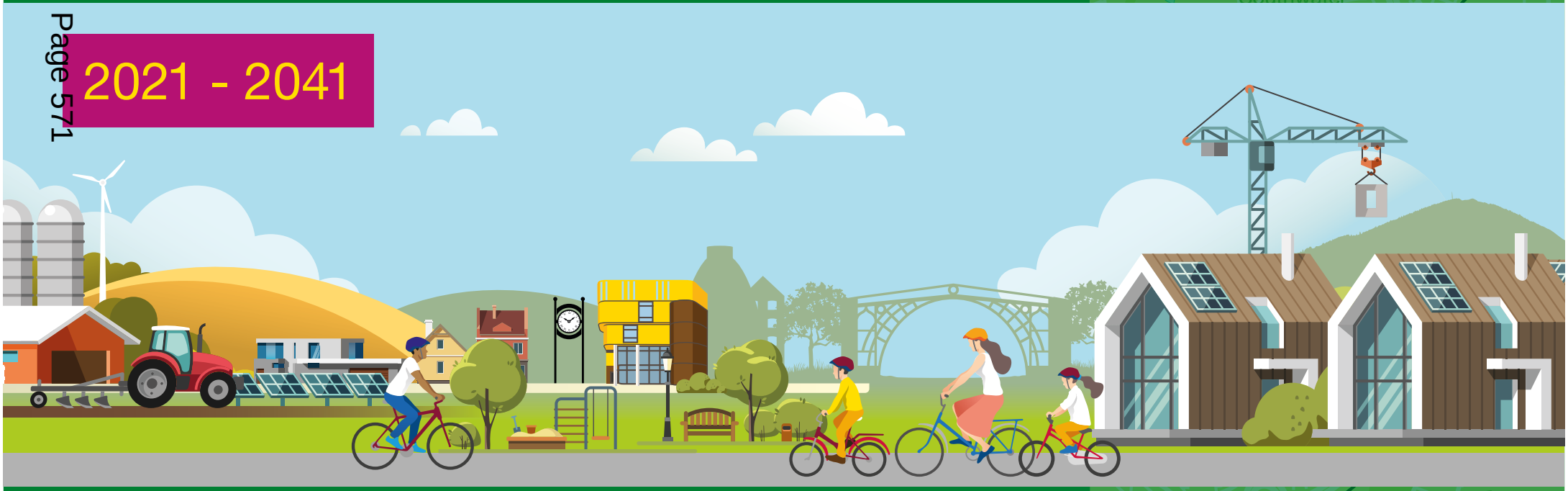
Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Telford and Wrekin Local Plan

CONSOLIDATED VERSION

2021 - 2041



November 2026

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1 Foreword

1 Foreword

1.1 The Telford & Wrekin Local Plan sets out the future vision and priorities for land use in the borough up to 2041. This plan led approach helps the Council to manage and deliver sustainable development that will benefit existing neighbourhoods and help build thriving new communities.

1.2 The Local Plan will protect and enhance the green spaces, ecology and biodiversity of the borough, protecting the original vision for Telford as a 'settlement in the landscape'.

1.3 An updated policy framework will ensure that the plan makes a positive contribution to addressing the climate emergency declared by the Council. This will ensure, for example, that new buildings are as thermal and energy efficient as possible.

1.4 Homes delivered through the plan will include more affordable housing to rent and more accessible housing that will allow residents to live at home and within their communities for longer. As part of developing communities across the borough the plan will help deliver a mix of housing including a range of homes to support vulnerable people.

1.5 The Council knows that new communities can't grow and existing communities can't flourish in the absence of good quality infrastructure. In developing and delivering the plan the Council are working with infrastructure partners, such as local health services, education providers and utility companies to identify projects that will be needed and, most importantly, give those partners a clear view on growth up to 2041, without which they could not effectively plan for their services.

1.6 The Telford & Wrekin Local Plan sets out this Council's vision and strategy for the planning of the borough up to 2041. It should be read alongside the Policies Map that accompanies it.

1.7 I would like to thank everyone involved in the preparation of our plan. We look forward to working with our partners to help deliver this vision.

Councillor Carolyn Healy

Cabinet Member for Neighbourhoods, Planning & Sustainability

2 Introduction

2 Introduction

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2

2 Introduction

Introduction to the Local Plan

2.1 This version of the Local Plan has been prepared in accordance with the *National Planning Policy Framework* (2024) (the NPPF) and the *Town and Country Planning (Local Planning) (England) Regulations* (2012).

2.2 If you need copies of any of the Local Plan documents in large print, braille or in another language, please contact us on 01952 384241 or email localplan@telford.gov.uk

About this document

2.3 The purpose of the Local Plan is to explain what type of place the borough of Telford and Wrekin is today, the type of place we aspire to be in the future and to provide a planning framework to support new and existing communities by enabling and managing sustainable development up to 2041.

2.4 This document is the new Local Plan for the borough for the period 2021 to 2041.

2.5 Central to the Local Plan is the protection and enhancement of the borough's green spaces and whilst effectively and successfully balancing this with the growth the borough needs to deliver new homes, jobs and infrastructure to support our existing neighbourhoods and new communities flourish. Telford is characterised by the extent of its areas of publicly accessible green space including Local Nature Reserves (LNR), Wildlife sites, green guarantee sites and its 2,500 hectares of 'green network'. The Local Plan reinforces the protection of existing public green space as well as creating new ecologically valuable and accessible areas that can positively contribute towards tackling climate change, improving people's health and wellbeing and most importantly **protect the borough's role as a community set in the landscape for generations to come.**

2.6 The Telford and Wrekin Local Plan addresses: the Council's vision and priorities in planning for the future, addressing changes in national planning policy and changing local circumstances including demography and wider structural changes in the economy.

2 Introduction

How to use this document

2.7 It is important that in all planning decisions the Local Plan is read and applied as a whole. The Local Plan includes policies that are used in the determination of planning applications in the borough these include:

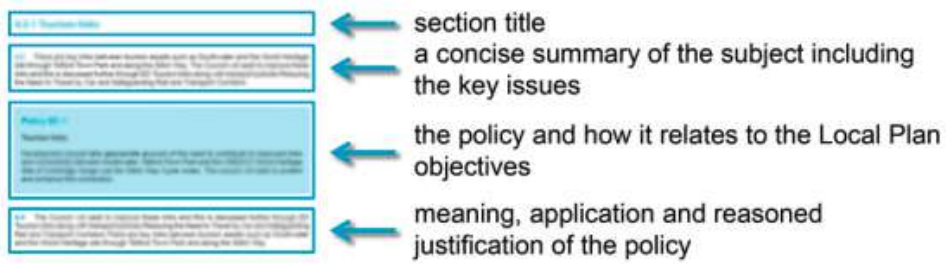
- **Strategic policies –** these provide a high level framework for the Local Plan and reflect the key borough wide priorities that the plan will help address.
- **Development management policies –** these are more detailed policies that provide more information on specific planning issues such as the provision of electric vehicle (EV) charging infrastructure in new developments.

2.8 The Local Plan has nine policy themes linked to the priorities of the plan these include:

- Climate Change
- Green and natural environment
- Economy and centres
- Housing
- Development design
- Sustainable travel and transport networks
- Community infrastructure, culture and open space
- Historic environment
- Minerals and land

2.9 The policies in this document are organised as set out in Figure 1 below.

Figure 1: Policy Structure



Plan preparation

2.10 The Telford and Wrekin draft Local Plan has been prepared in accordance with the National Planning Policy Framework (2024) and the Town and Country Planning (Local Planning) (England) Regulations (2012) which set out the requirements for producing a Local Plan. The timetable and stages for preparing the Local Plan are set out in the Council's local development scheme[(1)] and details of consultation commitments are contained in the statement of community involvement[(2)]. Both documents are available on the Telford & Wrekin Council website.

1 www.telford.gov.uk/lds
2 www.telford.gov.uk/sci

2 Introduction

Duty to cooperate

2.11 The Localism Act (2011) and the NPPF require local authorities to fulfil a duty to cooperate on planning issues, to address issues that have cross border implications with neighbouring authorities and key statutory agencies and ensure, where possible, that policy approaches are consistent. The Council has engaged with neighbouring authorities and key agencies on specific matters relating to strategic planning and will continue to do so in the delivery and monitoring of the Local Plan. This includes flood risk, the provision of strategic infrastructure, the supply and distribution of housing and meeting employment needs.

Integrated Impact Appraisal

2.12 An Integrated Impact Appraisal (IIA) is a systematic process that must be carried out during the preparation of the Local Plan to accord with legislation. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

2.13 The IIA comprises a Sustainability Appraisal, Habitat Regulations Assessment, Health Impact Assessment and an Equalities Impact Assessment. The IIA has been prepared in accordance with the requirements for Sustainability Appraisals and Habitat Regulations as set out in legislation and policy.

Policies Map

2.14 The Council is required [3] to prepare a Policies Map to show the location of policy designations (conservation areas, protected sites, employment zones etc.) and site allocations (housing and employment sites) which will come forward during the plan period.

2.15 This version of the Local Plan is accompanied by:

- A printable version of the Policies Map
- An interactive version of the Policies Map available on the Council's Local Plan website. This online mapping tool allows users to search or select an area e.g. by postcode or Parish on the map and see whether any Local Plan designations and allocations apply.

Policy context

2.16 The Local Plan will, in combination with existing, adopted neighbourhood development plans and any further plans duly made up to 2041, forms the development plan for the borough of Telford and Wrekin.

2.17 The Local Plan will be supported by the Council's existing suite of Supplementary Planning Documents (SPDs) and any new SPDs, or guidance documents, which will be prepared to provide additional detail on particular sites or issues relating to Local Plan policies.

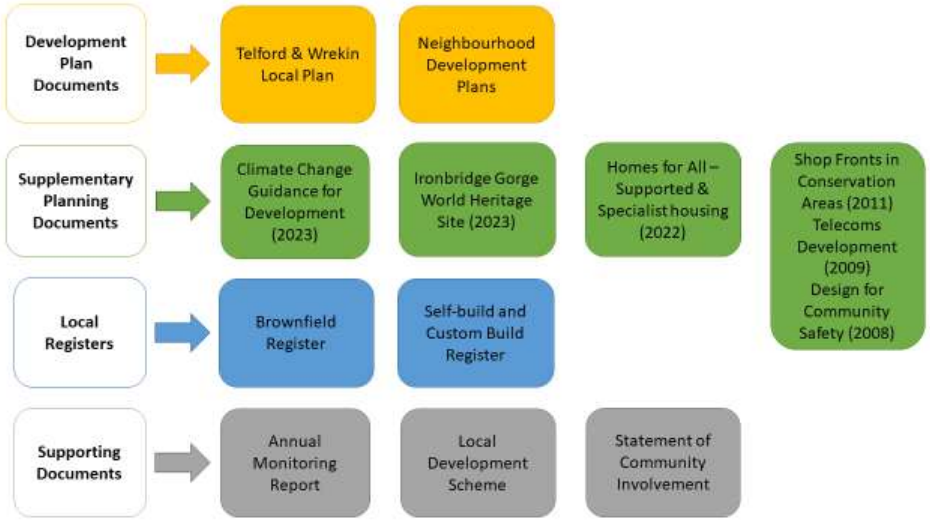
3 Regulation 22 (1) (b) of The Town & Country Planning (Local Planning) (England) Regulations (2012)

2 Introduction

2.18 Local Plan policies and allocations have also been informed by the Council's requirements to maintain a register[4] of brownfield land which is suitable for residential development and a register[5] of people who are interested in self-build or custom-build projects in the borough.

2.19 Figure 2 sets out how the Local Plan will fit into the policy framework. A summary of each document is set out in the Local Development Scheme and all are available on the Council's website.

Figure 2: Policy Framework



Neighbourhood planning

2.20 The Localism Act (2011) supports local communities to shape the future development of their neighbourhoods through a legal process of 'neighbourhood planning'. This allows local communities to produce neighbourhood development plans, neighbourhood development orders and community right to build orders.

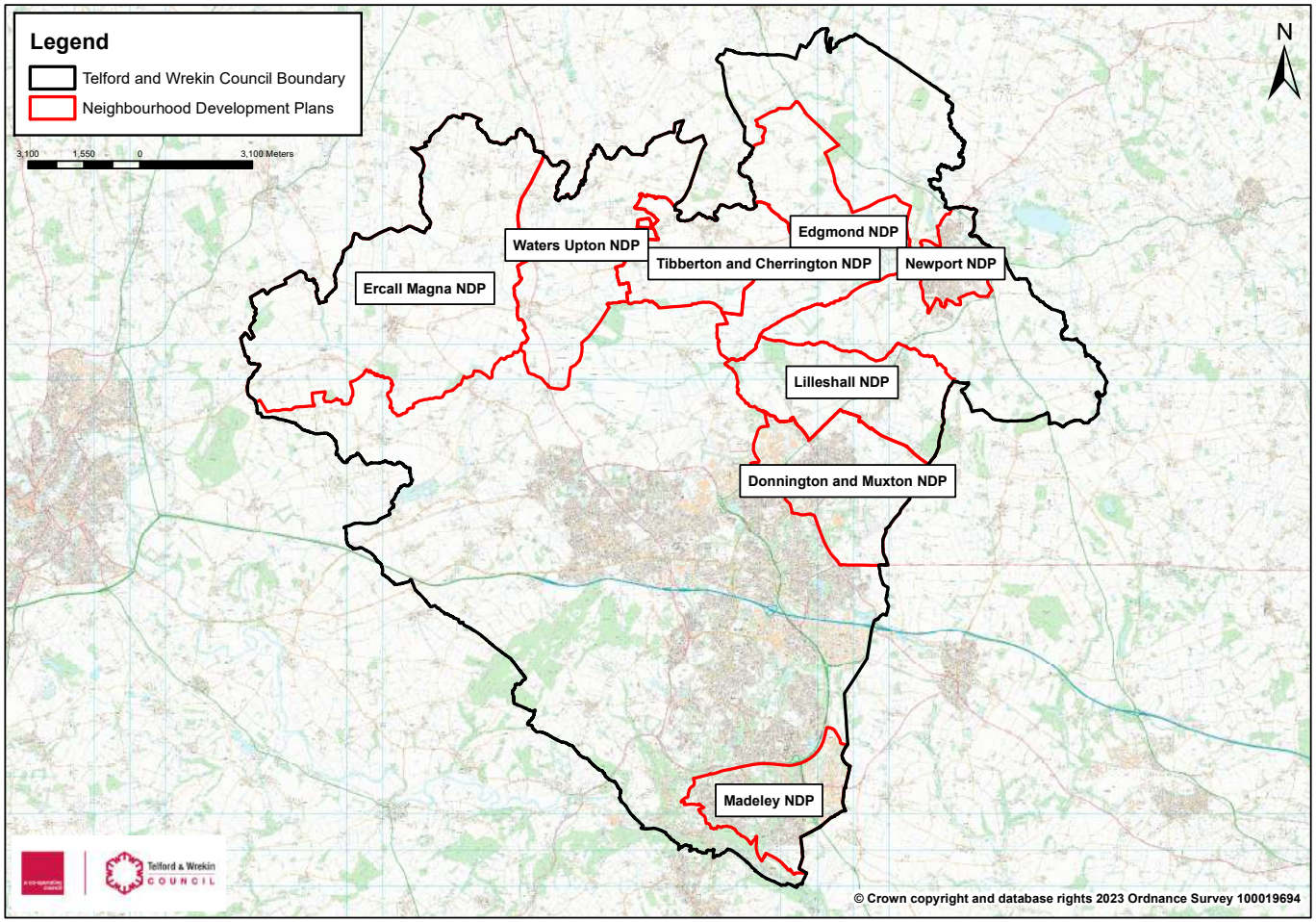
2.21 Once a neighbourhood development plan has been made it becomes a part of the development plan for Telford and Wrekin. Plans contain locally distinctive policies for the neighbourhood plan area that decision makers must take into account when determining planning decisions for that area. Further information on neighbourhood plans is available on the Council's website[6].

4 Town and Country Planning (Brownfield Land Register) Regulations 2017
5 Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)
6 www.telford.gov.uk/neighbourhooddevelopmentplans

2

2 Introduction

Figure 3: Neighbourhood Plans



3 Vision, Priorities and Profile

3

3 Vision, Priorities and Profile

Vision for the borough

3.1 The purpose of the Local Plan is to help ***protect, care and invest in the sustainable development of the borough by enhancing the quality of life and the natural environment for those who live, work and visit the area, whilst continuing to attract new investment to support the borough's economic success.***

3.2 To achieve this purpose the Local Plan vision sets out a description of the type of place we aspire to be and involves the responsible and sustainable stewardship of the borough's resources and assets:

- ***By 2041, Telford and Wrekin will be a Forest Community with an enhanced and protected natural environment that local residents can enjoy close to their doorstep***
- ***It will be a borough that is adapted to climate change through well connected sustainable transport, energy efficient homes, renewable energy and the location and design of developments***
- ***During the plan period development will be focussed in the most sustainable locations with good access to facilities, services and job opportunities***
- ***New development will continue to contributes to the health and wellbeing of residents and will provide a mix of homes that meets the changing needs of our population; and***
- ***Inward investment to create jobs and regeneration opportunities will be achieved through new development supporting a more prosperous borough.***
- ***The Council, residents and stakeholders are custodians of the borough's historic assets and environment and these will be given the highest levels of protection for future generations to come throughout the plan period.***

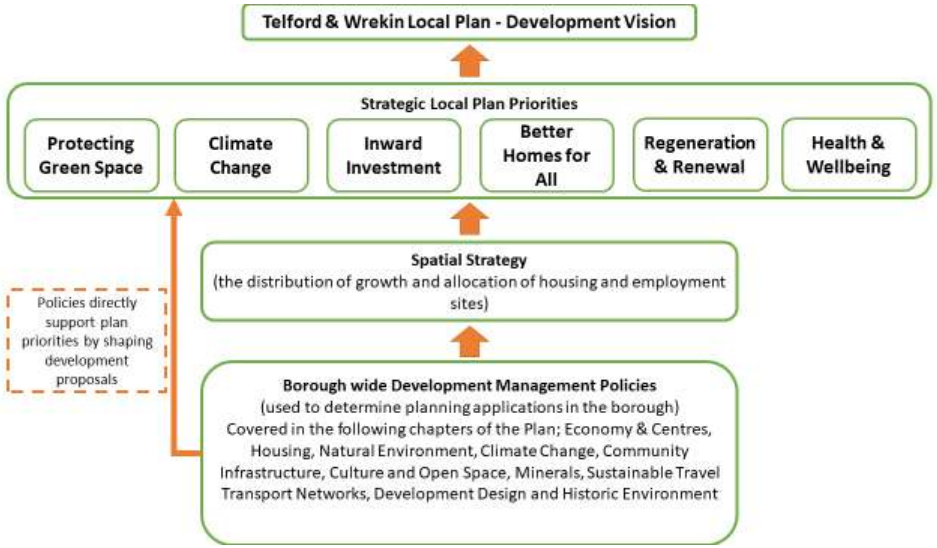
3.3 *Forest Community: Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies within the Plan to help create vibrant communities that are well adapted to climate change.*

Strategic Local Plan priorities

3.4 The vision is underpinned by six strategic priorities which together have shaped the Local Plan spatial strategy, strategic policies and development management policies. The priorities are aligned with the Council Plan to Protect, Care and Invest to Create a Better Borough. Figure 4 illustrates the inter relationship between the vision priorities and key policies included in the plan.

3 Vision, Priorities and Profile

Figure 4: Local Plan policy framework



PRIORITY 1: Tackling climate change and achieving carbon neutrality

3.5 The Council declared a climate emergency on 25 July 2019 and committed to carbon neutrality for its own operations by 2030. The declaration also recognised that the Council has a role to play in helping to facilitate the aspiration for the borough to be carbon neutral by 2030. The Council's Becoming Carbon Neutral Action Plan identifies ways to use its powers to support the transition to a low carbon future.

Objectives

- Design developments to address climate change, be thermally efficient and reduce energy consumption;
- Investment in sustainable travel networks to support active lifestyles and reduce car use;
- Deliver new strategic renewable schemes in the right place;

3.6 **Key policies:** S5, CC1, CC2, CC3, CC4, CC5, CC6, DD1, DD2, DD3, DD4, DD5, ST5, EC2, and EC3

PRIORITY 2: Protection and enhancement of the green, natural and historic environment

3.7 A fundamental, cross cutting priority protecting and enhancing the borough's existing green spaces recognises their value to residents, visitors and investors and their significance in supporting health and well being and the balanced growth of the borough. Significant erosion of green space will reduce the sustainability, climate resilience and liveability of the borough, and will be resisted. The borough's network of green areas also provide access to a biodiverse rich natural environment, and support a growing network of pedestrian and cycleways. The Council's significant land holdings give control over many areas of green space and the designation of 'green guarantee' sites have already had an influential role in driving this priority.

Objectives:

- Ensure new developments are designed to reflect the boroughs role as a 'Forest Community';
- Provide access to green space for all residents;
- Protect Local Nature Reserves, urban green spaces and create new accessible green spaces;
- Invest in the quality and coverage of biodiversity on and around new developments; and
- Maximising greening developments to help address climate change and improve health and wellbeing.

3.8 **Key policies:** S1, S2, NE1, NE2, NE3, NE4, NE5, NE6, NE7, CI2, CI3, HE1, HE2, HE3, HE4, HE5, HE6, and HE7, ML1, ML2, ML3 and ML5.

3 Vision, Priorities and Profile

PRIORITY 3: Maximising inward investment and employment opportunities

3.9 Through the new Invest in Telford Strategy the Council is committed to supporting all existing businesses and to attract new inward investment, support job opportunities and to sustain and enhance the borough's strong economic performance. The Local Plan policies and site allocations can help accelerate delivery and support economic growth by planning for changing work patterns including home working, changes in travel patterns, increasing land available for employment development that is accessible to local communities and supporting leisure, retail and tourism sectors. The Local Plan will also help capitalise on further inward investment through new trading relations between the UK and other countries.

Objectives:

- Deliver a minimum 168 ha employment land up to 2041 to support investment and job creation;
- Invest in key infrastructure including transport, broadband and the natural environment;
- Invest in education, training and skills facilities to support a diversified and agile workforce;
- Diversification of the rural economy to support jobs and innovation; and
- Reduce youth unemployment.

3.10 **Key policies:** S3, S7, EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10, ST3, ST4, CI4 and CI5

PRIORITY 4: Securing better homes for all

3.11 The Local Plan has a key role in housing delivery ensuring a range of homes that meet local needs and supporting regeneration and renewal that address the quality of existing housing stock. As well as delivering more affordable homes there is a need to ensure that housing is developed to more accessible standards that enable people to live at home for longer improving quality of life and life expectancy and reducing pressures on health and social care services.

Objectives:

- Meet the housing needs of the borough through delivery of 20,680 homes up to 2041 across a range of types and tenures including more affordable, supported, specialist and accessible housing;
- Ensure new developments deliver a mix of homes that meet local needs including homes built to higher accessibility standards;
- Deliver Sustainable Communties to Telford that provide inter-generational housing opportunities creating new communities; and
- Homes designed to be energy efficient and climate ready that meet the Nationally Described Space Standards.

3.12 **Key policies:** S4, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO11, HO12 and HO13.

PRIORITY 5: Delivering regeneration, renewal and stronger communities

3.13 Telford faces challenges – the legacy of the original New Town – with ageing infrastructure and the fabric of some of the town's estates, particularly in South Telford now requiring physical regeneration. As well as sites such as Parsons and Venning Barracks

which represent a significant opportunity to regenerate brownfield land. While this will require major Government investment the Local Plan can support the regeneration and renewal of these areas to create stronger more cohesive communities that benefit from lower energy costs, better quality housing and improved health and wellbeing. The challenge of regenerating town and local centres is compounded by the impact of changing patterns of shopping and leisure time. This is evident in reduced demand for office space, vacant commercial properties such as pubs and reduction in demand for retail space in some areas. The Local Plan will help deliver new uses and investment into centres helping to revitalise key centres of the community, including rural communities.

Objectives:

- Support for mixed use (including residential led) development schemes and uses that will improve long term sustainability of Telford Town Centre, such as Station Quarter;
- Strengthen Newport and Wellington's role as key market towns in the borough and support the diversification of centres from retail to a greater mix of uses;
- Encouraging new uses including residential, leisure and employment that support footfall and create flexible adaptable places in the borough's centres as they evolve, adapt and renew; and
- Setting a positive policy approach to support the renewal and regeneration of housing estates.

3.14 **Key policies:** S6, S7, EC5, EC6, EC7, EC8, EC9, EC11, HO9, HO10, CI1 and CI4.

PRIORITY 6: Improving health, wellbeing and tackling health inequalities

3.15 Planning can help to reduce health inequalities, promote better physical and mental health and wellbeing and improve educational attainment, productivity and economic growth. Factors include property conditions, development design, and access to healthy food, sports and physical activity, opportunities for education, outdoor amenity space and employment. Obesity is a critical issue which planning can help address through the control of uses in town and local centres as well as the layout and design of developments to help increase levels of active travel. The borough has an ageing population and ensuring developments are designed to enable people to live at home longer will support independence and reduce pressures on health and social care. The Local Plan will help deliver the objectives of the Joint Strategic Needs Assessment (JSNA), Playing Pitch and Outdoor Recreation Strategy, Indoor Leisure Strategy and the borough's Health and Wellbeing Strategy.

Objectives:

- Designing developments to meet the needs of a changing population, increasing independence and inclusion and reducing reliance on health and care services over the long term;
- Creating multi-generational communities through housing mix where people can live in their community for longer and lead more active lifestyles by investing in sustainable travel and green space;
- Investing in measures to improve mental health and wellbeing including dementia friendly developments;

3 Vision, Priorities and Profile

- Tackling obesity through creating space for people to grow their own food and healthy eating environments in centres, and ensuring there is a diversity of food options in centres; and
- Improving the wider determinants of resident's health and welling as identified in the JSNA and Health and Wellbeing Strategy.

3.16 **Key policies:** S5, S6, EC6, EC7, EC9, EC10, HO3, CI1, ST1, ST2 and ML5.

The borough profile

3.17 The borough of Telford and Wrekin is located between the urban areas of Birmingham and the Black Country to the east, and the rural areas of Shropshire and Wales to the west. The borough combines older and historic areas alongside more recent development as a New Town. Map 2 shows the borough location.

Table 1 The borough - Key Facts

Size of borough (hectares)	29, 031
Population size (2019 mid-year estimate)	179, 900
Population split	86% Telford 7% Newport 7% Rural Area
Age profile	Young people (0-15) 20.6% Working age population (16-64) 62.1% Older population (65+) 17.3%

Figure 5: Location of Telford & Wrekin



3 Vision, Priorities and Profile

Natural environment



3.18 The borough has an extensive green and natural environment including 8 Sites of Special Scientific Interest. In addition to the 22 designated Local Nature Reserves, at least five further LNRs will be designated during the plan period. As well as these sites the borough has over 400 hectares of managed woodland and 47 Local Wildlife Sites across the area.

3.19 Telford Town Park is one of the largest urban parks in the country and lies at the heart of Telford. A network of formal parks and recreation grounds can be found in borough towns and districts centres as well as Newport and play and recreation facilities in local villages.

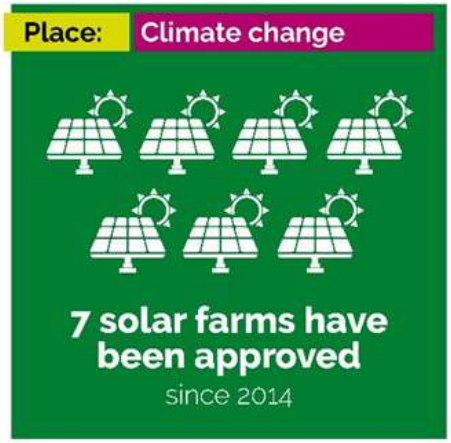
Heritage and Conservation

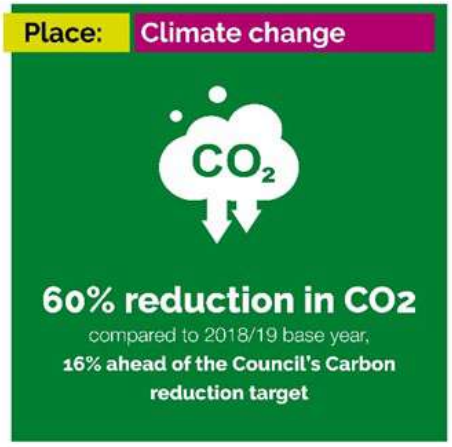




3.20 The borough has many historical assets that reflect a number of periods in history, not least the Industrial Revolution. This includes the UNESCO recognised Ironbridge Gorge World Heritage Site, 8 conservation areas across the borough including market towns and villages, 792 listed buildings, 528 structures protected due to their local interest value and 27 Scheduled Ancient Monuments

Sustainability





3.21 There is an extensive network of over 448 km of cycleways and 953km of pedestrian footway network that help people travel to schools, jobs and for leisure around the urban and rural areas of the borough. Bus and rail connections support travel around the area as well as into West Midlands and wider rail network. The Council have been working to reduce carbon emissions through the development of its own solar farm and granting permission to other sites.

3

3 Vision, Priorities and Profile

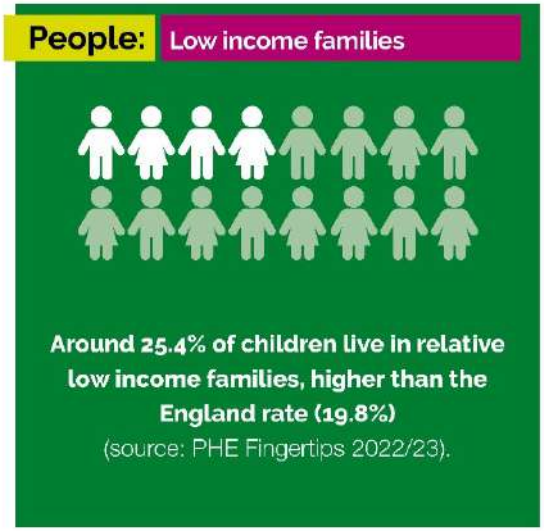
Education and the economy



3.22 The value of the borough's economy is around £4.9bn per year. Key sectors include advanced manufacturing and agri-tech, defence, engineering, plastics, IT outsourcing and data centres, construction, retail, food and drink and tourism. This comprises of more than 140 foreign companies including Ricoh, Epson, Xerox, Denso Europe, Maxell and Magna Cosma. Newport and the rural area's existing economic strengths in agriculture and food production link Harper Adams University with the Ni Park employment park at Newport. Telford Town Centre has a broad mix of nationally recognised retail brands, the Telford International Centre – a nationally recognised conference and events venue, and the new Station Quarter development.

3.23 There are two Universities in the borough; Harper Adams and Wolverhampton University and Telford College providing world class higher and further education in the borough.

Health and wellbeing





3 Vision, Priorities and Profile

3.24 18 areas of the borough are ranked in the 10% most deprived nationally with a further 10 areas ranked in the 10-20% most deprived nationally (DCLG Index of Multiple Deprivation 2019). Wider health and wellbeing issues include:

- Life expectancy for men is 79 years and for women is 82. Male life expectancy in the borough has seen an improvement over recent years, but both measures remain below the national rates.
- 71.5% of adults are classified as overweight or obese, higher than national levels (Public Health England, Active Lives survey 2018/19). 23.7%, of adults in the borough are estimated to be physically inactive (Public Health England, Active Lives Survey 2019/20).
- 26.1% of reception children and 40.4% of Year 6 children are classified as overweight or obese (NHS Digital, National Child Measurement Programme 2019/20).

4 Development strategy and strategic policies

4 Development strategy and strategic policies

Development strategy

4.1 The development strategy will continue to be plan development based on the areas of Telford, Newport and the rural area of the borough. The levels of development for each area are based on a broad split of existing population levels.

4.2 The strategy reflects the distinct roles and characteristics of the areas and recognises their capacity for growth. The Local Plan has identified a housing requirement of around 20,680, of which over 50% of these homes have already been identified in the Councils housing supply, this includes homes completed, under construction, have planning permission or are included in an allowance for small sites (under 5 homes).

Telford

4.3 The majority of future growth will be delivered in or on the edge of Telford through sustainable extensions to the existing urban area. This is in continued recognition of Telford's role as the major service centre for the borough and its role in providing jobs as well as further and higher education opportunities.

4.4 In recent years growth has been focus to the east/ south east of Telford at Lightmoor and Lawley as well as the Ketley Millenium Community and east Priorslee. The Local Plan will now deliver new sustainable communities extending beyond the existing urban area to the north of Telford, these will be at Bratton, Wappenshall and North East of Muxton.

4.5 The need to grow beyond the existing boundary of Telford is critical to protecting the town's existing green spaces including LNR's, Green Guarantee sites and green network from development pressures. It also recognises that as the town has matured there are fewer opportunities for large scale brownfield development that can help meet the borough's development needs.

4.6 Previously developed land allocated for development will see the regeneration and growth in Telford Town Centre in addition to the Station Quarter development which is under construction.

4.7 Over the course of the plan period 2021 to 2041 the Council are planning for around 17785 homes in and on the edge of Telford.

Newport

4.8 Newport plays a key role in the borough's economy and is located on the A41 to the north east of Telford. Its main function is as a market town supporting is rural hinterland which includes Harper Adams University.

4.9 Newport's economic role has increased with the development of the Newport Innovation Park (NI Park) which is focused on agri-tech industry. The plan allocates further employment land at Newport to maximise on its connectivity to the A41 / M54 corridor.

4.10 New housing growth will be contained within Newport with some further growth on the edge of the boundary at Church Aston.

4.11 The strategy for Newport will be to provide for new housing and employment growth that continues to recognise its role as a market town and protect its important historic assets such as the historic Chetwynd Deer Park.

4.12 Over the course of the plan period the Council are planning for around 1448 new homes in or on the edge of Newport.

4 Development strategy and strategic policies

Rural area

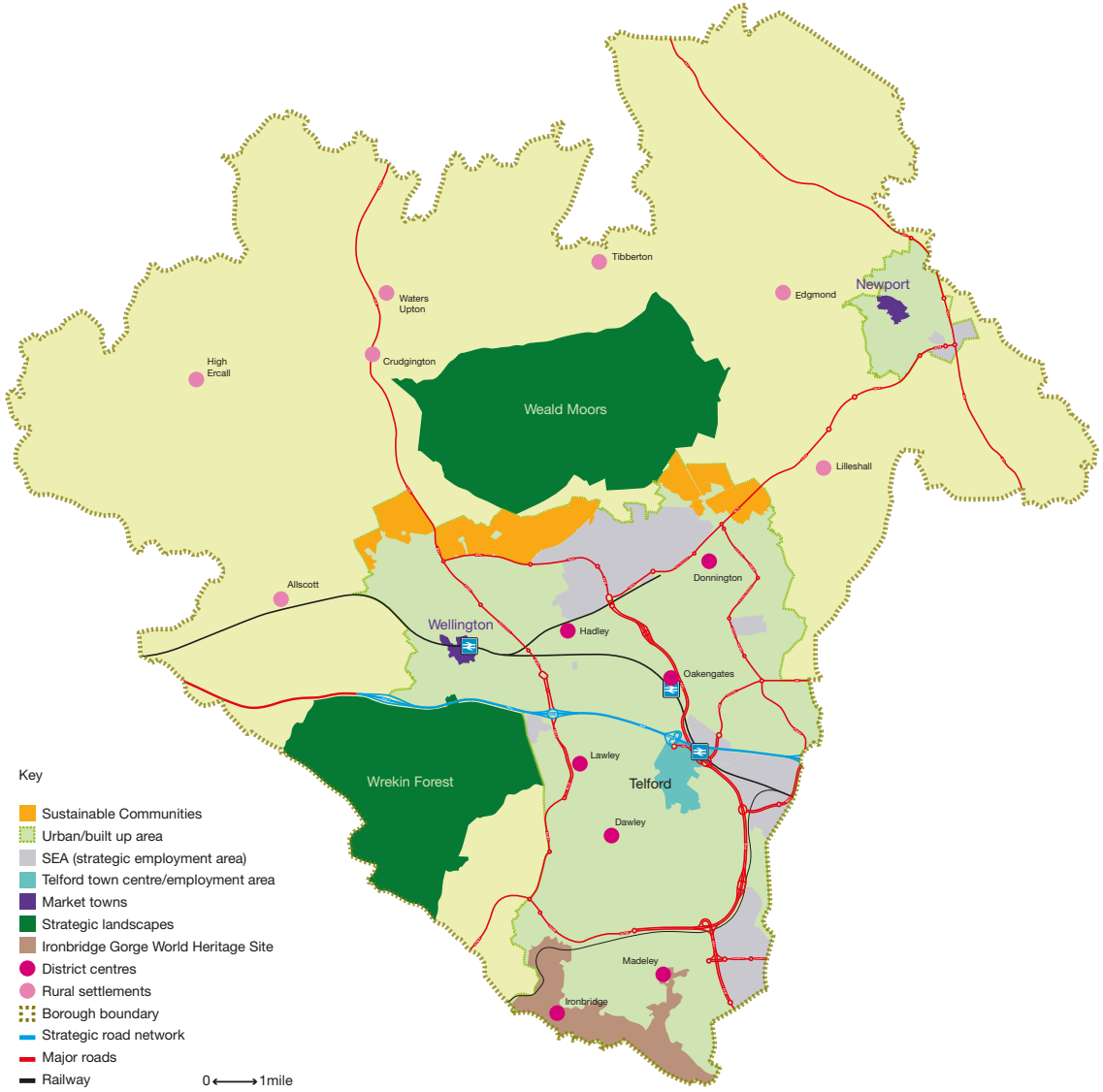
4.13 The rural area contains a number of key settlements and has seen recent developments on previously developed land at Crudgington and Allscott. There are also many smaller villages and hamlets which make up the rural area to the north and west of the borough.

4.14 The strategy for the rural area will see some housing growth in key settlements as well as the opportunity for some self-build / custom build housing in smaller settlements. The additional housing will help provide affordable homes for younger people who wish to stay within their community, options for elderly residents to downsize as well as more accessible accommodation. It will also help support local services, bring new custom to local businesses and ensure that local children can access schools.

4.15 Over the course of the plan period the Council are planning for around 1448 new homes for the rural area.

4 Development strategy and strategic policies

Figure 6: Key Diagram



4 Development strategy and strategic policies

Strategic Policies

- The strategic policies set out below reflect the key priorities of the Local Plan and the ambitions of the Council for the future of the borough. They will be used to help determine planning applications in the borough.

Protecting and enhancing the boroughs green spaces

4.16 Telford is characterised by its wealth of green spaces and natural environment enhancing neighbourhoods and communities with current provision calculated at 17.09ha per 1,000 population. The Council has continued to increase the extent of land protected and to increase the quality and accessibility of these spaces for all local communities - creating new Local Nature Reserves, identifying Green Guarantee Sites and adding protection to the natural environment.

4.17 Policy S1 sets out how development can help further support, protect and enhance the natural environment of the borough through the forest community approach.

Strategic Policy S1

Protecting and enhancing the borough's green spaces

1. Development should support the Council's priority in the protection and enhancement of green spaces by:

    a. Protecting existing green spaces set out in the Local Plan;

    b. Delivering new green space and enhancing and diversifying existing green spaces, that are accessible to local communities;

    c. Protecting and enhancing woodland and trees to build high quality, resilient woodlands and green space;

    d. Prioritising nature recovery; and

    e. Helping to address the climate change and biodiversity crisis, by securing a net gain in biodiversity and enhanced green infrastructure.

4.18 The borough has many areas of valued green spaces such as Local Nature Reserves, Green Guarantee sites and local recreation provision. Telford and Newport have extensive areas of Green Network which help link these green spaces for people and local wild life, it is important that they are protected and enhanced. The Local Plan plays an important role in creating new areas of public accessible green space on new development sites as well as enhancing access to existing green spaces.

4.19 The majority of tree cover in Telford and Wrekin is located within the urban area with values ranging from 55% in the Ironbridge Gorge Ward to 8% in Edgmond and Ercall Magna Wards, which reflects the more open agricultural landscape in those areas. It is recognised that in some areas of the borough woodlands are managed on a commercial basis.

4 Development strategy and strategic policies

4.20 The Council has a statutory duty to protect trees and woodlands. Since 2016 the Council has protected more locally valued green space than ever before and studies undertaken in 2021 have shown that 77% of households in the borough are within 500m of a woodland that has been protected by the Council.

4.21 The green and natural environment chapter of the Local Plan further supports these priorities.

Nature conservation

4.22 Together biodiversity, the variety of life, and geodiversity, the variety of rocks, soils and geological processes form nature conservation. Telford and Wrekin has many nature conservation assets, some of national importance. The geodiversity of the district was the foundation of the industrial revolution and the use of this and innovations that this enabled has shaped the landscape.

4.23 Policy S2 sets outs the Councils strategic commitment to protecting and enhancing the natural environment of the borough.

Strategic Policy S2

Nature conservation

1. Development can bring opportunities to restore the natural environment or may harm it, therefore:
    a. Developments are expected to protect, maintain and enhance biodiversity and geodiversity
    b. Impacts on biodiversity and geodiversity can arise from development or exacerbate existing issues through in-combination effects. These impacts need to be identified and the mitigation hierarchy of avoid, mitigate and finally compensate be followed. Similarly, a hierarchy of location should also be used to protect local biodiversity with onsite enhancement/compensation being preferred, then within the borough, an adjacent LPA and finally further afield.
2. Development should have regard to principles set out within the latest adopted Shropshire and Telford & Wrekin Local Nature Recovery Strategy.

4.24 Our biodiversity is not only important intrinsically but creates health and wellbeing benefits. Globally and nationally the joint climate and ecological emergencies are putting huge strains on natural systems, threatening species and diversity.

4.25 The Environment Act 2021 has brought in the legal requirement for Biodiversity Net Gain through the development process. It has also strengthened the Biodiversity Duty placed upon us by the Natural Environment and Rural Communities Act 2006 (as amended) to conserve and enhance biodiversity through the planning system.

4.26 As a borough we expect developments to avoid harm and where this is not fully possible this must be minimised and, as a last resort, compensated for. We expect any mitigation to be delivered

4 Development strategy and strategic policies

onsite, to protect and restore the wildlife within the immediate area. Further guidance on this can be found within the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2026)[7].

4.27 Impacts can be direct, such as removal of habitats, or indirect, such as light pollution which puts additional pressure on nearby habitats and species.

4.28 Impacts will have different severities and durations. Some may only exist during construction, such as noise or dust and others go on in perpetuity such as habitat loss or changes in hydrology.

4.29 Impacts on protected and priority species are also material planning considerations that will be weighed during the determination of planning applications.

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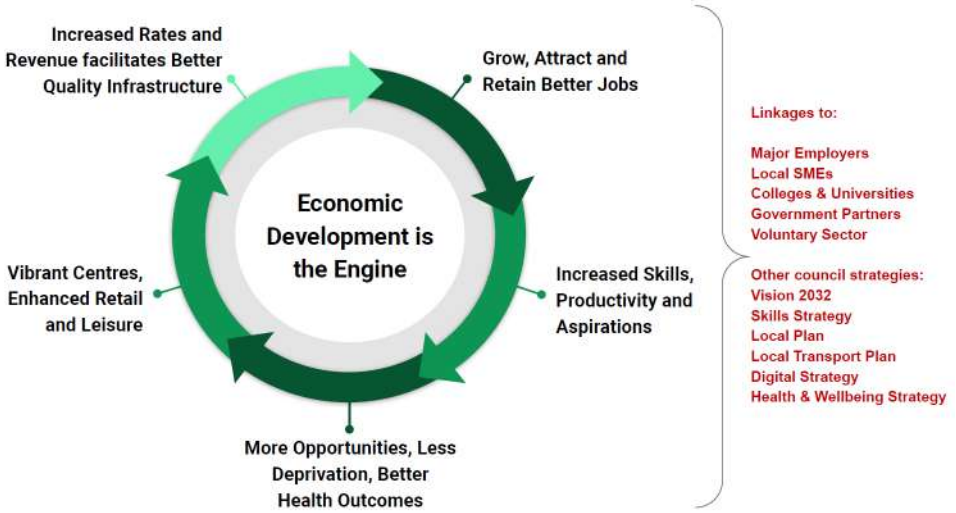
Economic delivery strategy

4.30 Telford and Wrekin is a well-connected, ambitious borough where economic development is supported and encouraged. There are many benefits to the borough by encouraging economic development as set out in figure 7~~8~~ below taken from the Councils adopted Economic Development Strategy.

Figure 7: Economic development cycle



4.31 The Council strongly supports economic development as evidenced through the Councils track record of bringing public land to the market through the Telford Land Deal. Table 2 sets out benefits delivered by the Land Deal from April 2015 to March 2025.

Table 2 Telford Land Deal delivery

Outputs	Since the start of the Land Deal
Jobs enabled	293
Commercial floor space created	209,038m²
New homes delivered	1, 583

4 Development strategy and strategic policies

Outputs	Since the start of the Land Deal
Brownfield land developed	50.7ha
Private sector investment	£504m

4.32 Strategic Policy S3 sets out the strategy for delivering new employment land for the borough over the plan period.

Strategic S3

Economic delivery strategy

1. The Council is planning for the delivery of a minimum of 168ha of employment land over the plan period.
2. Employment development will be supported and delivered through:

    a. The completion of sites with planning permission;
    b. The allocation of employment sites listed in Appendix B and shown on the Policies Map for the uses specified in Appendix B;
    c. The allocation of employment land on Sustainable Communities sites in accordance with Policy HO2;
    d. The allocation of mixed use sites listed in Appendix C and shown on the Policies Map for the uses specified in Appendix C;
    e. Directing development to the Strategic Employment Areas in accordance with Policy EC1;
    f. Development of suitable sites in the urban area in accordance with policy EC2;
    g. Development of suitable sites and economic development opportunities, in the rural area in accordance with Policy EC3; and
    h. The delivery of sites, where identified in Neighbourhood Plans.

4.33 The Council's employment land supply is made up of completions since the start of the plan period (25ha), existing commitments (56ha), allocated employment sites (72ha) and employment land to be delivered as part of the Sustainable Communities in accordance with Policy HO2 (76ha).

4.34 The delivery of new employment land is supported by housing allocated within the Local Plan which will enable sustainable economic growth and the ongoing competitiveness of the borough as a destination for inward investment. To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. This approach provides choice and flexibility to inward investors and complements the Councils long term approach to supporting economic development.

4.35 The Local Plan recognises the broader economic development opportunities across the borough including tourism and leisure potential in rural areas and town centres. Encouraging a broad range of economic development helps create a diversity of employment opportunity and innovation across the borough.

4 Development strategy and strategic policies

4.36 The 168ha employment land requirement is informed by the Telford and Wrekin Economic and Housing Development Needs Assessment (EHDNA) Part 1 (2020) and 2 (2023) and the updated Newport Employment Land Needs Study (2023).

4.37 This overall residual requirement includes the following indicative split in uses, for monitoring purposes:

Table 3

Class Eg(i) and Eg(ii)): offices or the research and development of products or processes	33ha
Class Eg(iii)/B2: industrial processes or general industrial	62ha
Class B8: Storage and distribution	73ha

Housing delivery strategy

4.38 The Council are planning to meet the future housing needs of the borough, including delivering homes for all including affordable and supported and specialist housing. Policy S4 sets out the Council's housing requirement and delivery strategy.

Strategic Policy S4

Housing delivery strategy

1. The Council will deliver 20,680 homes over the plan period (until 2041).
2. The Council recognise the request of the Black Country Authorities for a contribution towards their unmet housing needs – 153 dwellings of the 1034 per year requirement is a contribution towards meeting the unmet needs of the Black Country Authorities.
3. The delivery of new dwellings will be managed and monitored on an annual basis against the housing trajectory shown in the graph below and the accompanying table in Appendix K.
4. If monitoring indicates that delivery is likely to fall below the level required to maintain an adequate supply of deliverable sites then the Council will proactively seek to increase the delivery of sites through the planning process, in line with the requirements of the Housing Delivery Test[8].
5. Housing development will be supported and delivered through:

    a. The completion of sites with planning permission;
    b. The allocation of three Sustainable Communities sites as shown on the Policies Map and in accordance with Policy HO2 (New Sustainable Communities);
    c. The allocation of new housing sites as shown on the Policies Map and Appendix A in accordance with Policy HO1 (Housing development principles);
    d. Well-designed windfall development in the built up areas on suitable brownfield sites;
    e. On identified stalled sites;

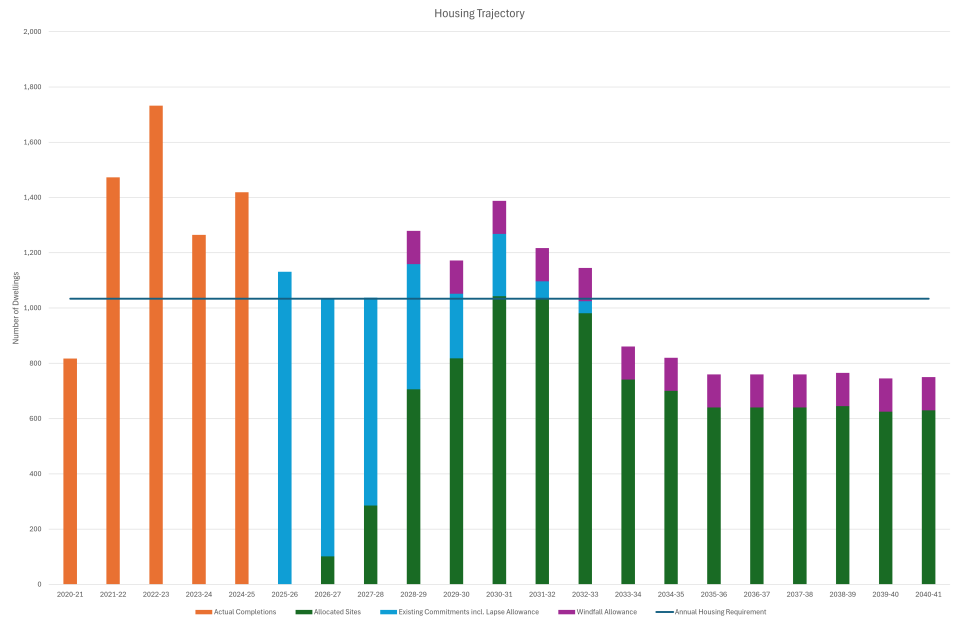
8 National Planning Policy Framework, paragraph 79

4 Development strategy and strategic policies

f. Where supported in the rural area by Policies HO12 (Housing development in the rural area) or HO13 (Rural exception sites); and
g. Well-designed self-build homes where they are in accordance with Policy HO11.

Housing trajectory

Figure 8: Housing Trajectory



4.39 The Council has identified 55% of homes within the existing housing supply meaning only 45% of the housing requirement will need to come through new housing site allocations as of 31st August 2024.

4.40 The Councils approach set out in Policy S4 will positively meet local housing needs evidenced in the Economic and Housing Development Needs Assessment (EHDNA)

Table 4 Housing supply and requirement (as of 31st August 2024)

Type	Number of dwellings (net)	Comments
Overall housing target 2021-2041	20,680	1,034 dwellings per year for 2021-2041
Existing housing supply[9]	11, 307	Commitments (sites with permission not expired), sites with resolution to grant planning approval and remaining Local Plan housing allocations and windfall allowance
Net supply from new allocations	9, 373	New housing allocations to meet the requirement
Net new dwellings per annum from new allocations	469	

9 Includes sites with outline and detailed planning permission.

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4.41 An allowance of 120 dwellings per year on small windfall sites (sites not identified in the Local Plan) is based on past delivery. The overall housing supply includes a flexibility allowance to ensure choice and a buffer against non-delivery.

4.42 An assessment of broader migration patterns between the Black Country and Telford and Wrekin identified a dwelling equivalent figure of 126 units per annum. The Council have taken a positive approach and recognised the scale of the request by the Black Country LPA's and provided a further uplift of 27 dwellings to give a total of 153 dwellings per annum as its contribution toward unmet housing needs arising in the Black Country area.

4.43 The Council will take a proactive approach to ensuring the delivery of its housing supply and new permissions. This will include maximising brownfield land opportunities and regularly monitoring consents which have not started and identifying an action plan to assist in the delivery of stalled and not started sites. This approach seeks to avoid the alternative of speculative development and shows commitment to ensuring everyone has a safe and affordable home.

Figure 9: Housing in Allscott Meads



Mitigating and adapting to climate change

4.44 The Council declared a climate emergency on 25 July 2019 committing to carbon neutrality from the Council's controlled operations and activities by 2030. A further commitment was made to engage with residents, businesses, public sector organisations and partners to work together with the aspiration for the borough to also be carbon neutral by 2030.

4.45 Policy S5 sets out the Council's overall strategy for addressing climate change mitigation and adaptation.

4 Development strategy and strategic policies

Strategic S5

Mitigating and adapting to climate change

1. Development should positively contribute to meeting local ambitions and national targets to address climate change including reducing greenhouse gas emissions.
2. In determining planning applications, the Council will support development proposals that help mitigate climate change, giving consideration to how proposals:

    a. Are designed to reduce the need to travel and encourage sustainable modes of travel including active travel;
    b. Are designed to reduce energy consumption;
    c. Maximise opportunities for natural heating, ventilation and use of sustainable heating and cooling systems;
    d. Support the move towards low/no carbon technology and renewable energy;
    e. Incorporate electric vehicle charging facilities; and
    f. Incorporate multi-functional green space including that which support active travel, recreation and carbon storage.

3. In determining whether development supports adaptation to climate change, including resilience to climate change and does not make other areas more susceptible to the impacts of climate change, the Council will consider how proposals:

    a. Will reduce demand on water resources;
    b. Consider the risk and impact of flood risk;
    c. Incorporate well-designed multi-functional sustainable drainage systems;
    d. Incorporate design features to ensure development, including open spaces and the public realm, is resilient to climate change; and
    e. Balances the need to protect and conserve heritage assets and their settings.

4. Sustainability Statements, commensurate with the scale and type of development proposed, must be submitted with applications for:

    a. All new build homes including flats;
    b. Non-residential development of 1000sqm or more of floor space; and
    c. Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more.

They must demonstrate how the development will positively, and measurably, contribute to mitigating and adapting to climate change and local and national climate objectives including contributing to Net Zero as set out in points 2 and 3.

4.46 The Council has prepared, and keeps updated, a Climate Change Action Plan which identified actions for the Local Plan Review[10].

10 www.sustainabletelfordandwrekin.com

4 Development strategy and strategic policies

4.47 The Council has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and the most up to date Council guidance on Sustainable Drainage Systems (SuDS).

4.48 The Council adopted a Climate Change Supplementary Planning Document (SPD) in July 2023 which will be updated to support the new climate change policies in the Local Plan.

4.49 Sustainability Statements are reports which demonstrate how a development proposal has had regard to relevant Local Plan policies around sustainability such as CC1, CC2, CC4, CC6, NE3, NE4, DD1, DD4, DD5, ST5, CI3, HE1, and, where relevant, to guidance in the Climate Change SPD. The statement provides applicants the opportunity to demonstrate a holistic approach to design ensuring a consistent and cohesive strategy is in place for climate change mitigation and adaptation. In the context of the Future Homes and Future Buildings Standards set out in Building Regulations, the statement should summarise how the proposal uses sustainable design and construction methods as well as how the development would reduce the energy and water demands. They It should also address how materials have been selected and waste reduced in design and construction.

4.50 A Heating and Cooling Strategy should be included within the Sustainability Statement to demonstrate how a development proposal will meet local ambitions and national energy efficiency targets. Strategies should address the energy hierarchy by demonstrating how the development will:

1. Reduce the demand for energy;
2. Supply energy requirements efficiently; and
3. Use renewable energy.

4.51 Sustainability Statements should set out whether the level of greenhouse gas emission reduction proposed would be consistent with or would exceed the latest standards in Building Regulations. If proposed to exceed them, the statement should explain how, by how much, and the means by which this additional reduction would be measured and monitored. Provision for measurement and monitoring of any additional reduction in greenhouse gas emission beyond Building Regulation standards will be secured via condition.

Healthy, stronger communities

4.52 The health and wellbeing of residents in the borough is a key priority for the Council and its partners. Planning has a key role to play by providing better more accessible homes, safe communities, access to healthy food and opportunities for exercise and active travel.

4.53 The Health and Wellbeing Board ensures that the Council and the Shropshire, Telford and Wrekin Integrated Care Board work effectively together in planning health and social care services to improve health and wellbeing in Telford and Wrekin as well as promoting integrated working among local providers and partners. As part of broader efforts to improve health and wellbeing of the population of the borough the Council work with an array of together partners such as Sports England.

4.54 A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support social interaction, community engagement and wellbeing.

4.55 Policy S6 sets out the strategic framework for delivering healthier stronger communities in the borough that help improve the wellbeing of all residents.

4 Development strategy and strategic policies

Figure 10: The Wrekin



Strategic S6

Healthy stronger communities

1. Telford and Wrekin is a varied and diverse community with an ageing population and residents with a range of health needs. In order to help improve the health and wellbeing of the borough's communities where relevant development will be expected to:

    a. Demonstrate a positive approach to healthy design principles that provide opportunities to be physically active, active travel, improved air quality and improved mental wellbeing;

    b. Provide accommodation that is thermally efficient and helps reduce instances of fuel poverty and damp

    c. Prioritise the safety and security of residents and users enabling safe movement of walkers, wheelers and cyclists, encourages community activity and designs out the potential for anti-social behaviour;

    d. Help create a cohesive and sustainable community by, for example, delivering tenure blind housing, taking account of the different needs of residents and users in design and siting of facilities including, for example, less able bodied, people with dementia, the needs of younger residents and people at risk of social isolation;

    e. Support residents to live well in their own communities for longer by, for example, providing more accessible homes; and

    f. Contribute positively to the physical and mental health and wellbeing of residents through, for example, guarding against an over predominance of uses such as hot food takeaways, betting and vape shops in town and district centres and by encouraging access to a healthy environment providing the local community with access to a diversity of food outlets selling healthy food options and the opportunity to grow their own food in designated public and private spaces accessible from the home, school, or workplace.

4.56 There are range of health and wellbeing issues that need tackling in the borough these include:

- **The needs of an ageing population –** The borough saw one of the largest increases in population aged 65 plus in England

4 Development strategy and strategic policies

between the 2011 and 2021 Census, with an increase of 35.7% (England 20.1%)

- **Increasing rates of obesity in the population –** Levels of excess weight in adults have increased to 70.6% in 2020/21 compared with 65.6% in 2016-17.

4.57 Planning has a role in helping to reduce levels of obesity through; incorporating healthy design principles[11] into development, creating links to wider walking and cycling networks and encouraging access to healthier foods, through edible neighbourhoods. As part of managing the regeneration of town and district centres, the Local Plan can help create a sustainable balance of uses that does not lead to an over predominance of uses such as hot food takeaways and betting shops that can impact on the physical and mental health of residents.

4.58 As part of creating healthy, safe and strong cohesive communities it is important to encourage activity throughout the day by considering the needs of different resident groups in relation to the location of facilities and infrastructure. Development should be designed with reference to West Mercia Polices 'safer by design principles' and the Council's Design for Community Safety Supplementary Planning Document.

Developer contributions and infrastructure delivery

4.59 It is critical that where development comes forward it makes a proportionate contribution to the cost of the infrastructure required to support development and residents' needs. The Council will continue to use the Local Plan to secure financial and in-kind contributions toward the delivery of community infrastructure, public realm improvements, sustainable travel and transport infrastructure and the enhancement of the green and natural environment.

4.60 Policy S7 addresses the framework for the collection and deployment of developer contributions in the borough.

Strategic Policy S7

Developer contributions and infrastructure delivery

1. New, expanded, or enhanced infrastructure provision will be sought from new development. This can include but is not limited to community, education, open space and sustainable travel infrastructure including highways as well as affordable housing. Contributions towards infrastructure will be used to mitigate the adverse impacts arising from a development (or the cumulative impact) and provide community benefit. Major development proposals[12] will be required to provide a contribution towards the cost of infrastructure. Subject to statutory processes and regulations, contributions may be collected towards;

    a. Initial costs, e.g. design and development work and pump-priming of projects or programmes;
    b. Capital costs;

11 Active environments | Sport England
12 Major developments is defined in the Glossary.

4 Development strategy and strategic policies

c. On-going revenue via commuted sums, for the management and maintenance of services and facilities; and
d. Any other infrastructure related costs permitted by law and identified as a local need.

2. Contributions will be collected through Section 106 agreements which will be secured at appropriate trigger points, to be agreed with the Council.
3. The Council will secure the delivery of infrastructure through the following means;

   a. Onsite, delivered either by the developer or, with an appropriate contribution by the Council;
   b. Offsite either by the developer in agreement with the Council where it is necessary to make the development happen; and / or
   c. Offsite funded, in whole or in part, by financial contributions from developers.

4. For major developments (10 homes or more), where a viability case has been made to the Council at the planning application stage, the Council reserve the right to review viability developments upon completion, or in the case of strategic schemes of over 500 units on completion of 75% of housing units. In all cases where a scheme's gross development value against updated costs/normal profit has been exceeded the applicant shall pay a financial contribution equivalent of:

   a. Up to a maximum of 70% in the uplift in the value of the scheme; or
   b. The policy compliant level, whichever is lowest.

Any clawback contribution shall be used by the Council for the delivery of affordable housing and/or infrastructure intended to be delivered as part of the development, in accordance with the priorities set out in the Local Plan or Infrastructure Delivery Plan.

4.61 Assessments of infrastructure capacity may, on occasion, have cross boundary implications between Telford and Wrekin and neighbouring local planning authorities. This may require, where justified, the deployment of developer contributions on a cross boundary basis.

4.62 The Infrastructure Delivery Plan (IDP) identifies the projects and schemes that are required as a result of the levels of growth set out in the Local Plan. This addresses the cumulative impacts of growth on, for example, sports and leisure facilities, education, healthcare, sustainable travel and highways infrastructure that can be funded through developer contributions.

4.63 In some cases the National Planning Policy Framework allows for developers to make a case for a reduction in contributions to allow developments to come forward. The Council will resist a reduction in contributions and, where this does occur, will exercise its right to review and reassess the viability case on completion of a development and recoup any reduced contributions up to meeting a full policy compliant scheme. Review mechanisms will take the form of a full reappraisal for schemes over 50 units and a lighter touch approach for schemes below 50 units, with a review of GDV against original costs plus RICS BCIS All-in Tender Price Index, normal profit and land value. Reviews will be undertaken on a transparent open book approach. The clawback provisions will be secured by use of appropriate clauses in s.106 agreements.

4 Development strategy and strategic policies

4.64 Policy S7 supports the delivery of new infrastructure secured through the development management policies listed in Appendix E.

Figure 11: Abraham Darby Academy



5 Development management policies

5 Development management policies

5.1 The following sections cover development management policies. These are more detailed policies that help determine and shape development proposals that come forward through the planning process. They cover a wide range of topic areas including:

- Policies covering **climate change** will help the borough meet its ambition to be carbon neutral by 2030 through more energy efficient homes, local renewable energy and more efficient use of water resources.
- Policies which help protect and enhance the borough's **Green and natural environment** such as Local Nature Reserves.
- **Economy and centres** policies, these help to attract investment into the local economy, create new jobs and in certain circumstances control the uses in centres to help maintain a vibrant local economy
- **Housing** policies cover a range of areas not least the requirements for affordable, supported and specialist accommodation. The policies also help to control housing development across the borough.
- **Development design** policies help shape the location, scale and design of buildings and development sites.
- Policies covering **Sustainable travel and transport networks** will ensure that residents have a greater range of sustainable travel options available to them and that there is investment in, for example, electric vehicle charging infrastructure.
- **Community infrastructure, culture and open space** policies seek to protect, enhance and provide the right infrastructure for the needs of residents such as new education facilities and public open space.
- **Historic environment** policies help protect, enhance and manage important assets, such as, the Ironbridge Gorge World Heritage Site, listed buildings and conservation areas.
- **Minerals and land** policies help the borough plan sustainably for minerals development as well as ensuring that new development proposals take account of issues such as, land instability related to previous minerals workings.

Figure 12: Aerial of Telford Town Centre



6 Climate change

6

6 Climate change

6.1 The Council declared a climate emergency in July 2019 and has published, and keeps updated, its Climate Change Action Plan. The Council is ambitious and aspires to carbon neutrality in the borough by 2030, to achieve this the Council is embedding carbon reduction in all its forward planning documents, including this Local Plan and the emerging Local Transport Plan.

6.2 The Government have set a national Net Zero target for 2050 which the Council aims to achieve by 2030.

6.3 The Local Plan has a vital role in helping the borough address climate change including through ensuring buildings are more efficient to run, are built from sustainable materials and practices, carbon reductions are secured through the development process and ensuring our natural resources are protected.

6.4 The Policies in this section will support the Councils ambition to drive climate change action. They will secure better quality development which mitigates and adapts to the challenge of climate change, for example, providing homes and communities which are more sustainable, safe from flooding and poor air quality, are more affordable to live in and are healthier.

6.5 The Council supports innovation in this area and therefore the policies are designed to reflect the constant change and progression in this field. The Council positively supports renewable energy in the right locations, as evidenced by the approval of nine applications for major renewable energy generation schemes.

Sustainable construction and carbon reduction

6.6 The UK Green Building Council states that embodied carbon from the construction and refurbishment of buildings currently makes up 20% of UK built environment emissions[13].

6.7 The Council is leading the way in sustainable construction through its own developments by Nuplace[14] . In 2022 Nuplace completed its first sustainable housing development which was designed in accordance with Telford and Wrekin Council's commitment to tackle climate change and is a benchmark for future Nuplace sites as well as other housing schemes in the borough. All properties benefit from solar panels and their own electric car charging points.

6.8 Policy CC1 supports development which aspires to be designed with sustainability and carbon reduction at its heart. Minimum requirements are set in Building Regulations. This policy identifies ways to optimise sustainable construction and carbon reduction in the design of development proposals.

13 https://ukgbc.org/our-work/topics/advancing-net-zero/embodied-carbon/#:~:text=Embodied%20Carbon-,Embodied%20carbon%20from%20the%20construction%20and%20refurbishment%20of%20buildings%20currently,far%20from%20being%20mainstream%20practice.
14 www.nuplace.co.uk

6 Climate change

Policy CC1

Sustainable construction and carbon reduction

1. All new buildings should follow a fabric first approach, aiming to maximise energy efficiency at the outset.
2. All new buildings should, where relevant and practicable:
    a. Be designed and sited to maximise the benefits of solar gain whilst protecting from overheating;
    b. Be flexibly designed to enable future changes to easily be accommodated, extending the lifespan of development;
    c. Maximise the use and efficiency of passive ventilation;
    d. Be constructed from carefully selected materials for high thermal mass, low embodied carbon and durability, unless this would conflict with the character and appearance of conservation areas, the Ironbridge World Heritage Site or the setting of listed buildings;
    e. Maximise insulation;
    f. Include facilities to recycle water;
    g. Incorporate or be designed to enable the installation of low/ zero carbon technologies in the future;
    h. Demonstrate where Modern Methods of Construction[(15)].
    i. have been used in order to reduce carbon emissions; and
    j. Maximise the use of recycled material and ensure the recyclability of new materials used
3. All development should aim to achieve net zero carbon emissions.
4. Proposals for alterations and extensions to existing buildings, will be supported as a means of making use of embodied energy. They should maximise opportunities to reduce carbon emissions, improve the energy efficiency of the building and where possible integrate on-site renewable energy technologies such as community heat networks; and
5. Where proposals affect a building of traditional construction, energy efficiency will be expected to be improved as far as possible without prejudicing the character of the building or increasing the risk of long term deterioration of the existing fabric.

6.9 The Future Homes and Future Buildings Standards are expected to come into force through Building Regulations in 2027. Policy CC1 complements the standards required by Building Regulations and seeks to ensure that opportunities to maximise carbon reduction are pursued through the development process. The policy applies to all new buildings regardless of their proposed use.

6.10 Policy CC1 therefore aims to encourage innovative, site and area specific approaches to delivering climate change action. Further guidance on this is provided in the Councils Climate Change Supplementary Planning Document.

6.11 Planning applications should clearly set out how a proposal has been designed from the outset with climate change action at its heart. Where relevant, this should be incorporated within a Sustainability Statement as per policy S5.

15 Modern Methods of Construction
https://www.goconstruct.org/educational-resources/learn-about-construction/modern-methods-of-construction#:~:text=Creating%20paneled%20units%20in%20factories,pre%2Dfabricated%20homes%20use%20timber

6 Climate change

6.12 At Nuplace's Woodland Walk site in Muxton, Nuplace are delivering 18 of its 66 homes to Future Homes Standard, a new Building Regulations standard, set to come into force in 2027, which will require new homes to deliver a 75-80% reduction in carbon emissions from the previous version of the regulations. This will be delivered through a mixture of fabric improvements to the envelope of the building, coupled with a range of technology including solar panels and battery storage, air source heat exchangers etc.

6.13 The re-use and re-purposing of existing buildings where possible helps to make used of embodied carbon and energy. This approach can help to minimise further carbon emissions that can arise from demolition and new construction.

Renewable energy in developments

6.14 To address climate change, it is essential that energy provision and use in new development is considered at the outset. Changes in types of energy such as the move away from gas to other forms of heating need to be reflected in new development. Reliance on the national grid also needs to be considered from the outset. Where possible, opportunities for local energy production and distribution should be maximised to create more resilient communities as well as lower the cost of living.

6.15 Policy CC2 seeks to ensure new development is powered and heated as sustainably as possible.

Figure 13: Solar PV Carport at Ricoh, Priorslee



Policy CC2

Renewable energy in developments

1. The Council will support applications for new housing and employment development which incorporate renewable energy production and storage subject to compliance with other relevant policies in the Local Plan and/or National Policy.

6 Climate change

2. Where feasible, new build development should seek to incorporate opportunities to deliver or connect to community and/or district renewable power and heat networks.

3. The Council will support development proposals for micro generation subject to compliance with other relevant policies in the Local Plan and/or National Policy.

6.16 Renewable energy and heat networks can sometimes be more efficient than individual solutions, particularly in the context of the current grid capacity. These can be on various scales such as community heat networks which generally supply heating and hot water to a single building with several units within or a district heat network which generally involves a local energy centre that supplies heat and hot water to customers in more than one building.

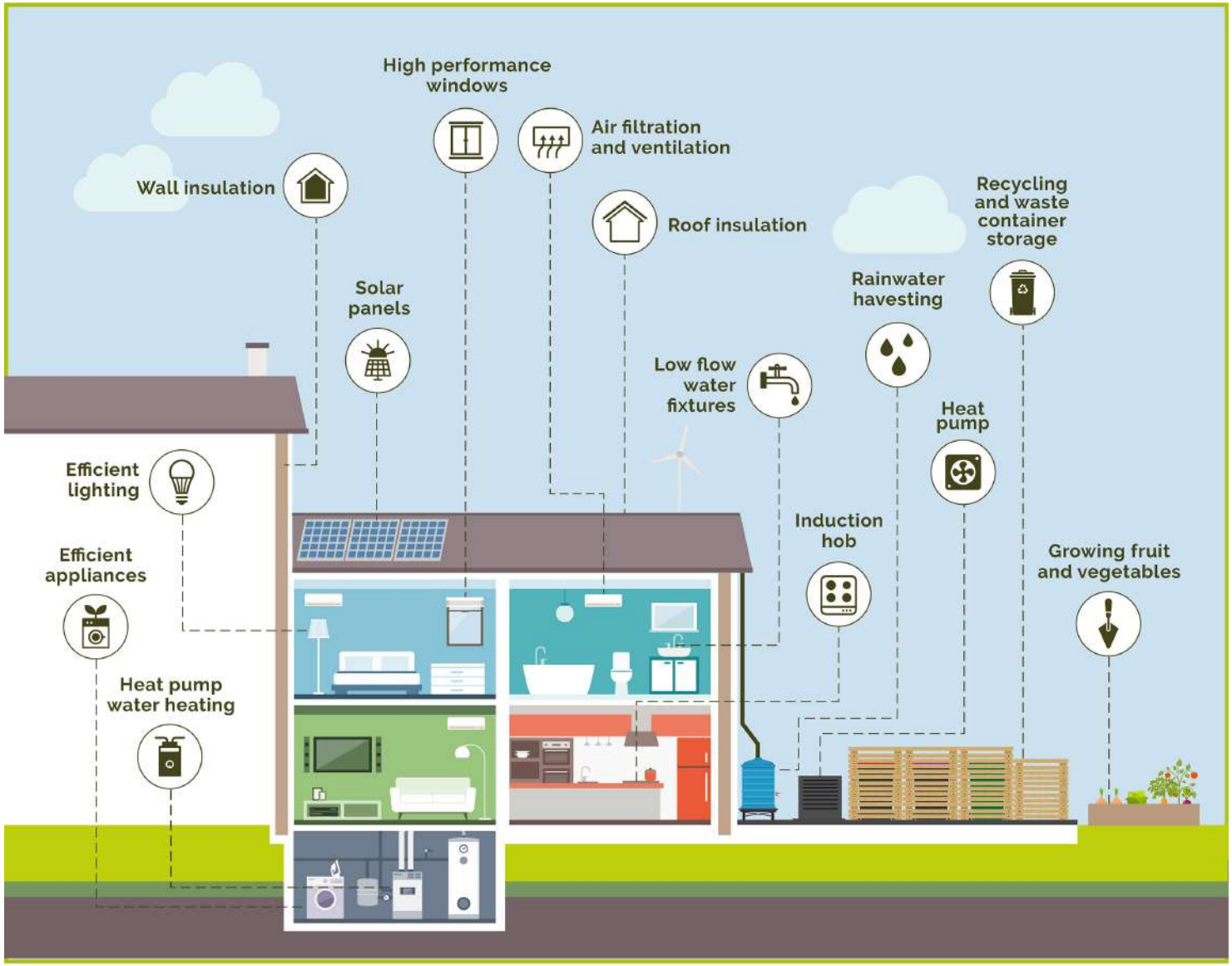
6.17 A “classified” heat network is where certain requirements have been met including:

- Compliance with the appropriate technical standards;
- Powered by renewable or low carbon energy sources;
- Services are offered at a fair and affordable price to the consumer; and
- Annual reporting on their performance and carbon content is provided.

6.18 The Energy Act defines microgeneration. Microgeneration can relate to energy and technologies from a range of sources including water, wind, solar, geothermal and combined heat and power systems. To be considered microgeneration the capacity for the generation of electricity is 50 kilowatts and for the production of heat it is 45 kilowatts thermal.

6 Climate change

Figure 14: Energy efficient Climate Change extension



Strategic renewable energy development

6.19 The Council has a strong track record of supporting strategic renewable energy development in the right location, where valued areas are protected. This includes consenting 7 solar farms at the planning application stage and the Council building its own solar farm to positively contribute to renewable energy production.

6.20 Policy CC3 sets out the Councils strategy for supporting strategic renewable energy developments.

Figure 15: Solar panels on Residential House



Policy CC3

Strategic renewable energy development

1. The Council will support proposals for strategic scale renewable energy production, including re-powering or life-extension, on appropriate sites in the borough where they have:

    a. No significant adverse impact on landscape and biodiversity;
    b. No significant adverse impact on heritage assets and their settings;
    c. No significant adverse impact on amenity;
    d. No significant adverse impact on highway safety;
    e. No significant adverse impact on local health and quality of life as a result of noise, emissions to atmosphere, electronic interference, fire risk or outlook through unacceptable visual intrusion;
    f. Demonstrated that the community have been actively engaged from the early stages of the proposal to inform the design, siting and mitigation required for the development; and
    g. An agreed decommissioning strategy is in place where there is a temporary consent for the operation of the site.

2. Where development of renewable energy is granted permission, mitigation measures will be required as appropriate to minimise any adverse impacts.
3. Proposals for renewable energy schemes on land protected under the Local Plan including Strategic Landscapes and

6 Climate change

Green Network, or Nationally will not be supported, unless there are exceptional circumstances.

4. Schemes for renewable energy that are led by the community and / or directly benefit local communities will be supported in appropriate locations.
5. All development proposals will be required to ensure any biodiversity or other environmental improvements secured under the consent are protected should the development cease to be operational and the site returned to its previous use.
6. Where strategic renewable energy schemes are supported, they should maximise opportunities for multi-functionality and community benefit such as sheep grazing, food growing and improvements of Public Rights of Way.

6.21 The Council supports community-led initiatives for renewable and low carbon energy, and will support parishes that plan for community energy in their neighbourhood development plans.

6.22 The Council supports the delivery of energy from renewable sources. The borough's capacity for renewable energy development will be maximised while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. The Council will place particular emphasis on protecting the setting of the Ironbridge Gorge World Heritage Site and the Shropshire Hills Area of National Landscape and Strategic Landscapes as set out in Policies NE9 and NE10.

6.23 The NPPF sets out the instances where applications for wind turbines can be supported. The Council supports the provision of wind energy as part of the boroughs renewable mix. A good example of this is the best use of land within Strategic Employment Areas that would enable wind development at the source of power demand, helping to lower costs for businesses.

6.24 The Council would support schemes where developers have actively engaged with communities to understand and address their needs including the potential for community benefit schemes.

Water re-use, conservation and efficiency

6.25 Alongside other impacts of climate change, the impact on water supply has been significant. Water is becoming a scarce resource and therefore there is a need for more efficient use as well as supporting the resilience of our water supply. Telford and Wrekin is in an area classified by the Environment Agency in 2021 as seriously water stressed[16].

6.26 Policy CC4 supports development that re-uses, conserves and efficiently uses and provides water as well as protecting or improving water quality.

16 Water Stressed Areas Policy Paper - 2021 classification

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Policy CC4

Water re-use, conservation, efficiency and quality

1. All development must demonstrate how it will maximise the re-use and recycling of surface water runoff by incorporating design features, commensurate with the scale and type of development. Where re-use and recycling is not possible on a development, water conservation and efficiency should be pursued.
2. The Council will require all new residential development to demonstrate that water consumption will not exceed 110 litres per person per day as per the higher Building Regulations standards.
3. Development will be supported where satisfactory disposal of surface and wastewater is proposed. Development which has the potential to be detrimental to the management and protection of rivers and groundwater will not be supported without appropriate mitigation. Opportunities to enhance these resources in line with local and national objectives will be supported.
4. Aqualate Mere Ramsar site is located to the north east of the borough in Staffordshire. Development will be supported where the impact on the Ramsar site is neutral or improved including the effect of nutrients on the designated site.

6.27 The optional technical standard for water efficiency in new homes, in Part G of Building Regulations, is 110 litres per person per day (l/p/d). Applicants for new residential development will be expected to achieve this standard. The Council will be supportive of developments aspiring to achieve a further reduction in this target in line with recommendations set out in the Council's Water Cycle Study (2024).

6.28 There are a range of measures that could be provided through development to ensure the efficient use of, and conservation of, water including, for example; the use of water butts in gardens, permeable surfaces

6.29 The Council considers there to be a clear local need for more efficient water standards in the borough. This conclusion is supported by the Councils declaration of a Climate Change Emergency, local evidence including an updated Water Cycle Study (2024) and from Severn Trent Waters Water Resource Management Plan (2022), discussions with the Environment Agency.

6.30 Various types of development can have an impact on water quality. This could include intensive agricultural practices, development close to water courses which might receive surface water runoff, industrial development, ground engineering and burial grounds. Where a development could have an impact on water quality, supporting documents will be required to demonstrate there would not be a significant adverse impact on water quality and appropriate mitigation is secured. An assessment to inform the appropriateness of development within designated Source Protection Zones (SPZ's) would be required to demonstrate that any impacts can be mitigated.

6.31 Development proposals should demonstrate they separate foul and storm drainage and restrict surface water connections to reduce pressures on the wastewater network, improve water quality and reduce flood risk. Applicants should engage early with Severn Trent Water to ensure that any required upgrades to water supply

6 Climate change

and/or wastewater infrastructure are in place prior to occupation of the developments as recommended within the Water Cycle Study (Phase 1 and 2).

6.32 Where development has the potential to increase abstraction from groundwater and surface water sources this should not have an adverse impact on the Water Framework Directive[17]. The Environment Agency provides further technical guidance regarding groundwater protection which should be considered in advance of an application[18].

Flood risk management and sustainable drainage systems

6.33 A prominent impact of climate change is an increased risk of flooding. The borough has suffered from numerous flooding events such as from the River Severn in Ironbridge and the rapid response catchment of the Coal Brook and from surface water across the borough. Protecting homes and businesses from flooding is important and therefore it is essential that all new development should not be located in an area at high risk of flooding from all sources and should not increase the floodrisk on site or elsewhere in the borough.

6.34 Policy CC5 supports development in areas of lower flood risk, where the risk of flooding elsewhere is not increased and sets out criteria for sustainable drainage systems.

Policy CC5

Flood risk management and sustainable drainage systems

1. Development will be supported where:
   a. The development accords with the sequential and exception tests for flood risk as set out in the NPPF and in accordance with the Local Flood Risk Management Strategy;
   b. The development does not prejudice land needed for flood management, where identified by the Council;
   c. The development will be safe from flooding from all sources over its lifetime and will not increase flood risk elsewhere;
   d. Investigation of the capacity of existing drainage assets serving a site would need to be undertaken to ensure that development will not overload the asset;
   e. Flood prevention, protection and resilience measures where required are incorporated into designs and are well-designed and effectively managed;
   f. Post development discharge rates and volumes do not exceed the site-specific Greenfield runoff rates;
   g. On-site surface water is managed as close to the source as possible;
   h. Construction phase run off is considered and appropriately managed to prevent flood risk and pollution during construction phase; and
   i. Opportunites to de-culvert or reduce the length of culverts for water courses have been, where possible, explored.

2. All developments that require Sustainable Drainage Systems must:

17 https://www.legislation.gov.uk/uksi/2017/407/contents
18 https://www.gov.uk/government/publications/groundwater-protection-technical-guidance/groundwater-protection-technical-guidance

6 Climate change

a. Be designed with regard to the Council's most up to date guidance and relevant national standards;
b. Ensure that surface water discharge rates do not exceed the site specific Greenfield runoff rates and that increases in peak rainfall due to climate change are taken into account in the drainage design;
c. Incorporate SuDS into the green space strategy for the site, ensuring they are designed to be multi-functional where possible designed to provide amenity, biodiversity value and water quality improvements as well as being visually appealing such as mimicking biodiverse natural features where possible;
d. Be integrated throughout development as part of a management and treatment train; and
e. Include details of future maintenance over the lifetime of the development.

3. Surface Water Drainage Strategies and site Flood Risk Assessments are required for developments within areas of high cumulative flood risk as identified in the SFRA.

6.35 The Council will resist incongruous infrastructure related to water management and drainage such as the use of large concrete structures. The use of natural flood management techniques is encouraged and where possible SuDS features should be incorporated into the natural environment and landscape of the development to maximise the benefits of the scheme such as creating a diverse landscape and urban cool spaces.

6.36 In scenarios where an exception test is required, wider sustainability benefits will be considered by the Council upon applicants providing relevant and proportionate evidence. Examples of wider sustainability benefits include, but are not limited to:

- The re-use of brownfield land as part of a local regeneration scheme (Policy HO9 and HO10);
- An overall reduction in flood risk to the wider community (Policy S5, CC5, HO1, HO2);
- Provision of multifunctional, integrated SuDS which significantly exceed local aspirations and/or National requirements (Policy S5, CC5);
- Development which strongly aligns with the priorities of the Local Plan set out within the Vision.

6.37 The Strategic Flood Risk Assessment (Level 1 and 2) provides a key evidence base document that developers should refer to when bringing forward proposals for new development. The Level 2 SFRA provides details of when site specific flood risk assessments would be required and developers should use this section to understand requirements for FRAs and what conditions/ guidance documents should be followed. Further to this, Site Summary tables are located within Annex A of the document which developers should use to understand flood risk, access and egress requirements, climate change, SuDS, and FRA requirements for site-specific assessments.

Managing air quality

6.38 Air pollution is associated with a number of adverse health impacts. The mortality burden of air pollution within the UK is equivalent to 28,000 to 36,000 deaths at typical ages, with a total estimated healthcare cost to the NHS and social care of £157 million in 2017. The Council annually publishes an Annual Status Report

6 Climate change

(ASR) on air quality in the borough. The 2022 ASR confirmed that the air quality in the borough overall was very good however there are locations where pollutants build close to the kerbside of busy roads.

6.39 Policy CC6 supports development that does not have a significant negative impact on air quality in the borough.

Policy CC6

Managing air quality

1. The Council will ensure that proposals do not have a significant negative impact on existing air quality levels in the borough. The Council will support development that:

   a. Appropriately considers the potential impact on local air quality as a result of the proposal both during the demolition and construction phase and as a result of the occupation and use of the development once completed; and
   b. Proposes appropriate mitigation to minimise emissions and air pollution to protect health of the population and the local environment, including sites of biodiverse and ecological value.

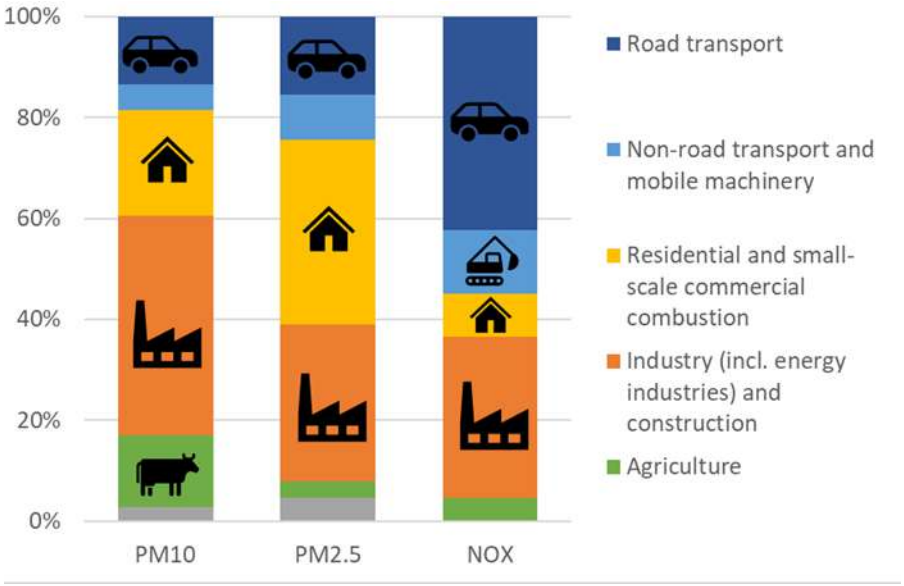
2. Where Air Quality Impact Assessments demonstrate a development would have an unacceptable impact on air quality, and appropriate mitigation is not or cannot be provided, the development will not be supported.
3. Where Air Quality or Pollution Impact Assessments are not required, development should still provide appropriate mitigation to address air pollution and air quality.
4. All development shall be designed to reduce the potential for air pollution to impact on residents and occupiers such as ensuring homes are set back and away from major highway routes, where air quality is generally worse.

6.40 The main pollutants of concern in the borough are nitrogen dioxide (NO_2) and fine particulate matter (PM2.5) which are mainly linked to road traffic emissions. Reviewing planning policy to ensure that air quality is appropriately considered during development was identified as a main aim in the 2022 Annual Status Report.

6.41 In 2023 the Council published an updated Air Quality Strategy (AQS). The AQS identifies a new measure of incorporating air quality into the Local Plan and guidance on air quality is to be incorporated into supplementary planning guidance on development design to minimise emissions and air quality impacts of new development where this comes forward.

6 Climate change

Figure 16: Emissions in the borough by type.



6.42 The borough does not at present have any identified air quality management areas however it is essential that where new development is proposed the impact on air quality is appropriately assessed and where appropriate mitigated.

6.43 The Council will require all 'major development' proposals (as defined in National Policy) to be accompanied by an Air Quality Impact Assessment. There may be instances where other (non-major) development proposals will also require an Air Quality Impact Assessment, where the Local Planning Authority considers the development to have the potential for significant adverse impacts on air quality.

6.44 Where a proposed development would have, or contribute to, an adverse impact on air quality then the Council will require appropriate mitigation measures be applied, to reduce or eliminate the impact arising from the development. Where sufficient mitigation cannot be provided the Council would be unlikely to support the development.

6.45 In supporting any proposed development, the Council may also require appropriate air quality monitoring to be undertaken, on a short or long terms basis, to validate the effectiveness of the mitigation measures put in place.

6.46 In some circumstances it may also be appropriate to require a developer to contribute towards the cost of enhancing the Council's air quality monitoring network (via Section 106 agreements)

6.47 Other policy areas that will assist air quality improvements include; active travel/ reduction of car use, landscape policies e.g. urban greening, carbon reduction in development, electric vehicles, street design and, renewable energy.

7 Green and natural environment

7 Green and natural environment

Natural environment

7.1 The borough has a varied and rich natural environment comprising nationally and locally designated sites for biodiversity and geodiversity. It has extensive areas of natural and semi-natural habitats within the urban area, including woodlands, wildflower grasslands, rivers and streams. These and other open spaces providing public amenity, access, sport and play, and safe havens for wildlife. Our settlements are surrounded by open countryside and farmland with inspirational views and semi-natural habitats.

7.2 The policies in this section support Telford and Wrekin as a Forest Community and reinforce the Councils strong commitment to maintain and protect the natural environment and the boroughs green spaces. They also positively contribute to climate change action in the borough such as through requiring better greening of development.

Biodiversity and geodiversity

7.3 The protection and enhancement of the borough's bio-diversity and geo-diversity is a key priority for the Council. These make a very important contribution to the boroughs green and natural environment. The Council recognises that development can have a positive impact on the biodiversity and geodiversity of the borough.

7.4 Policy NE1 seeks to protect maintain and enhance biodiversity and geodiversity which are both vital parts of the borough's urban and rural environment and provide a wide range of ecosystem services.

Policy NE1

Biodiversity and geodiversity

1. The Council will protect designated areas of international, national and local significance. Nationally and internationally protected sites will be afforded the highest level of protection. Development which potentially impacts upon locally designated sites would be expected to:

    a. Prepare an ecological/geodiversity assessment appropriate to the scope and scale of impacts. This should assess potential direct and indirect impacts on the designated site/s and be to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s);

    b. If unavoidable impacts are likely, they must demonstrate how these are outweighed by the overall benefit of the proposals; and

    c. Ensure appropriate mitigation, compensation, enhancement and long term management, are secured to enlarge, improve, create and functionally link important wildlife habitat[19]

2. Financial developer contributions will be required, where appropriate, to address both direct and indirect impacts upon designated sites.

19 The Lawton Principles were published in the 'Making space for nature': a review of England's wildlife sites https://www.gov.uk/government/news/making-space-for-nature-a-review-of-englands-wildlife-sites-published-today

7 Green and natural environment

3. In line with policy NE3 and NE4 the Council will support sustainable development which secures biodiversity net gains.
4. The Council will expect development to (where applicable):

    a. Provide an appropriate ecological assessment against the scope and scale of impacts. This should assess the potential direct and indirect impacts of the development. This should be undertaken to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s);Maintain, protect and enhance habitats on all development sites as appropriate to their size in line with PoliciesNE3 (Biodiversity Net Gain) and NE4 (Greening Factor), with especial attention to priority, veteran and irreplaceable habitats and ecological networks;
    b. Maintain, protect and, where appropriate, enhance populations of species of principal importance for nature conservation;
    c. Provide appropriate buffer zones between development proposals and (1) designated sites, (2) priority and irreplaceable habitats and species of principal importance nature conservation, and (3) other biodiversity and geodiversity assets
    d. Ensure that new developments are designed to be ecologically permeable through the protection and enhancement of existing green infrastructure and the provision of new, integrated connections to wider biodiversity features; and
    e. Identify, protect, and appropriately manage geodiversity assets.

5. The Council will support development which presents significant economic or social benefits for the local community where, in consultation with relevant partner organisations, it accepts that any necessary impacts on biodiversity or geodiversity assets can be fully addressed through careful use of the mitigation hierarchy. Development which unavoidably harms an irreplaceable or priority habitat for nature conservation, protected species or designated sites, which cannot be appropriately mitigated or compensated, will not be supported.
6. Appropriate habitat creation, restoration, mitigation or enhancement on site (and its long-term management) or elsewhere will be secured by planning condition, obligations or a legal agreement; and
7. Impacts on biodiversity and geodiversity need to be identified and the mitigation hierarchy used carefully to address them. Significant harm can be created through indirect impacts such as elevating levels of air pollution on sensitive habitats or increased visitor pressure. Surveys and assessments should be to recognised standards, as adopted by relevant national conservation bodies.

7.5 The Council works with neighbouring local authorities, Shropshire Wildlife Trust, Natural England and other partners to identify species and habitats that are locally important and to draw up plans to assist in their protection and recovery. We are an active partner in the Shropshire and Telford and Wrekin Local Nature Recovery Strategy working group which will identify important sites and networks for protection and enhancement to help address the biodiversity crisis.

7 Green and natural environment

7.6 District Level Licencing for Great Crested Newts is active in Telford & Wrekin. The Council expects development to address impacts upon great crested newts either through District Level Licencing or through the traditional site based protected species licencing approach.

7.7 The Council is looking to create a series of biodiversity improvement projects, which may be suitable for developers to contribute towards. These may be of use where it is demonstrated that compensation or enhancement cannot be fully accommodated onsite.

7.8 There is not a universal buffer distance that can be applied to all sites, species, habitats or features. Similarly, development impacts will vary significantly due to scale, type and design. Therefore, buffer zones must be determined appropriately, on a location by location basis, using national guidance and informed design relevant to the particular direct and indirect impacts of the development proposed.

7.9 A list of designated sites is summarised in table 5 and further details can be found in Appendix EI Through the plan period the Council will look to protect further Local Nature Reserves and other local sites which make an important contribution to the borough green space, biodiversity and/or geodiversity.

Table 5 Categories of biodiversity and geodiversity designations

Category of Site	Level	Number of Sites
National Landscape	National	1 site
Site of Special Scientific Interest	National	8 sites (listed in Appendix I)
Local Wildlife Site	Local	47 sites (listed in Appendix I)
Local Nature Reserve	Local	22 sites (listed in Appendix I)
Ancient Woodland	Local	52 sites (listed in Appendix I)
Local Geological Sites	Local	25 sites (listed in Appendix I)

7.10 As a landowner, 305 of the Council's sites are designated Green Guarantee Sites (as defined in Appendix M). These sites receive an additional layer of protection in specific corporate Council policy. Should a planning application be submitted on a Green Guarantee Site, the proposal would be subject to both the internal corporate policy procedures and the planning policies within the Local Plan.

7.11 Industry standards for ecological surveys and assessment guidance are amended over time. These are published by a number of organisations including Natural England, the Chartered Institute of Ecology and Environmental Management and Bat Conservation Trust.

Trees, hedgerows and woodlands

7.12 Trees, hedgerows and woodlands are a vital part of the borough's urban and rural environment and provide a wide range of benefits. They contribute to the character of an area and function as

7 Green and natural environment

wildlife habitat, provide shelter, carbon storage, flood alleviation and urban cooling as well as providing a resource for renewable biofuel production.

7.13 Policy NE2 seeks to protect trees, hedgerows and woodlands as well as secure improvements to positively progress the boroughs Forest Community goals.

Figure 17



Policy NE2

Trees, hedgerows and woodlands

1. The Council will support development which retains, protects and appropriately manages existing trees, hedgerows and woodland with biodiversity, visual amenity or landscape value, in line with national guidance.
2. The Council will expect, where relevant, development to:

    a. Assess the potential impact of proposals on trees, hedgerows and woodlands within or immediately adjacent to the development site;
    b. Incorporate trees as an integral part of scheme design, including using ward level canopy data and woodland opportunity mapping provided by the Council to inform the level and type of tree planting proposed;
    c. Use climate and disease resistant tree species with a native and non-native tree mix, where appropriate;
    d. Protect existing trees, hedgerows and woodlands to be retained before, during and, where appropriate, after any construction work;
    e. Ensure appropriate long term management, maintenance and protection of existing and newly planted trees, hedgerows or woodlands. This will be expected in the form of a Landscape Management Plan (LM) for the lifetime of the development; and
    f. Provide replacement and enhancement of planting which maintains local amenity value, character and biodiversity of the local area.

3. Development that would lead to the removal of ancient woodland, or, that impacts on any irreplaceable habitats [as defined in the NPPF] will only be supported where wholly exceptional reasons and compensation strategy are provided. Mature specimens of reasonable condition should only be removed where this is necessary to facilitate the effective development of a site and/or the loss is satisfactorily compensated through planting as part of a wider landscaping strategy. In all instances where trees and hedgerow are potentially impacted, applications should be supported by robust arboricultural evidence.
4. Where relevant, the Council will secure the delivery of offsite planting via condition and/or planning obligation and will direct offsite planting in line with local priorities.
5. Development occurring immediately adjacent to irreplaceable habitats will be required to adequately buffer these features from the direct and indirect impacts of development.

7.14 In demonstrating an assessment of the potential impact of proposals on trees, hedgerows and woodlands has been undertaken, tree surveys to accepted British Standard 5837:2012 (or any subsequent standards), Arboricultural Impact Assessments and Shading Surveys should be submitted, where relevant.

7.15 The loss of trees, hedgerows or woodlands may be supported in some instances. This could include:

- Where evidence is provided demonstrating that the retention would significantly impact upon the economic viability of the development, excluding TPO's, mature, ancient and veteran trees;
- The wider benefits of the scheme outweigh the loss of the trees, hedgerows and/or woodland;
- Where evidence is submitted to demonstrate the tree, hedgerow and/or woodland is in poor health and therefore not suitable for retention; or
- Where tree plantations are managed on a commercial basis.

7.16 The Council considers 'exceptional reasons' to include major national infrastructure projects where the public benefit clearly outweighs the loss or deterioration of habitat.

Biodiversity Net Gain (BNG)

7.17 By law, qualifying development is required to deliver at least 10% biodiversity net gain measured using the Government's most recent published Biodiversity Metric. The Council however has an aspiration to optimise BNG in new development, including up to 20% BNG on larger development sites to help deliver its Forest Community ethos.

7.18 Policy NE3 sets out this aspiration and the local requirements for off-site BNG provision.

Policy NE3

Biodiversity Net Gain

1. Proposals for major development that qualify for BNG should aim to provide more than 10% up to the local aspiration of 20% BNG.

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2. Where applications that are exempt from statutory BNG propose proportionate biodiversity enhancements, this will be supported.
3. Biodiversity provision should be informed by the emerging Shropshire and Telford & Wrekin Local Nature Recovery Strategy to demonstrate that it is locally appropriate and follows the Lawton report recommendations of delivering more, bigger, better and joined up habitats.
4. Where application of the statutory Biodiversity Gain Hierarchy supports provision of off-site gains, such provision should be informed by the Shropshire and Telford & Wrekin Local Nature Recovery Strategy and the Lawton recommendations. The Council expects any off-site provision to be delivered within the borough. If this is not possible, the reasons for this should be clearly set out and the closest alternative provision will be secured in line with local, regional and national priorities for biodiversity.

7.19 The Council is committed to its Forest Community, climate and wider sustainability objectives, and sees working positively with developers to optimise BNG as an important way to achieve these. Applicants are encouraged to consider BNG early in the design process and to seek preapplication advice on this matter from the Council.

7.20 It is acknowledged that for some developments, achieving more than 10% BNG may be difficult. The Council will take a balanced approach for such developments, where a reasonable justification has been provided.

7.21 The Council encourages stacking other appropriate green infrastructure benefits with land used for biodiversity net gain. Maximising the functionality and quality of these areas will help make effective use of land.

7.22 The Council will utilise accessible green space mapping (ANGSt), accessible woodland (AWS) mapping and outdoor recreational value calculations (e.g. ORVal) of key sites to ensure the delivery of BNG does not negatively impact upon local communities' ability to access the natural environment.

Development Greening Factor

7.23 The Development Greening Factor (often known as Urban Greening Factor) is a key element of the National Green Infrastructure Framework. The Council sees it as well placed to link biodiversity net gain and Forest Community requirements, whilst making development more resilient to the impact of climate change. It uses a simple process that provides a numerical score for a development. More beneficial land cover types, such as woodland, score higher than others which provide less green infrastructure benefits, such as tarmac. This is then added up in a Greening Factor calculator to give the development a total Greening Factor Score of between 0 and 1.

7.24 Policy NE4 sets out the Councils Greening Factor which aims to increase the quality, quantity and functionality of green infrastructure across the built environment.

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Figure 18



Policy NE4

Development Greening Factor

1. All major development proposals should contribute towards the greening of the borough through the integration of multifunctional green and blue infrastructure within a development's site design.
2. All major residential development proposals, or proposals that are predominately residentially led, should aim to meet a minimum Greening Factor of 0.4.
3. All major non-residential development, or proposals that are predominately non-residentially led, should aim to meet a Greening Factor of 0.3.
4. The Greening Factor should be met as far as possible on site, with any shortfall provided off-site as close as possible to the donor site. Off-site provision should enhance local green infrastructure, having regard to relevant guidance and evidence such as the Local Nature Recovery Strategy, Playing Pitch and Outdoor Recreation Strategy and current climate and green infrastructure mapping. Off-site provision will be secured by conditions and/or planning obligations.

7.25 Development Greening Factor is based on the national Urban Greening Factor model by Natural England. It is intended to complement other green infrastructure requirements such as open space, landscaping, sustainable drainage and biodiversity net gain. Therefore, a site's Greening Factor can benefit from a variety of green infrastructure elements, such as the retention of semi-natural vegetation the provision of street trees, hedges, areas of flower rich perennial planting, green roofs, green walls, ponds, wetlands and certain sustainable drainage systems, including rain gardens and permeable paving.

7.26 This is not intended to be a parallel requirement. Developers are strongly encouraged to use creative solutions to stack their varied site requirements to efficiently and effectively achieve their Greening Factor. By clearly following the Councils approach, applicants will be able to demonstrate, during the site master planning process that they can deliver an appropriate level of greening and increase the climate resilience of their development.

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7.27 The Council is developing guidance and tools to assist local developers in designing and efficiently evidencing their Greening Factor. This will be based on, and augment, that provided to date by Natural England in its Urban Greening Factor Standard[(20)]. The Natural England standard will be used as the foundation for the Council's Greening Factor and should be referred to until the Council's guidance is published

7.28 The Council also intends to create a green infrastructure strategy and guidance to inform local priority setting and design. Other relevant resources include Natural England's Green Infrastructure Framework GIS Mapping tool, the Woodland Trust's Tree Equity Score UK, and the Climate Just web tool.

20 Natural England Urban Greening Factor User Guide and accompanying spreadsheet

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Figure 19: Development Greening



7 Green and natural environment

Green Network

7.29 The Green Network emerged from the original landscape masterplanning of Telford by the Telford Development Corporation. The concept was developed and later adopted as the Green Network in the Telford Local Plan (1991), the Wrekin Local Plan (2000) and the Telford & Wrekin Local Plan (2011) and has been very effective and significant in protecting green space in Telford and shaping the appearance of the town. The purpose of Policy NE5 is to preserve this valuable designation.

7.30 Policy NE5 seeks to preserve the Green Network, a concept which has been extremely effective and significant in protecting green space in Telford and Wrekin.

Figure 20



Policy NE5

Green Network

1. The Council will protect, maintain, enhance and, where possible, extend the Green Network.
2. The Council will only support development impacting the Green Network where it identifies, protects and enhances the green network principles. Where impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network, its principles and associated functions.
3. Proposals which would adversely affect the extent and/or quality of the Green Network be expected to assess and justify the development against the following principles and their associated functions:

    a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas;
    b. Healthy, linked, active spaces;
    c. Thriving spaces which promote heritage, geology and community identity;
    d. Spaces for natural water management; and
    e. Resilient, carbon and climate positive spaces.

7.31 The Green Network is a strategic interconnected network of open spaces within the urban areas of Telford and Newport. The Green Network is identified on the Policies Map.

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7.32 The Local Plan has updated and improved the Green Network designation so that it is compliant with the NPPF and reflects the National Green Infrastructure Framework (NGIF). The expansion and strengthening of the Green Network geographically and in policy terms will reinforce protection of a wider array of spaces within Telford and Newport. The Green Network is a dynamic designation, where development impacts or creates areas such as public open space, sustainable urban drainage systems or natural habitat the Green Network designation will be adjusted accordingly.

7.33 Land within the Green Network has been assessed based on the principles set out above, areas covered comply with these principles and perform functions across the urban area. The following functions are examples of those that apply to the Green Network principles:

a. To provide visual amenity value in the form of views over green open areas, water bodies or woodland.
b. To maintain, protect and enhance the borough's ecological value in terms of natural habitats and species by providing ecological networks, including corridors and stepping stones by which wildlife can move through, and thrive within, urban environments.
c. To provide an appropriate supply of open land to meet the diverse recreational needs of an expanding population, combining the more formal parkland and recreation areas with wider landscaped areas valuable for informal recreation.
d. To provide open space linkages through which footpaths, cycleways and green corridors can connect different parts of Telford or Newport forming accessible 'green ways' through urban areas and encouraging sustainable travel.
e. To provide space for trees and shrubs to grow and filter the air, removing pollutants and improving local air quality.
f. To provide buffers between highways and built up areas to reduce noise pollution and provide quieter spaces for people, and wildlife to enjoy.
g. To provide spaces for healthy lifestyle practices and benefit the mental and physical health of Telford and Newport residents and visitors.
h. To provide separation between built up areas which helps to retain and enhance the individual identity of local communities.
i. To maintain, protect and enhance the unique geological, historical, and archaeological features within the borough.
j. To provide spaces for the drainage and storage of water, reducing flooding of property and infrastructure as well as enabling the natural management of water.
k. To provide natural, shaded cool spaces throughout Telford and Newport to aid in mitigation and adaptation to climate change for people, and wildlife.
l. To provide natural habitat and enable carbon sequestration to mitigate emissions produced by the urban settlements of Telford and Newport.

Table 6 below outlines specific policies within the plan which relate to each of the five principles for the Green Network.

Table 6 Five Principles of the Green Network

Green Network Principle	Relevant Policies
a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas	S1, S2, NE1, NE2, NE3, NE4, DD1
b. Healthy, linked, active spaces	S6, HO2, ST1, ST5, CI1, CI2, CI3, CI4, CI5

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c. Thriving spaces which promote heritage, geology and community identity	S1, NE1, HO2, CI1, CI2, CI3, HE1, HE2, HE4, HE6, ML1, ML3
d. Spaces for natural water management	S5, CC4, CC5, NE4, HO2
e. Resilient, carbon and climate positive spaces	S1, S5, CC1, CC2, CC3, CC4, CC5, CC6, NE2, NE4, HO2, ST1

Shropshire Hills National Landscape and Strategic Landscapes

7.34 The borough has a varied landscape which provides an important setting for its urban and rural communities. This includes the iconic Wrekin within the Shropshire Hills National Landscape as well as locally important Strategic Landscapes covering the wider setting of the Wrekin and the Weald Moors.

7.35 Policy NE6 seeks to protect the nationally and locally important landscapes identified on the Policies Map.

Policy NE6

Shropshire Hills and strategic landscapes

1. The Shropshire Hills National Landscape will be given the highest level of protection and development will be required to give great weight to conserving the landscape and scenic beauty of the National Landscape.
2. Planning proposals for development in the Shropshire Hills National Landscape and all development proposals outside the designated area which are likely to have a significant adverse effect on the special qualities of the National Landscape (as set out in the National Landscape Management Plan)will be resisted in the interests of conserving the area's natural beauty.
3. The Council will protect the borough's Strategic Landscapes from development which would cause detrimental change to the quality of the landscape including the appearance and intrinsic landscape quality.

7.36 The NPPF requires Councils to protect and enhance valued landscapes.

7.37 National Landscapes are to be given the highest level of protection in relation to landscape and scenic beauty. Any proposals affecting the Shropshire Hills National Landscape will also be required to be consistent with the current National Landscape Management Plan and any subsequent update.

7.38 The Council has two Strategic Landscape Areas (SLAs) The Wrekin Forest SLA and The Weald Moors SLA. The purpose of allocating SLAs is to protect the appearance and intrinsic landscape quality of these areas and to prevent development which would be inconsistent with, and detrimental to, their visual and landscape quality.

7.39 All proposals for development within, or likely to affect, a SLA should have regard to the Council's Landscape Designation Study 2023, alongside other landscape evidence work which supports

the Local Plan. This provides guidance of development management issues including landscape capacity, important features and qualities of the landscape and how these should be managed and how to help mitigate the impact of development on SLAs.

Strategic Green Gaps

7.40 Strategic Green Gaps are open areas of land between settlements which prevent the coalescence with nearby settlements and maintain the distinction between countryside and places. These gaps are designated with the aim to resist development in these areas and to maintain a distinct separation between settlements.

7.41 Policy NE7 seeks to protect existing settlements from coalescence and the pressures of new development by maintain Strategic Green Gaps.

Policy NE7

Strategic Green Gaps

1. The Council will only support development within a Strategic Green Gap where it:

    a. Will not be detrimental to the function or aim of the Strategic Green Gap;
    b. Preserves the identity of the settlements of Lilleshall and Wrockwardine; and
    c. Clearly maintains a physical and perceptual separation between the built areas of the settlements; or
    d. Is demonstrated that it is essential for the development to be located in the Strategic Green Gap, and the benefits of the proposal outweigh the potential impact on the Strategic Green Gap.

2. Development within a strategic green gap should have regard to:

    a. The siting, layout, scale, design, materials and landscaping to protect the function of the Strategic Green Gap and retain the undeveloped character; and
    b. Maintaining and enhancing the local communities' access to the countryside via footpaths, cycleways and bridleways.

7.42 The Council's Landscape Capacity Assessment 2023 has reviewed landscape around existing settlements and identified Lilleshall and Wrockwardine areas as appropriate areas where a Strategic Green Gap will maintain separation between the settlements and Telford. These areas are identified within the Council's evidence base and as thick green buffers on the Policies map that accompanies this document. This decision was taken to avoid the perception that all development up to a hard boundary would be acceptable. Some level of development within and around the gaps could be deemed as acceptable, provided that these do not prevent its function.

7.43 An example of development that may be acceptable within a Strategic Green Gap could be the creation of new footways / cycleways or the provision of utilities infrastructure that requires the grant of planning permission.

7.44 The Landscape Capacity Assessment made other observations on the use of buffers in relation to registered parks and garden and strategic landscapes. These designations, and settlements within or

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adjacent to them, are covered by policies HE1 Historic Assets, HE6 Registered Parks and Gardens and NE6 Shropshire Hills National Landscape and Strategic Landscapes.

8 Economy and centres

8

8 Economy and centres

8.1 Telford and Wrekin is a borough of makers with a strong and diverse advanced manufacturing base spanning automotive, defence, food processing and agri technology. It is also an important logistics and distribution hub with a growing digital sector. For the last 50 years the borough has been incredibly successful attracting international manufacturers to the area. However, the economy is being impacted by a number of global factors to which the borough needs to respond including:

- **Climate change and Net Zero –** this includes the need to move towards cheaper greener energy
- **Tech-celeration –** the use of technology in the economy and its impact on the job market
- **Global Britain –** opportunities for exports through new global trading relations
- **Reshoring –** strategic opportunities to bring manufacturing back to the UK
- **Relocation and the 'war for talent' –** benefits of flexible working to attract people with talent

8.2 The Council has a strong history of investing and delivering economic growth in the borough including through bringing public land to the market under the Telford Land Deal and latterly attracting over £52m funding from Government Towns Fund and Levelling Up Fund and the West Midlands Combined Authority Brownfield Land Funds. It also continues to invest directly into the borough through programmes including a growth fund (direct delivery of commercial floor space to support economic growth). Pride in Our High Street supporting regeneration and resilience of key borough Towns as service and employment centres.

Figure 21: The economy of the borough



8.3 The Local Plan supports new ways of working and encourages innovative thinking in relation to work space in centres such as live-work units and co-working to maintain footfall in centres and address decline in office demand to attract new talent and business opportunity.

8.4 Policies support non-residential buildings to become more energy efficient and promote renewable energy generation seeking to drive down the costs of running businesses in the borough and increase climate resilience.

8 Economy and centres

8.5 The Local Plan supports all our centres of all sizes protecting important uses within them and encouraging diversification where appropriate to increase footfall and sustainability.

Employment Development in Strategic Employment Areas (SEAs)

8.6 The delivery of new employment land and the protection of existing employment provision is critical to attracting inward investment and creation of jobs. SEA's are large commercial and industrial estates in the borough and include Halesfield, Stafford Park, Hortonwood/MOD Donnington and Donnington Wood. A list of SEA areas in included in Appendix G.

8.7 Policy EC1 sets out the approach to employment development in Strategic Employment Areas (SEAs).

Policy EC1

Employment development in SEAs

1. The SEAs, as identified on the Policies Map, will be the primary focus for employment development. The development strategy for proposals in the SEAs is as follows:

    a. Development proposals for industrial, storage and distribution uses will be supported in SEAs;
    b. Development proposals for sui generis uses associated with B Use Class activity, such as waste management facilities, will be supported in SEAs where they are compatible with neighbouring uses;
    c. Development proposals for sui generis uses associated with operational defence and security at MOD Donnington will be supported.
    d. Economic activities including business uses (E(g)(i), E(g)(ii) and E(g)(iii)) will be supported in SEAs where:

        - They support the function of the SEA; and
        - They do not undermine the viability of existing employment uses in close proximity to the site.

    e. Other uses outside of these criteria will not be supported in the SEAs without clear justification to how it would support the function of the SEA. If granted, any such planning permissions will be subject to condition(s) to prevent future changes of use without an express grant of planning permission.
    f. Allocated sites should be developed in accordance with the use classes indicated in Appendices B and C, or with Policy HO2 in the case of Sustainable Communities.

2. All new development, including proposals for change of use, within SEAs must demonstrate that the proposed design, transport implications, and amenity impacts will not cause harm to the strategic function or day-to day operation of the SEA both during construction and once operational.

8.8 Employment uses on SEA areas include classes B2 (general industrial), B8 (storage and distribution), Class E(g) and sui generis (i.e. uses associated with B use class activity such as waste management facilities or operational defence and security).

8.9 In order to protect the borough supply of employment land, proposals for alternative uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted by condition from any future changes of use

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without planning consent. This includes uses within Class E other than those falling within category E(g). This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area.

8.10 The Council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood, and Stafford Park) to control the loss of employment land to other non-employment uses. This approach reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These employment areas should continue to be protected for these purposes to support economic ambitions. Where necessary the Council may identify further areas to protect by an Article 4 direction.

8.11 The north Telford Strategic Employment Area contains MOD Donnington which is a strategic logistics hub for the armed forces therefore any development within the vicinity of the base needs to ensure it does not negatively impact defence interests.

Economic Development in the Urban Area

8.12 Policy EC2 sets out the approach to Economic Development in the Urban Area, outside of SEAs, in the borough.

Policy EC2

Economic development in the urban area

1. Employment development in the urban area, outside the allocated sites and SEAs, will be supported where:

   a. It is located:

      - In close proximity to a SEA; or
      - On an existing, established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or
      - Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas.

   b. The development maintains and enhances sustainable access such as walking, wheeling and public transport;
   c. The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5;
   d. It does not have a significantly adverse impact on adjacent uses;

e. It provides high quality, diverse landscaping and boundary treatment; and
f. In the case of greenfield sites, it is demonstrated that no appropriate previously developed land is available in the built up areas of Telford or Newport.

2. Outside of SEAs the loss of existing employment land will only be supported where:

a. Evidence is submitted that satisfactorily demonstrates that the site is no longer suitable, or viable, for employment uses including the current / last use of the site and alternative employment uses;
b. The proposed use would not conflict with neighbouring uses; and
c. The sustainability benefits of the proposal clearly outweigh the loss of the employment land.

8.13 Where a loss of employment land is proposed, marketing information should be submitted to support an application. This should demonstrate:

- That site has been marketed for a minimum period of 12 months at an appropriate price (demonstrated by RICS valuation), at a range of tenures and across a range of agents/websites;
- How the site has been marketed, where, and any offers made and why they were rejected and/or not continued with; and
- That Council has been engaged at the earliest opportunity to explore options for site retention, remediation and preparation for alternative employment uses.

8.14 Examples of sustainability benefits which could be weighed in favour of a proposal for the loss of employment land could include zero carbon development, improved access to and investment in green space or the provision of supported and specialist accommodation.

Economic Development in the Rural Area

8.15 The rural economy is an important contributor to the local economy and sustainability of rural communities. The Local Plan encourages the diversification of the rural economy and seeks to ensure good connectivity to broadband to support local businesses and increased working from home.

8.16 Policy EC3 sets the context for a more diverse rural economy covering a broad range of business-related uses, not solely the traditional Use Class B employment.

Policy EC3

Economic Development in the Rural Area

1. Economic development in the rural area should be directed to:

a. The re-use/conversion of redundant buildings; or
b. The redevelopment of previously developed land; or
c. Sites which would form and enable the expansion/extension of an existing business/employment use.

2. The Council will support new economic development in the rural area where:

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a. It is successfully demonstrated that the proposal would benefit from a rural location or it would assist the diversification of the rural economy;
b. The proposal is supported by an appropriate business case which demonstrates the economic benefits to the local economy;
c. There is no significant adverse impact on local highway capacity and safety, unless appropriate mitigation measures can be implemented; and
d. It would not have a detrimental impact on the character and quality of the rural area and nearby uses.

3. Where a site/proposal does not meet any of the circumstances in point 1, and is for a new building on greenfield land, well-designed new development will be supported subject to the meeting the criteria at part 2 of this policy and the use, design and scale of the development is responsive to local context.
4. Economic development which would assist in the retention and/or development of accessible local services and community facilities would be supported where in accordance with Policy CI1.

8.17 The rural areas of Telford and Wrekin provide various employment opportunities. Harper Adams University is a major employer that is world renowned for its education and research on sustainable food chains, agri-tech and the rural economy. Within the University campus, development that accords with Policy EC3 will be supported. The rural area also supports many SME businesses that provide vital local services such as shops, public houses and logistics businesses that provide local job opportunities.

8.18 Economic development could include:

- the growth and expansion of existing rural businesses
- development and diversification of agricultural and land-based businesses
- rural tourism and leisure developments
- the retention and enhancement of local services and facilities including shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship
- infrastructure to support rural growth such as improved highways, walking and cycling infrastructure and utilities provision

8.19 A redundant building is considered to be a building where the original use, or last known use, no longer exists. The building should be capable and suitable for conversion to be considered under Policy EC3 1a. If the building is considered to provide an essential function, and the conversion of the building would lead to a need for a replacement building elsewhere on the site, then the conversion would not be covered under EC3 1a.

8.20 Business cases for economic development in the rural area are generally expected to include the following as a minimum. Further information may be sought if considered necessary in determining the planning application, including:

- Details of the proposed business use;
- Justification for the business being located in the rural area; and
- Details of how the business will positively contribute to the local rural economy.

8.21 Generally the Council will resist large areas of open storage in the countryside, unless located on previously developed land, due to the visual impact on the rural character. Where this use is accepted in the rural area, conditions will be required to control the impact and extent of the development.

8.22 Economic development within the rural areas provides a unique opportunity to capitalise on the social, environmental and economic value of best and most versatile agricultural land. Development should, wherever possible, seek to maximise these benefits through good design and business principles in line with policies CC6, NE1, ML4 and ML5.

8.23 By focussing economic development in the rural areas to locations where there is existing or previous development, the policy helps to protect areas of best and most versatile land for appropriate agricultural uses.

Waste Management Facilities

8.24 Waste management is part of the circular economy and a positive approach to recycling and re-use falls in line with the Council's Climate Change Action Plan. Waste management offers a range of employment opportunities, both skilled and non-skilled labour. Telford and Wrekin have a larger percentage of the working population in manufacturing, 15% compared to 10% across the West Midlands, and therefore we need to plan for waste management facilities as part of our employment mix.

8.25 Policy EC4 identifies the most favourable areas for waste processing and recycling facilities on existing industrial estates and on previously developed land.

Policy EC4

Waste management facilities

1. The Council will assess applications for and affecting waste management facilities against the following criteria:

    a. Whether they add value to and help deliver on the principles of the circular waste economy (re-use, repair, recycle, compost and transfer of energy) by moving waste further up the waste hierarchy;
    b. Applications for a change of use from waste management to other uses will need to demonstrate that the relevant waste capacity is no longer required;
    c. Proposals for new and altered facilities should demonstrate that they have been designed to operate in a way that will help increase rates of recycling (and / or re-use of materials), create new employment opportunities or support and/or improve existing employment opportunities, minimise the impact of the facility on the local environment and positively contribute to the local community;
    d. General waste management facilities and developments associated with such facilities should be located in the Strategic Employment Areas as well as Tweedale. Exceptions to this include:

        - Where waste facilities meet specialised needs that could not be appropriately located in the above mentioned areas;

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- The need for specialised waste facilities; or
- The use of previously developed sites that might not be suitable for residential developments or commercial and industrial uses and facilities that can co-locate close to waste producers or users of treated materials;

2. New landfill (or land raise) sites or extensions to existing landfill sites will only be considered where there is an established need and provision will only be made for waste that cannot practicably be recycled, composted or recovered.
3. Development proposals on, or within 250m of an existing waste management facility (including installation sites under Environmental Permitting Regulations) will be required to:

   a. Assess the potential impact on the facility and demonstrate that it would not unreasonably restrict operation of the facility; and
   b. Provide any necessary mitigation as the "agent of change" to ensure that the operation of the existing business would not have a significant adverse effect on the new development.

8.26 Through a municipal waste contract the borough treats suitable residual household waste at Energy from Waste facilities in Shropshire and Staffordshire. The facilities have capacity to accommodate the borough's household waste needs throughout the plan period. Council contractors operate a large household recycling centre and waste transfer station at Hortonwood which provides strategic capacity to manage Local Authority Collected Waste in the borough.

8.27 Policy EC4 provides the means to plan for and safeguard, where appropriate, new, existing and expanding waste infrastructure to meet local needs. Applications for a change of use on an existing waste site will need to demonstrate that the site has been marketed for a minimum 12 month period for a similar or alternative waste use.

8.28 For strategic waste sites, applicants will be required to demonstrate they have marketed the site appropriately, consulted with relevant stakeholders such as the Environment Agency, neighbouring authorities and other waste operators, and provide an assessment to show the site capacity is no longer required to meet identified need.

8.29 The recycling and re-use of waste from industrial processes is a broad issue and can include, for example, the transfer of heat from one production process to another. This can broaden the scope of 'waste' infrastructure to include networks that facilitate the transfer of energy.

8.30 Strategic employment areas are considered the most appropriate locations for new waste facilities due to their existing mix of uses and land availability. Tweedale also has a cluster of similar businesses. Due to the concentration of certain industrial sectors on the strategic employment areas, such as plastics and polymers and hi-tech, there will be a need for specialist waste facilities to meet the needs of new, expanding and existing businesses. These industrial areas are segregated from residential areas and benefit from excellent highway connections for waste transportation.

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8.31 The Council, through the Waste Arising Study (2021), has identified potential waste capacity gap for organic treatment capacity which includes anaerobic digestion and composting facilities[21].

8.32 Consideration will be given to proposals that can demonstrate where they add value to the circular waste economy. Landfill will only be considered where evidence is provided for why a more sustainable option cannot be used.

8.33 In order to minimise the impact of new and expanded waste facilities on the environment new site proposals for waste management should, at application stage, demonstrate:

- No adverse impact on water quality;
- Protection of water resources (all non-waste operational area such as roofs and roads should, where possible, be directed towards a sustainable surface water outfall in accordance with the Drainage Hierarchy);
- Vehicle routing and site access is appropriate to the scale and nature of the development;
- The site is within reasonable proximity to the source of waste to be managed;
- No adverse impacts on the natural environment, open space or biodiversity;
- The location and operation of the site does not adversely impact the historic environment;
- Visual intrusion of/from the site is minimised;
- No potential land use conflicts in the local area;
- Air emissions, including dust are minimised;
- Odours are minimised;
- Measures are in place to prevent vermin and birds;
- Noise, light and vibration from the operation of the site are minimised;
- Measures to prevent the spread of litter originating from the operation of the site; and
- The site does not create conditions for land instability.

8.34 Applications for sites within 800m of a Waste water Treatment Works (WwTW) may require an odour assessment, depending on the scale of the WwTW and its proximity to the proposed development.

Hierarchy of Centres

8.35 The Council strongly supports the protection, diversification and enhancement of the boroughs centres including through initiatives such as Pride in Our High Street. The Council continue to invest into the borough centres including the launch of diversification grants to help businesses sustain themselves and increase sales; and the Revive and Thrive grants which reflect ongoing pressures facing all high streets and extra pressures such as the cost of living crisis.

8.36 Policy EC5 establishes the boroughs hierarchy of centres to help direct types of development and secure the long term viability of the centres.

Policy EC5

Hierarchy of centres

1. The Council will maintain and enhance the vitality and viability of the centres, as shown on the Policies Map and in Appendix C. Retail, office and leisure developments and community

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facilities including the provision of entertainment and cultural activities (for example, health centres, education and social services, residential accommodation, religious buildings) will be focused in the hierarchy identified below (please note that a number of local centres are emerging as part of sustainable communities sites and will be identified in the hierarchy as they become a recognised local centre):

a. **Principal Town Centre:** Telford Town Centre;
b. **Market Towns**: Newport and Wellington;
c. **District centres**: Dawley, Donnington, Hadley, Ironbridge, Lawley, Madeley and Oakengates;
d. **Local centres** (listed in Appendix C)

2. Proposals which will make a positive contribution to the diversity and vitality of these centres and have regard to their role in the hierarchy will be encouraged and promoted.

8.37 The borough has a number of retail centres ranging in size, character and provision. The hierarchy of retail centres set out Appendix F, and is shown on the Policies Map. A summary of the role of each type of centre is included below:

- **Principal Town Centre –** Telford Town Centre has an established economic, social and environmental role across the region. It is a regional attraction and has had recent investment into the Northern Quarter, Fashion Quarter and Station Quarter.
- **Market Towns -** Newport and Wellington offer a more localised roles, have a range of services and facilities and serve a wider catchment. Both centres have a strong leisure offer and vibrant night time economies.
- **District centres -** such as Madeley and Dawley, provide locally important shopping and community facilities to serve the general needs of residents. Oakengates is also home to the Telford Theatre.
- **Local centres -** such as Woodside and Lightmoor, should be on maintaining a level of services and shopping to serve local catchments.

8.38 Main town centre uses are defined in the NPPF and include retail, leisure, restaurants, bars and pubs, health and fitness centres, offices and arts, culture and tourism development. The Council recognise that some residential development is appropriate in centres to aid regeneration.

8.39 A recent example of investment into centres is the investment and planning consent for the remodelling and regeneration of Oakengates Theatre Quarter. The project will increase footfall and investment into the centre, provide new employment and housing opportunities as well as support the sustainability of the Telford Theatre which is a key asset to the town.

8.40 The Council acknowledge that out of centre retail parks such as those in Telford, Newport and Wellington contribute to meeting local shopping needs but does not seek to direct new development to these areas in the first instance so as to protect the vitality and viability of defined centres.

Telford Town Centre

8.41 The Local Plan supports the continued investment into enhancing the sustainability and role of Telford Town Centre. The Centre is undergoing change through the introduction of more leisure uses and the new Station Quarter development which will bring residential led mixed use development. It is important the Local Plan

supports this transition to facilitate the regeneration of the Centre as well as ensuring the Centre maintains its primary role as the focus for main town centre uses.

Figure 22: Station Quarter Development



8.42 Policy EC6 sets out the vision for new development in Telford Town Centre to protect and enhance its role as a destination for shopping and leisure.

Policy EC6

Telford Town Centre

1. The vitality and viability of Telford Town Centre and its role as a destination for retail and leisure activities will be supported by:

    a. Encouraging the diversification of activities and services within Class E that complement main town centre uses;
    b. Encouraging high-tech, research and development, Information Technology industries, knowledge based industries and complimentary higher education facilities to locate in the Town Centre;
    c. Focusing the location of community facilities, leisure venues and education in the Town Centre; and
    d. Creating, enhancing and improving the public realm and connectivity through high quality, legible and safe routes, streets and spaces.

2. New development requiring planning permission in the Town Centre area, defined on the Policies Map, will be supported where it:

    a. Positively contributes towards a healthy environment and does not have a significant adverse impact on public health and wellbeing;
    b. Encourages active travel and use of sustainable modes of travel;
    c. Does not have a significant adverse impact on access, movement and the availability of parking in the Town Centre;

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d. Enhances existing gateways into the Town Centre and improves interconnectivity in the Town Centre as a whole; and
e. Supports and enhances the vitality and viability of the Town Centre.

Retail and Leisure

3. The retail and leisure function of the Town Centre will be maintained and enhanced by:

   a. Supporting retail and complementary leisure uses within the Primary Shopping Area (PSA) where there are active frontages at ground floor level;
   b. Supporting retail, leisure and sui generis uses in the PSA Secondary Frontage where they complement the primary retail function of the PSA, provide an active frontage at ground floor level and positively contribute to the vitality and viability of the Town Centre; and
   c. Supporting the change of use from retail and leisure uses where the development would complement the retail and leisure function of the PSA and maintain an active frontage.

4. Residential development in Telford Town Centre will be supported where:

   a. The proposal is appropriate to the location;
   b. The mix and type of units are appropriate to town centre living;
   c. It encourages active travel, including improvements to the legibility and accessibility of walking and cycling routes and access to public transport;
   d. If located in the PSA, an active frontage use appropriate to the PSA is provided at ground floor level, and it can be demonstrated that there are no conflicting issues with existing main town centre uses. In all other areas active frontages are provided along strategic pedestrian routes; and
   e. Appropriate parking provision is provided, including for electric vehicles and cycle storage, to meet the needs of the development and encourage sustainable town centre living.

5. Major new conference and exhibition business and ancillary uses will be directed to the Conference and Exhibition Area (as shown on the Policies Map and Map 3). Development should support active travel connections to the wider Town Centre area.
6. The Council will continue to protect and enhance Telford Town Park's recreation and leisure uses together with its qualities and character. The impact of development on the setting of the Town Park will be considered.

8.43 Telford Town Centre is a well-connected destination for shopping and leisure facilities. A key component of ensuring Telford Town Centre continues to be well connected is the enhancement of gateways, such as the route between Telford Central Station and the town centre, which guide users towards the centre. Policy EC6 supports the continued evolution of Telford Town Centre and its main shopping function whilst having the flexibility to allow complimentary uses which generate footfall and enhance the vitality and viability of

the Centre. It is recognised that Town Centres need to diversify as a result of the change in shopping patterns and the trend toward working from home.

8.44 As such Policy EC6 supports mixed use development including residential, employment, education and leisure uses where it is well connected to and enhances the function and role of Telford Town Centre.

8.45 The Council are also seeking to encourage an 'eco-system' of knowledge based industries in the Centre and are facilitating this growth including the new Quad building skills and innovation hub at the Station Quarter development. The building will bring Harper Adams University and Telford College together with the business innovation hub to help raise learning and skills aspirations for the borough. This will be further strengthened by the support for "high-tech" development in the area which can provide jobs and start-up opportunities in growing sectors such as robotics, AI and Agri-tech.

8.46 A Primary Shopping Area (PSA) is identified on the Policies Map and includes Southwater and the indoor shopping area where retail should remain the prominent use, alongside other complementary uses. Within the PSA Secondary Frontage, a wider range of uses will be supported at ground floor where they are complementary to the function of the Centre and have active frontages. Beyond the PSA and Secondary Frontage, development in the Town Centre will be expected to support main town centre uses at ground floor which are complementary to the Centre.

8.47 The Town Centre is a highly sustainable location with good access to the open space of Telford Town Park, services and facilities and therefore can support residential development. However, a coordinated, at scale, approach needs to be taken to avoid small piecemeal development that is isolated from other residential schemes and local services. Well designed, higher density major mixed use development schemes that include residential development will be supported. The mix and type of housing should be appropriate to multi-generational town centre living and make efficient use of land, whilst promoting the regeneration and enhancing the vitality of the Town Centre. Whilst the densification of development in the Centre is generally supported, where this might impact existing parking provision, evidence will be required to be submitted with planning applications to ensure the development would not displace parking to surrounding areas.

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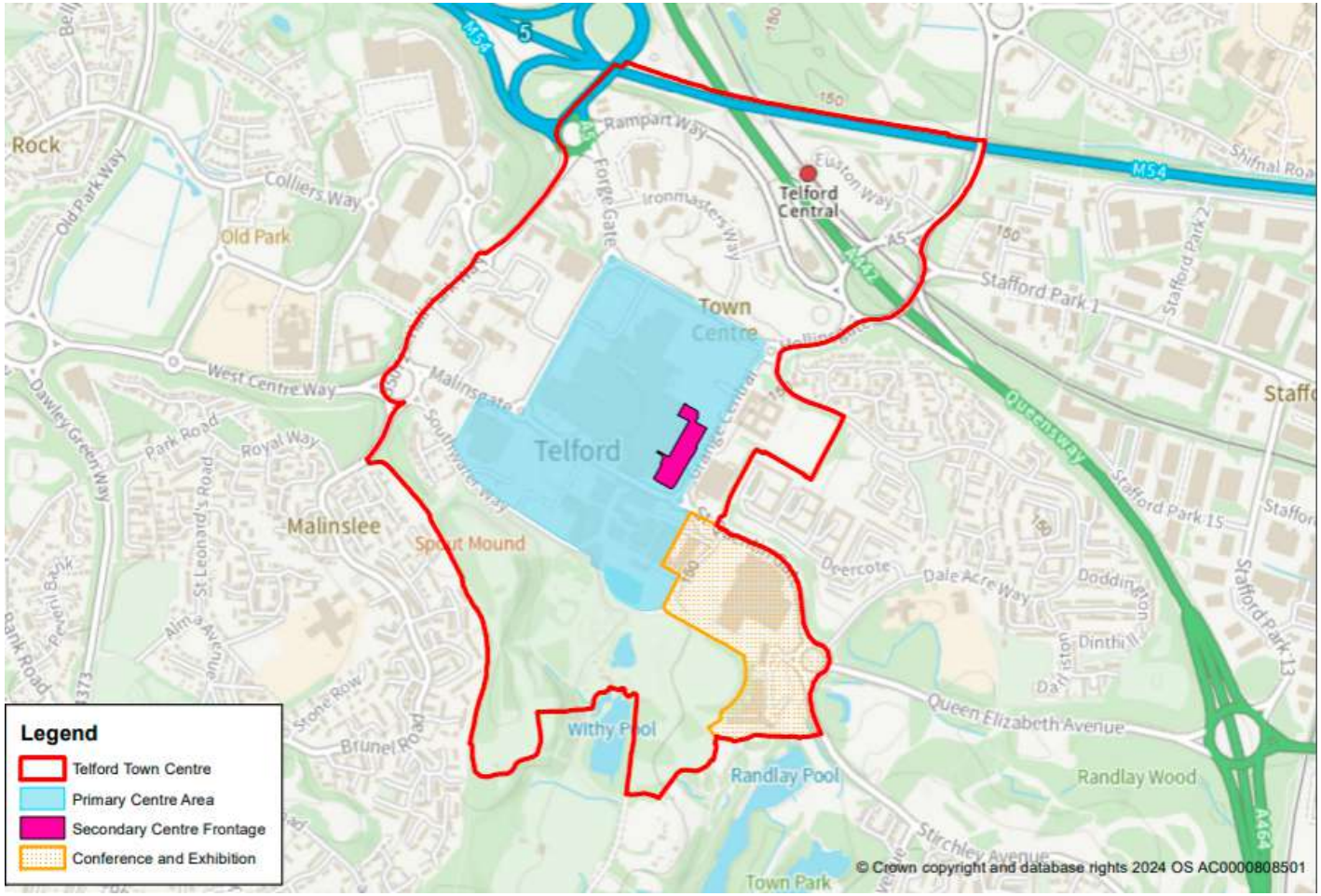
Figure 23: Telford Town Centre



8.48 Telford Town Park provides a high quality outdoor leisure and recreation space. The Council will protect and enhance the Park's recreation and leisure uses. The impact of development on the setting of the Town Park will be considered in determining planning applications. Maintaining and enhancing wildlife and habitat areas in the Town Park is supported. Connectivity and legibility between the Town Park and the Town Centre is very important.

Market Towns and District Centres

8.49 The Council has a strong record of supporting its markets and district centres including through purchasing and renovating property and providing grants to support businesses. The boroughs market and district centres have an important role supporting independent local businesses and commercial development. Each market town and district centre has its own distinctive character with key facilities, amenities and services such as the thriving indoor markets at Wellington and Newport and the Anstice Community Hall in Madeley.

8.50 Policy EC7 seeks to encourage the diversification and regeneration of the borough's market towns and district centres while supporting new complementary uses to their retail functions.

Policy EC7

Market Towns and district centres

1. Within the Primary Shopping Area (PSA) of the borough's Market Towns and District Centres, as defined on the Policies Map, the Council will support changes of use from Class E (Commercial, business and service uses) to other uses where the proposal would:

    a. Complement the shopping, leisure and commercial function of the centre and protecting the retail character of the Market Town or District Centre;
    b. Not result in an over proliferation of non-Class E Uses particularly hot food takeaways, betting shops, vaping shops and off licences;
    c. Not result in 3 or more adjacent units that have no active daytime frontage;
    d. Have no significant adverse impact on surrounding amenity and health and wellbeing of the community (noise, odour, waste collection, highways and parking);
    e. Where a conservation area is present be designed in accordance with policy HE4 (Conservation Areas); and

2. Proposals in the PSA that make use of outdoor space and which positively contribute to the vitality of centres will be encouraged, including:

    a. Outdoor seating in support of a cafe, restaurant or public house, provided this:

        - Does not unduly restrict pedestrian movement
        - Is restricted to an appropriate area; and
        - Does not adversely impact nearby uses; or

    b. Public events such as outdoor markets and entertainment.

3. Proposals for residential development in the PSA of Market Towns and District Centres will be supported where:

    a. There are non-residential uses maintaining an active frontage at street level;

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b. The mix and type of development is appropriate for the centre setting and would not lead to conflict with surrounding business uses; and
c. The parking needs of residents can be appropriately addressed.

4. Outside of the PSA and within the Market Town and District Centre areas a change of use to Class E uses is supported. In addition, the following ground floor level uses will be supported subject to their size, design and overall impact on the vitality of the centre:

a. Small scale business and service units conforming to complementarity of the centre;
b. Supported and specialist accommodation and hotels (Use Classes C1 and C2);
c. Residential proposals that are of a mix and type in keeping with the centre (Use Class C3);
d. Local leisure, community and education facilities (Use Class F);
e. Any retail and non-retail use subject to the provisions of Policy EC10; and
f. Restaurants and cafes (Use Class E-b) and public houses (Sui generis) subject to criteria 1(a), 1(d) and 1(f) above.

Figure 24: Oakengates Centre



8.51 The Council strongly support the boroughs market and district centres and encourage development which will improve the sustainability of the centre and its function to the community. Opportunities for well-designed regeneration of the centre which will improve its function and sustainability will be supported.

8.52 Within the Primary Shopping Areas in Market Towns and District Centres, commercial, business and service uses are supported. The over proliferation of similar uses such as hot food takeaways and betting shops, by reason of litter and odours, can negatively impact on health and wellbeing, Having regard to local amenity, planning decisions should take into account the following:

1. The level of traffic likely to be generated, with regard to the impact of on-street parking and waiting, waste collection, delivery times, trading hours and use of forecourts and rear areas

2. The effectiveness of measures to mitigate litter, odours, vibration and noise from the premises, including the satisfactory arrangement of flues; and
3. The likelihood of nuisance and anti-social behaviour including cumulative impacts arising from the density of other related uses in the area.

8.53 Generally, more than 3 adjacent non E Class Uses will be considered an over proliferation, unless appropriate justification is provided and appropriate conditions secured to protect the vitality and viability of the Centre.

Local Centres and Rural Services

8.54 Local centres and rural services are essential for the sustainability of the boroughs villages and urban area communities. These centres serve the local daily needs of residents and support vulnerable residents in not only their daily shopping needs but also provide opportunities for social interaction. Reducing the need to travel by car for day to day needs such as bread and milk positively contributes to the Councils climate change objectives as well as providing small scale, local employment opportunities.

8.55 Policy EC8 seeks to protect and enhance the viability and vitality of local centres and rural services to support sustainable communities.

Policy EC8

Local centres and rural services

1. The Council will support proposals for multi-use buildings, community facilities and services to improve the sustainability, wellbeing and cohesion of local communities where supported by Policy CI1.
2. The Council will not support development resulting in the loss of floor space within Use Classes E and F in Local Centres or in the rural area unless:

    a. There is an equivalent alternative use or service nearby that meets residents' needs;
    b. Robust marketing evidence is provided to demonstrate that over a minimum of 12 months has been undertaken and there has been no interest for the current use or any other use within Use Class E or F; or
    c. The proposal will provide a community facility for which there is a demonstrable need.

8.56 Development resulting in the loss of local retail and service provision will not be supported unless there is alternative equivalent provision within 400 metres, a reasonable walking distance. Provision will be considered equivalent where it provides a similar offer which meets the same day-to-day need, such as the need for fresh food.

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8.57 Marketing of a vacant unit should be undertaken through a commercial agent that genuinely reflects the market value based on its use, condition, quality and location of floor space. This should generally be undertaken for a minimum of 6 months, unless otherwise agreed by the Local Planning Authority.

8.58 A change of use from retail to a community facility such as a community centre will be supported where it can be demonstrated there is a need for such provision and having regard to Policy CI1. Demonstration of need should include evidence of consultation with service providers and the local community.

Out of Centre and Edge of Centre Development

8.59 The Council wants to support the boroughs centres by first directing main town centre uses development to the centres. To maintain a flexible approach the Council may consider development outside of those centres, but only where strict conditions have been met in order to protect the boroughs centres.

8.60 Policy EC9 sets out the approach for considering proposals for main town centre uses outside of the hierarchy of borough centres in policy EC5.

Policy EC9

Out of centre and edge of centre development

1. The Council will only support proposals for main town centre uses (as defined in Policy EC4) in an outside of or edge of centre location where suitable sites within these centres cannot be identified through a sequential test.
2. Where a suitable a site cannot be identified through the sequential test, proposals for retail and leisure uses will require the submission of an Impact Assessment where the proposal provides a floorspace greater than:

    a. 500 square metres gross on the edge or outside Telford Town Centre; or
    b. 300 square metres gross on the edge or outside a District Centre; or
    c. 200 square metres gross on the edge of or outside a Local Centre. This requirement applies to proposals for floorspace above the thresholds specified, including through amalgamation, subdivision, creation of mezzanine floors and amendments to existing planning conditions.

3. Impact Assessments (RIA) should consider the impact of the development as well as the cumulative impact[(22)] in combination with other committed development proposals, where relevant. Development will be supported where an appropriate RIA demonstrates the proposal will not have a significant adverse impact on:

22 Paragraph 90 in National Planning Policy Framework.

a. Town centre vitality and viability; and / or
b. Existing, committed and planned investment in a centre or centres in the catchment area of the proposal.

4. If planning permission is granted for new retail development (within Class E) in an out of centre or edge of centre location, the range of goods sold and/or the type of Class E use permitted may be restricted either through planning conditions or legal agreement.

8.61 Many town centre uses now fall within Class E (Commercial, Business and Service uses) and movement from one use to another within the same use class, does not require planning permission. Therefore, to protect the vitality and viability of town centres, uses permitted within Class E may be restricted by condition.

8.62 A sequential approach to site selection will be applied to applications for main town centre uses (as defined in the NPPF) outside or on the edge of centres. Best efforts will need to be made to demonstrate that there are no other reasonable sites within or closer to town or district centres that could accommodate development proposals. This should include active engagement with land owners within and around town centres that may reasonably be deemed to have available sites. Where suitable and available sites cannot be identified proposals will require the submission of an impact assessment in accordance with the floor space thresholds in Policy EC9. These thresholds are proportionate to the hierarchy of centres.

8.63 The Council do not consider blanket thresholds appropriate given the substantial difference in scale between centres within the borough. The local and district centres, as defined in appendix F, would be disproportionately affected by developments of 500 square metres or greater when compared with, for example, Telford Town Centre.

8.64 The thresholds for District and Local Centres are set at a level which will generally result in proposals for the leading supermarket operators' smallest format stores having to demonstrate that there would be no unacceptable impacts resulting from the proposed development. Such smaller format M-Local, Sainsbury's Local and Tesco Express (and similar) stores are often able to have significant turnovers and it is therefore considered appropriate to consider the trade diversion associated with such proposals where they are in proximity to smaller centres.

8.65 The Council do not consider blanket thresholds appropriate given the substantial difference in scale between centres within the borough. The local and district centres, as defined in appendix F, would be disproportionately affected by developments of 500 square metres or greater when compared with, for example, Telford Town Centre.

8.66 The thresholds for District and Local Centres are set at a level which will generally result in proposals for the leading supermarket operators' smallest format stores having to demonstrate that there would be no unacceptable impacts resulting from the proposed development. Such smaller format M-Local, Sainsbury's Local and Tesco Express (and similar) stores are often able to have significant turnovers and it is therefore considered appropriate to consider the trade diversion associated with such proposals where they are in proximity to smaller centres.

8 Economy and centres

Evening and Night Economy

8.67 Night-time economies are an important part of towns and cities across the UK and are estimated to bring in over £60billion to the economy every year. However, these uses can also pose challenges and are often associated with noise, crime, anti-social behaviour and community safety problems. Mitigating the impact of these issues is critical to a successful and sustainable economy.

8.68 The purpose of EC 10 is to ensure that new evening and night-time economy uses in Telford and Wrekin are appropriate to their location and appeal to a wide range of age and social groups.

Policy EC10

Evening and night time economy

1. The Council will support evening and night time uses if they are located within the borough's hierarchy of centres identified in Policy EC5, subject to the following criteria:

   a. Their likely impact, including the cumulative impact of new and existing night time uses on the character and function of the centre in accordance with policy EC7;
   b. Their impact on the living conditions of nearby residents, with particular reference to the impacts for health and wellbeing of more vulnerable residents;
   c. Whether they would result in adverse public health impacts, anti-social behaviour, extra litter, noise and crime, including security issues raised by crowded places;
   d. Whether the centre can accommodate movements associated with late night visitors including public transport provision, the location of safe taxi/private car pick up / drop off points;
   e. Their overall impact on the vitality and viability of existing centres throughout the day including how a proposal interconnects with other uses.
   f. They help protect and support existing evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues; and
   g. They diversify the range of night-time activities, including extending the opening hours of existing daytime facilities such as shops, cafés, markets galleries and museums.

8.69 The evening and night time economy includes retail, leisure, entertainment and arts, culture and tourism development. The Council's preferred locations for evening and night time economy uses are Southwater and Central Square in Telford Town Centre, the Market Towns of Wellington and Newport and the District Centres. Other centres could accommodate some extra evening economy uses at a scale that is appropriate to the centre.

8.70 The Council are generally supportive of proposals that seek to expand operations beyond the usual daytime economy into evening/night-time economic opportunities. Careful consideration must be given to the appropriateness of certain uses and opening hours. It is important that cumulatively, such development does not harm the character and function of a centre, disorder and noise that would impact on those living and working in the area.

8.71 Public health and the needs of vulnerable residents should be considered and any unacceptable impacts should be treated in balance against a proposal. Vulnerable residents could include; elderly, less able-bodied, those at risk of substance abuse and young people.

8.72 Measures to minimise environmental and visual impacts should be provided. The applicant should be required to provide suitable mitigation before development has been completed (and similarly for proposals that could affect existing businesses and facilities). The cumulative impact of proposals must not unreasonably harm the living conditions of nearby residents, including noise and disturbance from users, smell, litter, light pollution or unneighbourly opening hours. The impact of development on the vitality and viability of centres includes proposals that would result in blank or inactive frontages onto streets and public spaces during daytime hours and how the proposal would integrate with other uses, for example lighting arrangements.

Shop Front and Advertisement Design

8.73 Attractive shopfronts and signage contributes towards the high quality design of centres and plays a key role in creating attractive and vibrant areas.

8.74 Policy EC 11 sets out the issues to consider in designing shopfronts and advertisements.

Figure 25: Community Event in Southwater



8 Economy and centres

Policy EC11

Shopfront and advertisement design

1. The Council will support proposals for new shopfronts and alterations to existing shopfronts provided that:

   a. High quality design which complements adjoining properties and the building of which it forms part;
   b. The use of high quality and durable materials that are compatible or complementary in colour and texture to the surrounding area;
   c. Historic shop fronts with traditional facades are retained and repaired;
   d. The use of blinds, shutters and canopies are appropriate to the character of the shopfront;
   e. Signage and illumination is sited and designed in a way that does not:

      - Prejudice highway safety; or
      - Causes visual intrusion from light pollution to adjoining or nearby residential properties; and

   f. Signage should:

      - Be limited to the facade above the main shopfront
      - Not encroach on upper storeys
      - Not have more than one projecting sign; and
      - Not result in a proliferation of adverts in the area.

   g. Proposals are designed with regard to the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document.

2. Internally illuminated signage will not be supported in the WHS, conservation areas or on listed buildings and local interest buildings other than in exceptional instances appropriate to the age and design of the host building
3. The Council will support forecourt trading where it does not cause obstruction to pedestrians, vehicles, prams, or people with disabilities nor result in an adverse effect upon the character and appearance of the area in which it is to be located.

8.75 A carefully designed and visually appealing shopfront is good for business and can make a positive contribution to the character of the street and the vitality of retail centres. Conversely, a poorly designed shop front can be visually intrusive and harm the retail centres.

8.76 Shopfront design should be considered with creating rhythm and harmony in mind, whilst also avoiding monotony. Existing character, architectural and historic merit of the building and its shop front, including details and materials should be respected, particularly in heritage and conservation areas which are addressed through the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document.

8.77 Development in conservation areas should also refer to Policy HE4. The Council has produced an SPD on shopfronts and advertisements within conservation areas and listed buildings.

Figure 26: Southwater



9 Housing

9 Housing

9.1 Every resident of the borough should have a safe, warm and affordable home. A key ambition for the Council is to build better homes for all. This includes building homes that are in sustainable locations that meet resident's needs including for supported, specialist and affordable homes. The Council also wants to support residents who want to build their own homes, which are well designed, meet their needs and are in sustainable locations.

9.2 The Council's specialist and supported accommodation strategy (2020-25) and Homes for All SPD (2022) sets out how the Council will make best use of existing accommodation, develop a range of specialist and supported accommodation, and ensure that support and care services promote people's wellbeing and independence.

9.3 The following housing supply and delivery policies build on the Council's priorities to ensure that every resident has a safe and affordable home.

Housing Allocations

9.4 Meeting the housing needs of the borough is a key requirement for the Local Plan. This is done through a mix of existing supply (sites already permissioned) and new housing allocations to meet the balance of needs as set out in Policy S4 - Housing Delivery Strategy.

9.5 Policy HO1 allocates sites for housing led development to meet the housing requirement, except for the Sustainable Communities sites, these are addressed under Policy HO2 – New Sustainable Communities.

Policy HO1

Housing Allocations

1. To contribute towards meeting the housing requirement, housing site allocations (other than Sustainable Communities) are set out in Appendix A and identified on the Local Plan Policies Map. The indicative amount of housing expected to be delivered on each allocated site is set out in Appendix A.
2. Planning applications for individual major housing developments or multiple sites where there is an identified need to work together for example the provision of infrastructure projects that spread across the sites, must supported by the following, with the level of detail commensurate to the scale of development proposed:

    a. An indicative layout for the entire site with clearly labelled quantum of development, site densities, phasing and uses proposed;
    b. A Design Brief and Access Statement to support a development of this size;
    c. Measures of how flood risk and surface water will be addressed, having regard to the Strategic Flood Risk Assessment Level 2 – Site sheets;
    d. A Transport Assessment to assess the impacts on the associated highway network and a Travel Plan to promote sustainable travel;
    e. Measures of how the development will mitigate and adapt to climate change including energy efficiency and renewable/ low carbon energy production;
    f. Details of the land conditions and site levels information;

9 Housing

g. Key principles and structure for meeting biodiversity net gain, greening requirements and open space strategy;
h. A comprehensive strategy for the phasing of the site and key infrastructure to support a sustainable development; and
i. Demonstration of how the development will comply with all relevant planning policies in the Local Plan.

9.6 Appendix A lists the housing site allocations including the indicative number of dwellings the site should deliver. The indicative housing number is derived from the Council's updated Site Density Study and the site assessment process. It is recognised that, at the application stage, there may be some variation to the number of homes delivered on sites, however, where this is the case, this should be supported by up to date technical evidence and justification.

9.7 The Local Plan allocates a number of major sites and it is acknowledged that through the planning application process other windfall sites could come forward on, for example, brownfield land during the plan period. Due to the scale of these sites it is important that the sites deliver sustainable development including key infrastructure such as local shops, services and facilities, where appropriate. Therefore Policy HO1 sets out guiding development principles for these sites and policy DD1 sets out more detailed requirements for the design of residential led development.

9.8 It is important that the information required in this policy is provided at an early stage in the planning process to ensure the decision maker has all necessary information to deliver sustainable development. The Council will produce further design guidance which should be used as a starting point for all applications, alongside National Design Guidance.

9.9 Instances where more than one site may need to work together and submit a combined masterplan could include where:

- An access is likely to be shared;
- There could be a cumulative impact on infrastructure such as roads or schools; or
- The sites are submitted for planning permission at a similar time and are adjacent to each other.

New Sustainable Communities

9.10 This policy establishes the framework for the development of three new sustainable communities within our local plan, aimed at addressing the housing, employment, and infrastructure needs of our growing community. These will be formed from extensions to the north of Telford that are strategically positioned to minimise environmental impact while providing essential services, accessible green spaces, and transport links that support sustainable and active living.

9.11 The Council will work in partnership with the three New Sustainable Communities to coordinate an approach to successfully deliver infrastructure and resolve issues that may arise through the organisation of a joint development board.

9.12 The New Sustainable Communities – Land at Bratton, Land North East of Muxton, and Land North of the A442 Wheat Leasows – have been designated as SC1, SC2, and SC3 respectively. Each site will offer a mix of housing types, including accessible homes as

outlined in the Homes for All SPD, alongside supported and specialist housing provision. All the of the New Sustainable Communities will be assessed against housing policies HO3, HO4, HO5 and HO6.

9.13 In addition to housing, these developments will provide vital community facilities and employment opportunities, integrated with enhanced public transport networks and extensive green infrastructure. They will be developed in line with the forest community principles to ensure that these communities maintain Telford's role as a community set in the landscape. Active travel options, such as safe cycling routes and pedestrian pathways, will be prioritised to reduce reliance on private vehicles, promote healthier lifestyles, and lower carbon emissions.

9.14 This policy ensures that these New Sustainable Communities not only support the creation of new, vibrant communities but also deliver valuable facilities and services for existing neighbourhoods. By incorporating sustainable travel options and green infrastructure, the sustainable communities will create more connected and inclusive neighbourhoods.

9.15 Using relevant policies in the local plan and phased implementation, these developments must align with the Telford and Wrekin Council's priorities. All three sustainable community developments must adhere to the policies of the Telford and Wrekin Local Plan and meet the infrastructure requirements set out in the Infrastructure Delivery Plan.

9.16 In Policy HO2, the Vision sets out what each Sustainable Community is required to achieve, and the Delivery section sets out how that will be achieved and secured.

9.17 The Sustainable Communities will, for the purposes of decision making, be considered part of the urban area of Telford. This is confirmed on the Policy Map with the extended urban area boundary for Telford including the three sites.

9.18 Design Briefs and Masterplans should be submitted as early as possible in the planning process to facilitate the prompt delivery of the Sustainable Communities. The development of a Design Brief and Masterplan for the site must be informed by consultation with the local community, and such consultation must be evidenced as part of the formal submission of the Design Brief and Masterplan to the Council. The Council will work with developers to provide feedback on the Design Brief and Masterplan, and the document must be approved prior to the first grant of planning permission (Outline, Hybrid or Full) on the site. The Council will set out its expectations around the scope and extent of this consultation in an addendum to its Statement of Community Involvement.

9.19 The Design Brief is a document that explains how the sustainable community will be developed and the Masterplan is a plan which shows how the sustainable community will be developed.

Policy HO2

Sustainable Communities

SC1 Land at Bratton

The land is within the built-up area of northwestern Telford, adjacent to residential settlements to the south of the site in both Bratton and Shawbirch.

Site area: approx. 113ha (gross)

9 Housing

Vision for the site

Land within the strategic allocation at Bratton will be developed to deliver a new sustainable community of approximately 2, 100 dwellings and 2ha of employment land (gross), and a new local centre delivered over the plan period.

Site SC1 will deliver a well-connected, comprehensive and well served community to the north and west of Bratton. It will help deliver infrastructure needed to support the delivery of approximately 2,100 homes and new employment opportunities. This will include new onsite facilities including a new primary school and a new local centre, new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including the Silkin Way walking and cycling route and will support improved connectivity to Wellington, with its mainline railway station, and the wider Telford area through an improved bus network.

The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping.

The employment land will consist of use classes E(g). Conditions will be used to protect employment uses from changes to any other uses.

The dwellings will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough.

At the heart of the community, the site will provide a mixed local centre comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council.

The site will provide an active and sustainable travel network, including a mobility hub within the local centre. This hub should enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities.

In line with Policy S6 the Council are looking to create sustainable communities that are improving the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site will also provide extensions to the boroughs existing green network.

The site will provide one primary school with capacity to provide up to three forms of entry and nursery provision. The primary school should be delivered at a stage agreed with the Council in line with projected housing delivery rates.

Delivery

Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The site proposals must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical.

The development of the site will be in accordance with a Design Brief and Masterplan for the whole allocation, which will be prepared following consultation with the public and in liaison with the Council. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid or full) is determined.

The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:

    - What infrastructure is required, having regard to the Infrastructure Delivery Plan;
    - When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and
    - The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.

The required infrastructure shall include: the provision of a primary school; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates.

Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.

2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.
4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities.
6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.
7. The context of any Heritage assets to be reflected in the Design Brief and Masterplan.

9 Housing

8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:

    - Existing woodland, trees and hedgerows;
    - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
    - Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to the Silkin Way.

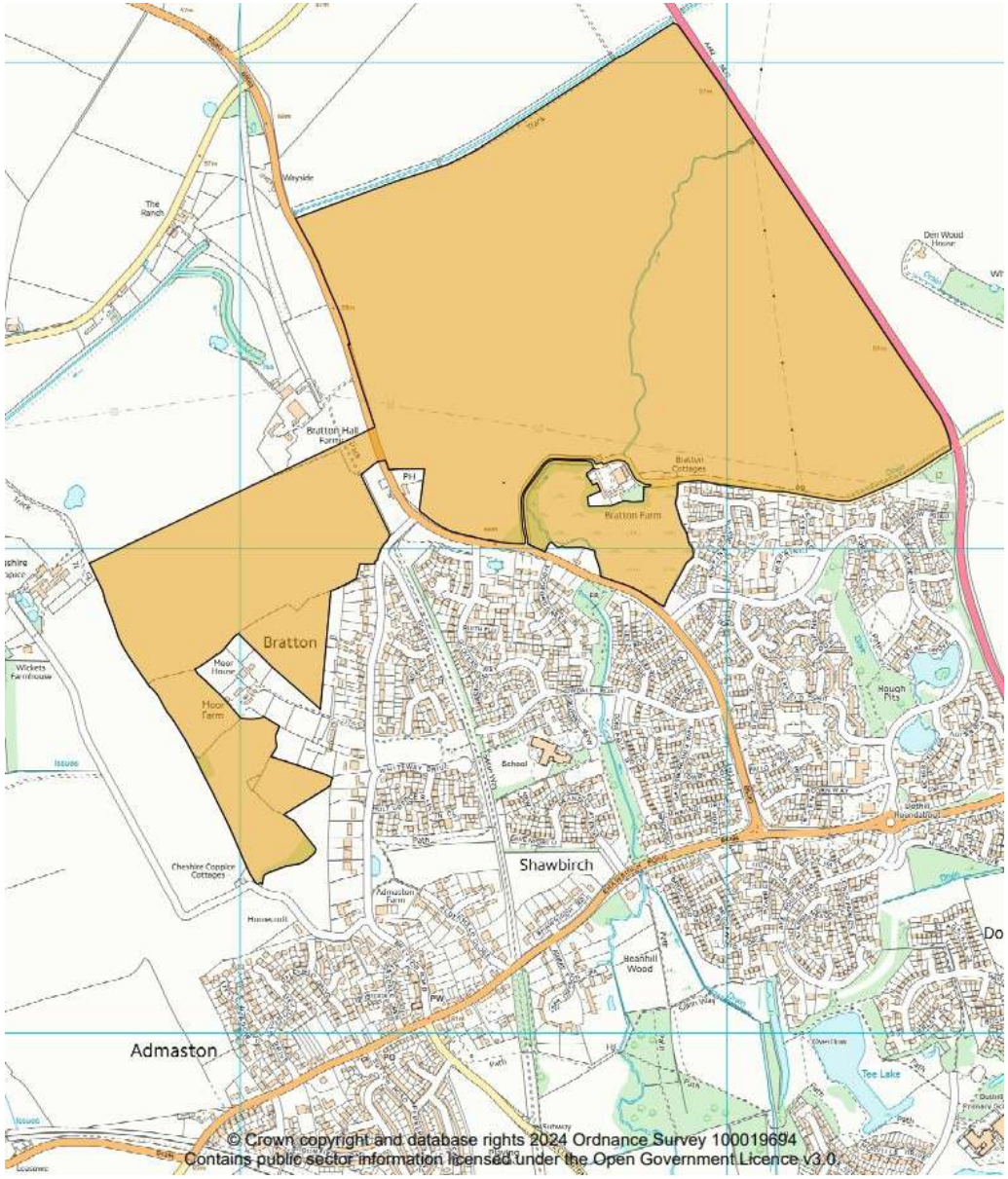
9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.

In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable Communities, having regard to the development delivery trajectories of all three Sustainable Communities.

A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such as agreement has been approved.

Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.

SC1: Land at Bratton



9 Housing

Policy HO2

Sustainable Communities

SC2 - Land North West of Muxton

The land is within the built-up area of northeastern Telford. Muxton and The Humbers borders the site to the south and west of the boundary.

Site Area: approx. 182ha (gross)

Vision for the site

Land within the strategic allocation at Muxton will be developed to deliver a new sustainable community of approximately 2,700 dwellings with 2,665 of those to be delivered in the plan period. The site will also provide 5.6ha of employment land (gross), and two or three local centres delivered over the plan period.

Site SC2 will deliver a well-connected, comprehensive and well served community to the northwest of Muxton. It will help deliver infrastructure needed to support the delivery of 2,700 homes and new employment opportunities. This will include new onsite facilities including two new primary schools, two or three local centres, and new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including National Cycle Route 55 and wider local bus network providing connections to mainline railway stations at Oakengates and Telford.

The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping.

The majority of the 5.6ha of employment land will be located on the Venning Barracks site, adjacent to the existing operational MoD Donnington site and will consist of B2, B8, E(g) and appropriate sui generis uses. This employment land will be contained within the North Telford Strategic Employment Area, and any applications must be in line with policy EC1. The balance of employment land will be located within the development mix for the local centre/s and consist of E class uses. Conditions will be used to protect employment uses from changes to any other uses.

The dwellings will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough.

At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council.

The site will provide an active and sustainable travel network, including mobility hubs within the local centres. These hubs should enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities.

In line with Policy S6 the Sustainable Community designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided, having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site will also provide extensions to the boroughs existing green network.

The site will provide two primary schools, with the capacity for up to two forms of entry and nursery provision. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates.

Delivery

Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The site proposals must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical.

The development of this site will be in accordance with a Design Brief and Masterplan for the whole allocation, which will be prepared following consultation with the public and in liaison with the Council. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid or full) is determined.

The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:

    - What infrastructure is required, having regard to the Infrastructure Delivery Plan;
    - When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and
    - The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.

The required infrastructure shall include: the provision of two primary schools; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates.

Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.

9 Housing

2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site. Vehicular access will not be permitted from Wellington Road either during construction or after completion of the sustainable community. Consideration should also be given to the impact of traffic generated by development on Humber Lane. Existing lanes from Wellington Road into the site should be used to provide access for pedestrians and cyclists rather than creating additional access points.
4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
5. Outline assessment of any site constraints and detail as to how they have informed the Masterplan of the site.
6. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities.
7. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.
8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:

    - Existing woodland, trees and hedgerows;
    - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
    - Footpath (includes public rights of way) and cycleway connections into and around the site.

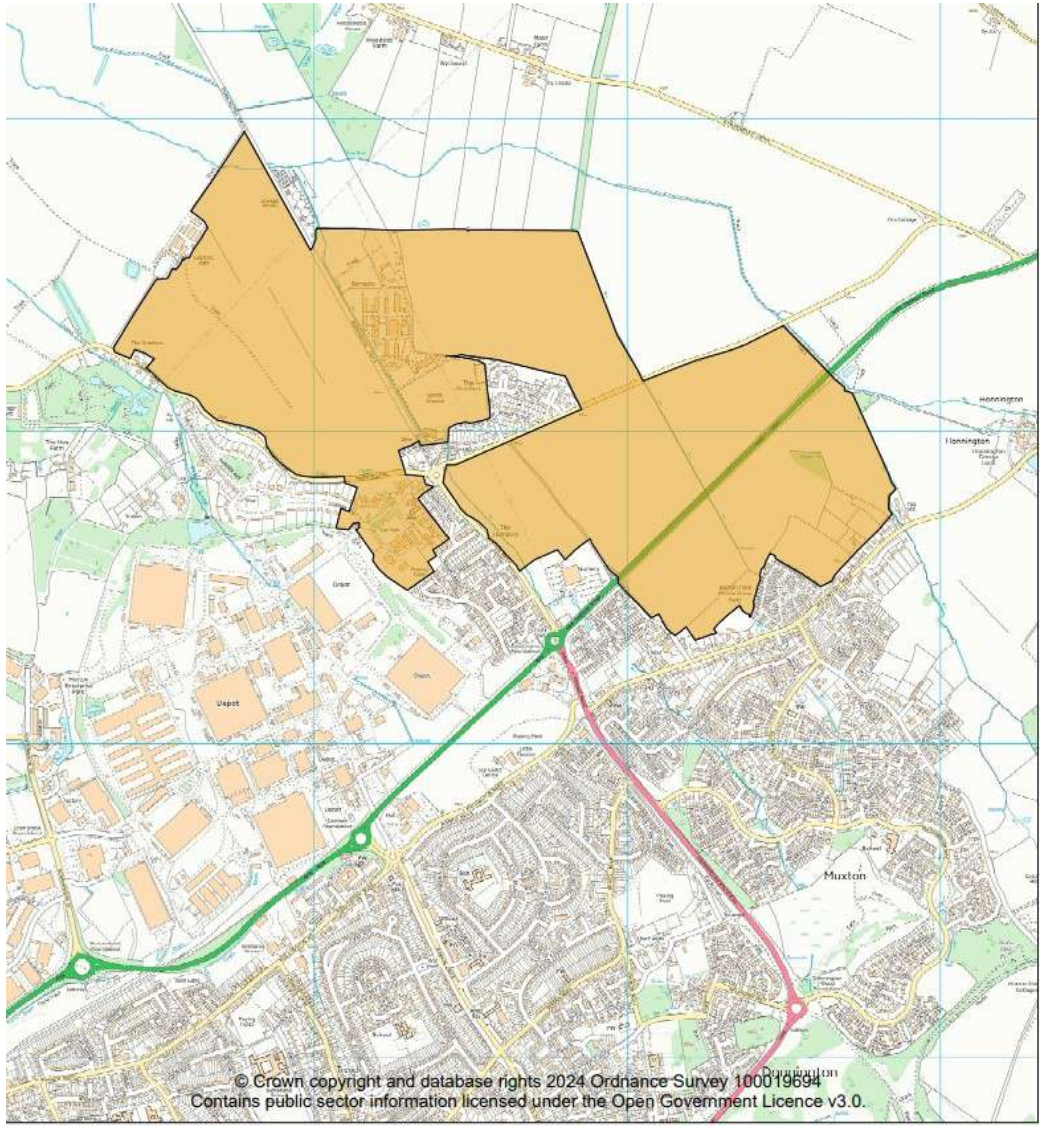
9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.

In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable communities, having regard to the development delivery trajectories of all three Sustainable Communities.

A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such an agreement has been approved.

Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.

SC2: Land North West of Muxton



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9 Housing

Policy HO2

Sustainable Communities

SC3 Land North of A442 Wheat Leasows

The land is within the built-up area of the northern part of Telford. The lands its adjacent to predominantly commercial developments to the east, and residential development to the south and west of Queensway (A442). To the north, and north-east lie the settlements of Horton, Preston upon the Weald Moors, Wappenshall Wharf and Eyton upon the Weald Moors.

Site Area: approx. 274.1ha (gross)

Vision for the site

Land within the strategic allocation at Land North of A442 Wheat Leasows will be developed to deliver a new sustainable community of approximately 3,100 dwellings with 2,190 of those to be delivered in the plan period. The site will also provide approximately 68ha of employment land (gross) and two new local centres.

Site SC3 will deliver a well-connected, comprehensive and well served community at Wappenshall. It will help deliver infrastructure needed to support the delivery of 3,100 homes and extensive new employment opportunities. This will include new onsite facilities including new schools, local centres, and new areas of open space and recreational facilities. The site is well located for access to the local highway network and walking and cycling networks and wider local bus network providing connections to mainline railway stations at Wellington, Oakengates and Telford.

The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping.

The employment land will consist of B2, B8, E(g) uses, and form a strategic employment site for the purposes of the Local Plan. Applications for employment uses on the site will be considered under the requirements of policy EC1 for the purposes of decision making. The employment land will be phased throughout the plan period.

The dwellings will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs in the borough.

At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council.

The site will provide an active and sustainable travel network, leading a including mobility hubs provided within the local centres. These hubs should enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities.

In line with Policy S6 the Sustainable Community will be designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site will also provide extensions to the boroughs existing green network.

There is potential for tourism activity related to the restoration of the Shrewsbury and Newport Canal at Wappenshall Wharf, the alignment of which is recognised under Policy CI4.

The site will provide two primary schools, with the capacity for up to two form entry and nursery provision.

Land for a Secondary School will also be provided on site to serve the needs of this and the other allocated Sustainable Communities (SC1 and SC2), with an appropriate mechanism in place within a Section 106 Agreement to compensate for provision of land and build cost.

Delivery

Any application on the site will be required to coordinate uses across the site, based on effective community engagement. The brief must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical.

The development of this site will be in accordance with a Design Brief and Masterplan for the whole allocation, which will be prepared following consultation with the public and in liaison with the Council. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid or full) is determined.

The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:

    - What infrastructure is required, having regard to the Infrastructure Delivery Plan;
    - When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and
    - The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.

The required infrastructure shall include: the provision of two primary schools; a secondary school; highway and transport infrastructure; and any other essential infrastructure necessary

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to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates

Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.

2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.
4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. In particular a buffer area will be required to protect Eyton Upon the Weald Moors and Wappenshall Wharf from areas of built development within the Sustainable Communities site. Following the establishment of the buffer future applications for development within the buffer area will be considered against the principles of policy NE7.
6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.
7. The context of any Heritage assets to be reflected in the Design Brief and Masterplan.
8. Retention of the functionality of the Northern Interceptor Channel as a strategic drainage asset.
9. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:

    - Existing woodland, trees and hedgerows;
    - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
    - Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to Apley Woods.

10. Delivery of play, recreation and outdoors sports infrastructure on site having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.

In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the Sustainable Communities, having regard to the development delivery trajectories of all three Sustainable Communities.

A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such an agreement has been approved.

Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.

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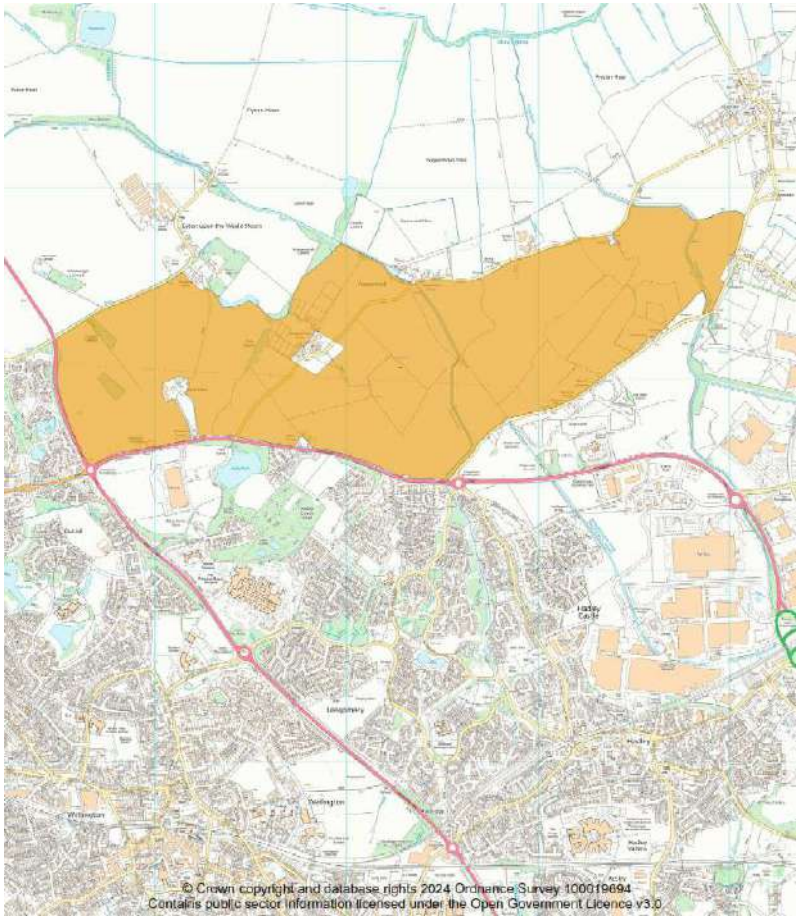
SC3: Land North of A442 Wheat Leasows



Housing Mix and Quality

9.20 There are a range of housing needs that the Councils must plan for. The Local Plan provides a route to address these needs and improve the quality and mix of housing in the borough, this includes; space standards, amenity (garden) space and accessible housing. The Local Plan helps meet the housing needs of a diverse range of residents from the elderly to key workers.

9.21 Policy HO3 establishes the Council's overall approach to promoting housing schemes that meet a range of housing needs for the residents of the borough.

Policy HO3

Housing mix and quality

1. All major residential development is required to provide a variety of types, tenures and sizes that reflect local housing need. This includes planning positively for, the housing needs of Telford and Wrekin including but not limited to:

    a. Homes for families with children
    b. Looked after children
    c. Care leavers
    d. Young professionals
    e. Students
    f. Key Workers
    g. Older people (including those who require retirement housing; housing with care and care homes)
    h. People wishing to build their own homes
    i. People who rent their homes
    j. People with special needs and disabilities
    k. Gypsies and travellers

2. All new residential development, across all tenures, is required as a minimum to meet the internal space standards set out in the Nationally Described Space Standards.
3. All new residential development is required to provide private outdoor amenity space that is accessible and suitable for the intended occupants. Communal provision of outdoor amenity space in lieu of private outdoor amenity space for each dwelling, will only be accepted in flatted developments and for all types of properties in exceptional circumstances.
4. In certain circumstances, where it can be demonstrated that the creation of private amenity space is not possible due to land availability and/or property constraints**.** Alternative outdoor spaces such as useable balconies and roof gardens would be acceptable in lieu of ground floor outdoor amenity space, where it is practicable to provide them.
5. Development is required to demonstrate how its design is capable of adaptation and extension to accommodate the changing lifestyles and needs of households over time, with consideration of the Council's Homes for All SPD, unless superseded by Government policy.
6. All major developments must include M4 (2) / M4 (3) housing in accordance with the Councils requirements or national standards (whichever is higher).

9.22 Policy HO3 requires all development to provide a mix of house types and sizes in accordance with local housing needs evidence; this includes the Council's Housing Strategy, Specialist and Supported Accommodation Strategy and the Economic and Housing Development Needs Assessment (EHDNA) (2025). The evidence recognises the

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benefits that certain types of homes such as bungalows and other level access accommodation can provide to meet changes in people's needs over their lifetime.

9.23 The NPPF defines 'essential local workers' (also referred to as key workers) as public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

9.24 Table 6 below provides a summary of the EHDNA housing mix recommendations by sub areas of the borough, these will be used to guide the mix of units on major developments. On small developments the Council will work with developers to achieve an appropriate housing mix having regard to the needs evidence, the site character and location, and the viability of delivering the recommended housing mix.

9.25 However, there are instances where adjustments may need to be applied due to the latest local profile of housing, character of the area and viability depending on the surrounding submarket characteristics. The final mix of housing/types will therefore be subject to negotiations and applicants are expected to provide robust evidence relating to the identified level of housing need, deliverability and financial viability. Early discussions with the Council are therefore advised.

Table 7 Recommended housing mix by sub-area (source: Telford and Wrekin Economic and Housing Development Needs Assessment, 2021)

	1 bedroom	**2 bedrooms**	**3 bedrooms**	**4+ bedrooms**
Overall range	5-15%	20-40%	30-50%	15-30%
Newport	↓ (lower end of range)	↔ (centre of range)	↑ (higher end of range)	↑
Rural	↔	↔	↑	↑
North West	↑	↔	↔	↔
North Central	↔	↑	↑	↔
North East	↑	↑	↔	↔
South	↔	↔	↑	↓
South Central	↔	↔	↑	↓
South East	↑	↑	↔	↓

9.26 Note: the table identifies priorities within the overall recommended ranges. Please refer to the EHDNA for further details.

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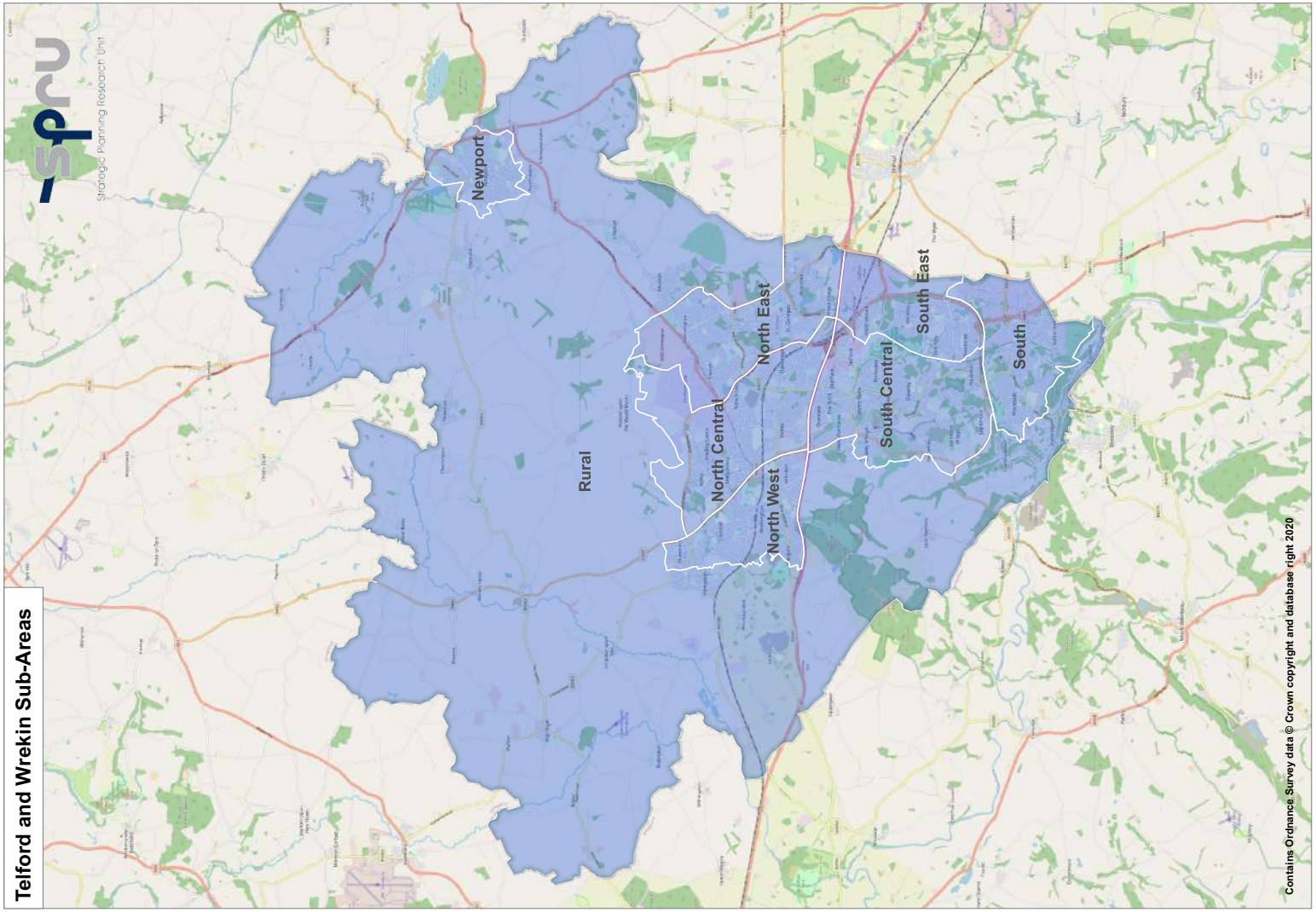
Figure 27: Housing Sub Areas



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9.27 Policy HO3 requires all new housing development to meet as a minimum the internal space standard as set out in the Nationally Described Space Standards[23]. The standard applies to all new dwellings across all tenures including new build, conversions and subdivisions. Exceptions to this policy requirement will only be allowed where robust justification has been provided by applicants.

9.28 All housing development is required to provide private outdoor amenity space that is accessible from the dwelling and provides opportunity for safe recreation. Private outdoor amenity space refers to a garden, balcony, terrace, courtyard or roof garden area. The layout and size of private outdoor amenity space should be determined by the dwelling size, the likely needs of occupants (for example, accommodation for elderly) and be an integral part of the design. For the latest standards on private amenity space please refer to the Council's latest guidance[24].

9.29 The policy preference is for on-site private outdoor amenity space. Outdoor communal space will only be accepted where outdoor private amenity space is likely to cause significant adverse impacts related to noise, overlooking, lack of natural light, or cause harm to the setting of heritage assets; or communal outdoor space would deliver a higher quality development overall.

9.30 Local housing needs evidence in the EHDNA supports well-designed and accessible homes that respond to changing demographic needs through the use of requirement M4 (2) (accessible and adaptable dwellings), and M4 (3) (wheelchair user dwellings), of the optional requirements in Part M of Schedule 1 of the Building Regulations 2010. The Council supports proposals that exceed the current standards, as a positive approach towards delivering homes for changing needs.

9.31 The expectation is that requirement M4 (3) (2) (a) wheelchair adaptable dwellings (a home that can be easily adapted to meet the needs of a household including wheelchair users) are delivered through Policy HO3 and only where the Council is responsible for allocating or nominating a person to live in a dwelling would requirement M4 (3) (2) (b) wheelchair accessible homes (a home readily useable by a wheelchair user at the point of completion) be required.

9.32 The Council would expect ground floor apartments to be built to requirement M4 (2). If requirements M4 (2) or M4 (3) dwellings are flats above ground then a passenger lift must be provided to achieve step-free access. Where step-free access is not viable on a development, neither optional requirements should be applied.

9.33 Planning conditions will be used to ensure that a specified number of dwellings on a scheme meet requirements M4 (2) or M4 (3) in this policy. The applicant must demonstrate that specified dwellings achieve the policy requirements.

9.34 Further detail can be found in the Councils Homes for All Supplementary Planning Document[25], including requirements for accessible, adaptable and wheelchair user dwellings.

23 Technical housing standards – nationally described space standard - GOV.UK (www.gov.uk)
24 https://www.telford.gov.uk/planning-and-building-control/planning-applications-and-advice-appeals-enforcement-and-guidance/planning-application-process/
25 www.telford.gov.uk/spd

Affordable Housing Requirements

9.35 The Local Plan helps to deliver better homes for all, securing new affordable homes through section 106 and Homes England grant. Affordable homes are required to meet a range of local housing needs across the borough and offset stock losses thorough schemes such as 'right to buy'. These homes should be genuinely affordable based on local incomes and house prices, and provide tenures that meet local need; the delivery of high quality affordable homes for rent is a priority.

9.36 Policy HO4 seeks to maximise affordable housing delivery across the borough with developments providing up to 100% provision being supported where they contribute to mixed and balanced communities.

Policy HO4

Affordable housing requirements

1. All major residential developments (as defined in national policy) will look to maximise affordable housing delivery and be required to deliver a minimum of:

    a. 20% affordable homes without public subsidy in the Telford built-up area, including the sites allocated as Sustainable Communities; and
    b. 35% affordable homes without public subsidy in Newport and the rural area

2. Proposals involving affordable housing contributions below the requirements in part 1 of this policy will only be considered in exceptional circumstances, including:
    a. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the Government's vacant building credit; or
    b. Where it has been demonstrated to the satisfaction of the Council that particular circumstances justify the need for a viability assessment at application stage, having regard to Government guidance. In these circumstances, a viability appraisal must be submitted with the planning application. In addition, the applicant must demonstrate that they have made reasonable endeavours to make up the shortfall in affordable housing including taking steps with the aim of securing public subsidy (grant funding) to bridge the viability gap. Whether or not public subsidy has been secured, any grant of planning permission in these circumstances will be subject to a review mechanism as set out in Policy Strategic S7.

3. The Council will, as per NPPF requirements, secure a tenure mix across both affordable housing for rent and affordable home ownership tenures. The tenure mix should be identified through discussions with the local authority, informed by the latest Government guidance.
4. Developments providing affordable housing above these targets (up to 100%) will be supported where it meets local housing needs, creates mixed and balanced communities and conforms to other relevant policies within the Local Plan.

9.37 Early involvement with the Council and Registered Providers in site discussions is strongly advised, preferably at the pre-application stage, in order to ensure that affordable housing provision will meet relevant required minimum thresholds set out in Policy

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HO4. Where public subsidy for affordable housing is sought, the applicant will need to demonstrate via an open book approach the proportion of Section 106 affordable housing that is viable, having regard to Government guidance.

9.38 The thresholds for affordable housing delivery in part 1 of the policy are based on the Council's Economic and Housing Needs Assessment Part 1[(26)], the Whole Plan Viability Assessment (WPVA) 2023 and the WPVA Updated December 2024.

9.39 The NPPF defines the types of affordable housing, this includes affordable housing for rent, discounted market sales housing and other affordable routes to home ownership.

9.40 The Council considers that Homes England Affordable Homes Grant forms a component of the Borough's affordable housing supply. As part of the Councils Annual Monitoring Report the overall supply of affordable housing is monitored, this includes affordable homes secured through Section 106 and non-Section 106 sources including Homes England grant.

9.41 The Council, will in principle, support the delivery of schemes that provide up to 100% affordable housing. These are schemes that are often delivered by registered providers, using Homes England grant, and can have significant benefits including higher quality homes, more energy efficient homes and wider regeneration benefits to the local area. A recent example of this has been the demolition of a 1950's flatted scheme on High Street, Wellington and replacement with new housing that will help transform the area.

Figure 28: Affordable Housing scheme Smithfields



Affordable Housing Delivery

9.42 As well as meeting the overall need for affordable housing it is important for the Local Plan to clarify how this will be delivered over the plan period. This is about creating the mixed and balanced communities that the borough needs to thrive and seeks to ensure that there is little or no difference in the type, quality and mix between affordable and open market homes.

9.43 Policy HO5 sets out the mechanism by which affordable housing contributions will be secured through new mixed tenure housing development.

26 Economic and Housing Needs Assessment Part 1

Policy HO5

Affordable housing delivery

1. The majority of affordable housing is expected to be delivered on-site. However, there are a number of housing needs that cannot readily be met through the provision of general needs affordable housing. This will require off-site contributions in order to positively meet local housing need. Affordable housing will be delivered through:

    a. Provision of a mix of affordable housing sizes and tenures based on local housing needs evidence. The tenure split should prioritise affordable housing for rent.
    b. Affordable housing being sensitively integrated across the site in, where possible, small manageable clusters, including each phase of larger sites.
    c. Affordable housing being tenure neutral in its design, materials, compliance with internal space standards and private amenity space, and parking provision
    d. Off-site affordable housing contributions (with the exception of 100% affordable housing schemes), at a minimum of 10% of the proportion set out in Policy HO4, will be required on the basis that:

        - It contributes towards the delivery of housing outside general needs affordable housing for groups listed in Policy HO3; and/or
        - It is not feasible or practical to deliver on-site affordable housing; or
        - There are other overriding benefits to off-site provision.

2. Section 106 Affordable housing provided under Part 1 of this policy (either on or off site) will be secured through a planning obligation, and:

    a. Will be transferred to a Registered Provider or other body providing affordable housing prior to the completion of all open market housing on-site;
    b. Remain affordable in perpetuity; and
    c. Enable affordable housing to be provided elsewhere in the borough via off-site contributions.

3. Proposals for reduced affordable housing contributions, below the requirements of Policy HO5, will only be considered in exceptional circumstances, including:

    a. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the Government's vacant building credit; or
    b. Where a viability appraisal has been submitted and agreed by the Council, with an appropriate review mechanism as set out in Policy S7.

9.44 General needs affordable housing should deliver a range of property sizes suitable for meeting the needs of families, singles and couples

9.45 The following housing types are required to contribute towards affordable housing:

- C3 dwelling houses

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- Self-contained units for people of pensionable age; and
- Sheltered or extra care development that comprise self-contained apartments

9.46 The following housing types are typically not required to contribute towards affordable housing:

- C2 residential institutions (that do not comprise self-contained dwellings); and
- Specialist and supported housing schemes provided by the local authority or a Registered Provider (that are not self-contained dwellings).

9.47 The majority of affordable housing is expected to be delivered on-site and based on evidence in the EHDNA should comprise 70% affordable rent, 10% social rent, and 20% intermediate (including shared ownership).

9.48 The definition of Affordable Housing for rent is set out in the NPPF and is housing that meets the following criteria:

- The rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent.
- The landlord is a Registered Provider and appropriate local connection and nomination rights are given to the Council via a suitable planning obligation; and
- It includes provision to remain are an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

9.49 Housing for social rent offers tenants a secure form of housing with lower rents that helps ensure the long term affordability for local people on low incomes.

9.50 Affordable homes should be provided at either social rents and / or affordable rent which should be provided up to 80% of market rent or at the published Local Housing Allowance. Intermediate housing should apply an appropriate discount/cap to reflect local purchasing power (based on local incomes).

9.51 To ensure affordability the Council will need confirmation that the total monthly costs of shared ownership (mortgage payment and rent) will be significantly less than the cost of renting or purchasing a suitable home on the open market. If this is not the case an alternative product should be considered.

9.52 The sensitive integration of affordable housing on sites will be achieved where different types and tenures are proportionally distributed on major developments but always through more than one cluster, including each phase of larger developments; for example, clusters of up to six dwellings on developments up to 50 dwellings and clusters up to eight dwellings on developments of 50 dwellings or above, to avoid overconcentration of one house size, type or tenure in a single on-site location.

9.53 In smaller schemes clustering in smaller groups or 'pepper potting' may be appropriate.

9.54 Affordable housing provision should be tenure neutral; that is, indistinguishable in design and specification from market housing on the same development.

9.55 The Council recognise that local housing need is not always readily met through general needs affordable housing this includes the needs of residents identified in the Housing Strategy, Specialist and Supported Accommodation Strategy, Empty Homes Strategy and

the Economic and Housing Development Needs Assessment. Therefore, the Council will take a more proactive approach to securing offsite financial contributions in order to deliver:

- Supported and specialist housing for older and vulnerable people,
- Care leavers
- Temporary accommodation for the homeless,
- Bringing empty homes back into use as affordable housing,
- Rural affordable accommodation enabling people to remain within their local community
- Affordable accommodation for the gypsy and traveller community

9.56 This is likely to require the consolidation of developer contributions which can then be deployed to meet affordable housing needs at a borough wide level. This approach provides the Council with discretion when allocating funds which helps the creation of mixed tenure affordable housing that meets the needs of communities. The level of commuted sum sought will reflect the developer the cash equivalent of onsite delivery. The contribution should include an enabling fee to reflect the additional costs of delivering homes elsewhere; for example, project management and professional fees.

9.57 Where the Council does have discretion in deciding how financial contributions are allocated for affordable housing, it will:

- Purchase land and create new affordable housing schemes, where a need has been established.
- Provide funding to secure more affordable homes on specific developments in addition to those secured through S106 agreements.
- Buy and repurpose properties for use as affordable accommodation.

9.58 In the event there are no appropriate developments or no outstanding planning permissions which would then be appropriate for use of the funds, the Council will liaise with Parish/Town Councils and Registered providers to identify specific housing sites or those coming onto the market in the near future, that could benefit from additional support in meeting wider affordable housing needs.

9.59 Where the proportion of affordable housing results in part units this part unit will form part of the overall offsite contributions for the site; for example, an 11 dwelling (net) scheme in Telford providing 2.75 affordable dwellings, two dwellings could be delivered on-site and the 0.75 fraction could be provided as an off-site contribution equivalent in value to the part dwelling.

9.60 Where affordable housing contributions are secured through a legal agreement that specifies provision, affordable housing on mixed tenure developments should be transferred to a Registered Provider prior to completion of all open market housing on the site. The aim is to maximise delivery and dwellings should remain affordable in perpetuity.

9.61 In exceptional circumstances, reduced affordable housing contributions below the policy requirements may be accepted, subject to open-book viability evidence presented with a planning application. Evidence should demonstrate clear barriers to policy-compliant delivery. The Council may seek external evaluation of the viability evidence, to be funded by the applicant. The Council also reserves the right to claw back funding as per the review mechanism set out in Policy S7.

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Supported and Specialist Housing

9.62 The UK population, as reflected in Telford, is ageing with wide consequences for society and the economy. The Telford and Wrekin Specialist and Supported Accommodation Strategy and Homes for All Supplementary Planning Document (SPD) aim to ensure there is good quality housing to meet the needs of the growing number of older, vulnerable adults and young people in the borough. They will be used to determine applications under this policy.

9.63 The purpose of Policy HO6 is to clarify the requirements for the delivery of supported and specialist accommodation in the borough.

Policy HO6

Supported and specialist housing

1. Development proposals for specialist and supported housing, that increase choice for older, vulnerable and disabled residents, including any individual units of accommodation, that supports local needs will be supported where:

    a. It meets an identified local need
    b. It is supported by Local Authority commissioners
    c. It makes provision for a mix of tenure and types of accommodation including, where relevant, affordable housing
    d. The design is high quality and meets relevant best practice guidance for the specific use or group it is intended for, whilst being adaptable and responsive to changing needs over the lifetime of development;
    e. Appropriate levels of amenity space and associated landscaping should be provided in a form specific to the needs of the end user;
    f. It is well related to the local context in form, function, design and scale;
    g. Location and design features to assist the predicted impacts of climate change, flooding and air pollution on more vulnerable residents are included in the design of the development.
    h. Where relevant there is a clear plan of where and when domiciliary services and graduated levels of care will be provided;
    i. Appropriate levels of car parking to meet the operational requirements of the use for staff and visitors
    j. The development meets the day to day needs of intended residents by either; 1) a range of onsite services and facilities, or 2) it is reasonably accessible to local services, community and support facilities including health facilities and public transport, enabling residents to live independently as part of the community.

2. Applicants are strongly advised to engage with the Council at an early stage in the planning process to consider;

    a. the mix of specialist and supported housing needs within the borough, including defined user groups;
    b. where proposals are over and above local need, suitable alternatives that meet a deficiency in other

accommodation types will need to be discussed with the Council; and

c. to discuss the scale, tenure, layout and type of accommodation to be provided.

3. Evidence to be provided of engagement with local health services (GP practice groups etc.) that the care needs (commensurate with the level of care required) of the residents can be sustainably accommodated in that location.

9.64 Specialist and supported accommodation includes supported living housing where care and/or support is a core part of the offer; specialist accommodation that is specifically for people with particular needs or characteristics; and supported accommodation that might suit those with particular needs and characteristics.

9.65 The different types of specialist and supported housing include:

- **Age-restricted general market housing -** generally for people aged 55 and over and the active elderly. It may include some shared amenities but does not include support or care services.
- **Retirement living or sheltered housing -** usually purpose-built flats or bungalows with limited communal facilities. It does not generally provide care services, but provides some support to enable residents to live independently, such as on-site assistance (alarm) and a warden.
- **Extra care housing or housing-with-care -** usually purpose-built or adapted flats or bungalows with extensive communal areas and a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, with meals available.
- **Residential care homes and nursing homes -** individual rooms within a residential building that provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living.

9.66 Other types of supported and specialist accommodation could include care leaver accommodation or accommodation for survivors of domestic abuse. As well as children's care homes which would fall under the description of Extra Care Housing or housing with care.

9.67 Specialist and supported accommodation includes both use class C2 (residential institutions) and C3 (dwelling house) of the planning use classes order. The use class depends on factors such as the level of care and scale of communal facilities provided. The Government's definition of a self-contained dwelling is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. The distinction will guide application of other Local Plan policies, for example policies HO 4 (affordable housing), NE 6 (public open space) and C 5 (design of parking). Specialist and supported accommodation that provides self-contained dwellings will require affordable housing, having regard to scheme viability.

9.68 The Council encourages dispersed specialist and supported housing provision approach. On large strategic sites including Sustainable Communities additional supported or specialist homes should be considered as part of creating multi-generational communities.

9.69 High quality design includes appropriate step-free access, movement, layout, provision of support facilities and external amenity spaces that meet the needs of residents. Where appropriate, the

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proposed scheme should provide necessary storage for mobility scooters. The use of Housing our Ageing Population Panel for Innovation (HAPPI) key design criteria is strongly encouraged.

9.70 Specialist and supported accommodation will be supported where it is reasonably accessible to local services and facilities including shops, community facilities and healthcare provision. Access to public transport should also be demonstrated. The 'core and cluster' approach is encouraged where self-contained property has support provided on-site by carers and support workers. Bungalows can provide benefits to residents through step-free access and adaptability for an ageing population.

9.71 Applicants are strongly encouraged to engage with the Council early in the process to discuss needs and provision. For example, the planning process can facilitate discussions with the Council's Social Care Commissioners to discuss local issues. It is also recognised that where the residents have higher care needs there will need to be evidence that these can be reasonably supported by, for example, local GP provision. In addition, when considering local need, there should be consideration given to the Supported and Specialist Accommodation Strategy which identifies housing need across various cohorts in the borough[27].

Houses in Multiple Occupation (HMO)

9.72 Houses in multiple occupancy are increasingly common these can meet a range of housing needs from student accommodation to affordable move on accommodation. They are an element of the boroughs housing mix and benefit from permitted development rights where housing up to six people. Where the Local Plan can it is important to control the impact of HMO's on local communities as well as ensuring the quality of the homes themselves.

9.73 Policy HO7 aims to protect existing family homes and ensure where larger HMO's (as defined nationally) are proposed then these provide good quality accommodation.

Policy HO7

Houses in multiple occupation (HMO)

1. In circumstances where planning permission is required for the subdivision of dwellings into Houses in Multiple Occupation (HMOs), the Council will support the proposal where:

    a. There is no significant adverse impact on the amenity of existing and future residents, including the homes and gardens of neighbours and they do not change the character of the area;
    b. There is not an over proliferation of HMO's in the surrounding area;
    c. The HMO would offer a good standard of living accommodation including access to communal and outdoor amenity space;
    d. Safe, well designed vehicle access and parking is provided to meet the needs of the development and prevent any foreseeable parking issues in the surrounding area;

27 Specialist and Supported Accommodation Strategy.pdf

e. There is provision for waste/recycling storage to meet the needs of the development;
f. There is provision for cycle storage to meet the needs of the development;
g. The proposal complies with other relevant policies in the Local Plan including on design, landscape and historic environment; and
h. For larger HMO's, there should be a consideration for onsite management staff ensure that the building is managed.

9.74 The Council has adopted local amenity standards for HMO's. Any development for HMO's in the borough should comply with these, or any subsequently published, standards.

9.75 Generally HMO's that require planning permission are of a scale where there would be an increased demand for vehicle parking spaces, cycle storage and waste storage. To ensure high quality homes are provided, such developments should provide sufficient facilities and storage. The Council has published its vehicle parking and cycle storage requirements in the Highways Design Guide.

Gypsy, Traveller and Showpeoples Accommodation

9.76 The Council has identified the need for gypsy, traveller and showpeoples accommodation in the borough through an updated Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTTSAA) (2023). It is a requirement of the NPPF that Local Plans positively address the need for gypsy and traveller accommodation.

9.77 Policy HO8 sets out the level of need for new pitches the Council will need to plan for as well as a positive set of criteria to help bring sites forward.

Policy HO8

Gypsy, Traveller and Showpeoples Accommodation

1. The Council's Gypsy and Traveller Accommodation Assessment identifies a need for 26 additional pitches over the plan period.
2. The Council have identified provision of two permanent pitch sites.

    a. Lawley Furnaces expansion to accommodate a further 3 pitches; and
    b. Lodge Road to accommodate at least 13 pitches.

3. Proposals for new sites will be supported where:

    a. The proposal will help meet an identified need for the pitch or plot provision;
    b. The site is not located in an area of high flood risk;
    c. Will accommodate any necessary activities to the residents' mobile lifestyle without an unacceptable adverse impact on local amenity, highway safety, biodiversity and other policy constraints;
    d. The site is provided with serviced plots with all essential utilities including broadband connection;
    e. The application addresses climate change such as, where appropriate, the provision of on-site renewable

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energy, electric vehicle charging and sustainable drainage;

f. Provision is made for appropriate vehicular access to and from the public highway and strategic road network to accommodate mobile homes;

g. The site delivers high design quality through its layout, parking, servicing and incorporates boundary landscaping and other features to safeguard amenity taking into account the surrounding area; and

h. Permanent facilities and amenities are designed to be thermal efficient and good quality.

4. A planning condition or legal agreement will be required to control the future use of sites.

9.78 Policy HO 8 sets out the Council's approach to meeting the identified need for additional pitches, through the expansion of existing provision and criteria for the development of new sites. This policy has been prepared having regard to the Government policy document Planning Policy for Traveller Sites (2015).

9.79 The Council will monitor the number of pitches in the borough to meet the identified need.

9.80 Proposals for new traveller sites are supported where they help meet any unmet need for sites as identified in the GTTSAA 2023 update or any subsequent update. Where the Council's identified need for sites has already been met, new windfall sites will be permitted where the applicant can provide appropriate justification showing there is a need for the accommodation and the application complies with the criteria in Policy HO 8.

9.81 Where permanent buildings such as those housing communal facilities are provided, opportunities to improve their energy efficiency, thermal efficiency and produce and use renewable sources of energy should be taken. This could include installing solar panels or connecting to a network for power. It could also include using water efficient appliances being installed.

9.82 It is essential that everyone has access to a good broadband connection. Sites should be served by a good broadband connection to help facilitate, for example, home school and working on the site.

9.83 New sites need to be located and designed to not have a significant adverse impact on the surrounding area including nearby residents living conditions. Other policy constraints could include the impact on heritage assets, impacts on health and to or from air quality, climate change, water quality and flooding. The impact of development would be assessed as part of a planning application, and where reasonable, appropriate mitigation such as boundary treatments may be sought to address identified harm.

Housing Development Regeneration

9.84 The Council supports the regeneration and renewal of housing across the borough, as a meansof ensuring that everyone has access to a good decent home. The Council has already undertaken successful, targeted interventions in older New Town Estates, with partner agencies, such asthe redevelopment of local centres and through initiatives such as Telford and Wrekin Homes. Housing associations in the borough are taking a proactive approach, in partnership with the Council, to improve and modernise their housing stock through asset management strategies and redevelopment initiatives.

9.85 Policy HO9 encourages and supports measures to improve the liveability, quality and wellbeing of existing housing estates through regeneration opportunities. This approach aligns with National Policy requirements to consider the benefits of estate regeneration.

Policy HO9

Housing development regeneration

1. The Council will support large-scale refurbishment and/or redevelopment proposals which will secure regeneration benefits for existing communities where:

    a. They are supported by a masterplan and Design Brief document which demonstrates:

    - the regeneration benefits of the proposal;
    - that the accommodation will be of a high quality;
    - that an assessment of the site and surrounding area has been undertaken and it is demonstrated that the proposal will make a positive contribution to the local character and distinctiveness of the area such as improved connectivity, open space, landscape and access to community facilities and services.

    b. It has been demonstrated that community engagement has been undertaken as part of the preparation of the proposal;
    c. Any net loss of housing is appropriately justified, such as through the provision of better quality homes;
    d. There would be no net loss of community facilities, unless in compliance with Policy CI1;
    e. Proposals address climate change amelioration and adaption including delivering homes which are cheaper to run through improving insulation, ventilation and inclusion of renewable energy technology;
    f. Proposals deliver a mix of homes in compliance with HO3 to deliver multi-generational communities and homes for rent and sale;
    g. Proposals comply with all other relevant policies in the Local Plan.

2. Development contributions (including, but not limited to, affordable housing, education, open space and play/sport) will only apply to net new dwellings to encourage the regeneration of existing housing stock and re-use of brownfield land.
3. Where appropriate, the Council may use Compulsory Purchase Order powers to assemble ownership within an estate to enable a cohesive approach to estate regeneration.

9.86 There are a number of new town estates and older pre-war public housing in areas such as Donnington. The purpose of this policy is to provide a positive policy framework that can help facilitate regeneration and redevelopment opportunities, of these areas, as and when funding opportunities become available.

9.87 Estate regeneration includes the conversion, redevelopment or replacement of existing housing. In determining a planning application for estate regeneration, the social, economic and environmental benefits of the development will need to be clearly demonstrated. The Council recognise that future opportunities are likely to be complex due to the increasingly diverse ownership especially in former areas of public housing.

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9.88 Where major redevelopment schemes come forward the developer will need to demonstrate how they have engaged with the local community to seek input into and feedback on the scheme proposals.

9.89 Proposals to improve the public realm on estates and accessibility to open space, leisure facilities, retail centres and employment areas (including Strategic Employment Areas) will be supported. The Council supports the positive adaptation of existing homes to address climate change and making homesmore affordable to live in and run.

9.90 Due to the scale and complexity of estate regeneration schemes it is recognised that developer contributions will only be secured on net new housing in order to mitigate the additional needs of those homes for, for example, new school places.

9.91 Where necessary as a last resort the Council, its partners or developers may utilise Compulsory Purchase Orders to facilitate site assembly where all other means of doing so have been exhausted.

Stalled Development Sites

9.92 There are a significant number of instances where existing development sites and assets become stalled and remaining vacant, derelict or undeveloped for extended periods of time even after receiving planning permission. These sites are often smaller scale, brownfield sites where their original use is no longer viable including, for example, a number of former public houses. The delay in their reuse, redevelopment and regeneration of these sites can blight communities and detract from wider regeneration efforts.

9.93 Policy HO10 will establish a clear framework for the Council to collaborate with land owners in addressing issues that have delayed the progress in bringing sites back into a beneficial use to deliver sustainable developments including housing and other infrastructure that supports communities.

Policy HO10

Stalled development sites

1. The Council will proactively and positively support land owners and developers to investigate, remediate and resolve issues that have delayed vacant and / or derelict brownfield sites either coming forward for its reuse, planning or moving to completion. The Council will work through the following framework with developers where sites have been identified by the Council or brought to the Councils addition:

    a. Initial discussions with the site owner and / or developer to discuss the status of the site, the intentions regarding development and an assessment of issues that have delayed the site coming forward;
    b. The joint production of a site Development Brief for the site setting out sites constraints and details and uses that would, in principle, be supported;
    c. Pre-application advice provided to the site owner and / or developer clarifying the Councils expectations and planning requirements for the site;
    d. Where there is a genuine viability (which should be supported by a Viability Assessment) case due to abnormal site costs the Council will provide the best

available advice and guidance in relation to available gap funding opportunities; and

e. A joint Stalled Sites Action Plan that will set a clear timetable for bringing a sites forward for either; 1) its reuse; 2) planning or 3) where permission has been granted, how the progress will be made to implement and complete the permission.

2. Where at least one of the above steps have been taken but within a reasonable time period, the site has not progressed to planning or no reasonable works have commenced on site to complete extant consents, or reuse buildings, or the grant of planning permission has lapsed the Council will consider exercising it compulsory purchase order making powers to acquire the site for the purposes of bringing about its reuse, development, redevelopment, improvement or regeneration in order to promote the economic, social or environmental well-being of its area or for the provision of new and/or improved housing or other infrastructure that supports communities.

9.94 There are a number of identified 'stalled' development sites within the borough, these are defined as vacant or derelict sites that are brownfield with the majority within the existing urban areas. The sites tend to be smaller scale and include a number of former public houses and other facilities where there former use is no longer viable. In addition there may be other sites that may be required to support the local communities by way of infrastructure, for example this could include the need to provide and protect community facilities; but have been closed.

9.95 A stalled site will be identified by the Council where one or more of the following criteria has been identified:

- A site or building has been vacant for more than 12 months
- There is a reported planning enforcement case on the site.
- There is reported anti social behaviour or criminal activity on site due to the site being vacant.
- Where planning permission has been granted but no works has been undertaken on site after 12 months.
- Where work has started on site, but no progress has been made after a 6 month period.

9.96 Sites will be removed from the list of identified stalled sites when it has a practical completion certificate.

9.97 Due to the nature of former uses and the predominance of sites being in close proximity to existing communities failure to bring sites forward for reuse or redevelopment can cause issues of blight to the surrounding area.

9.98 The Council are working proactively with a number of land owners and or / developers to bring these sites forward, however policy HO11 will provide a more formal framework of support and clarification for land owners and / or developers to bring these sites forward. As a last resort, where all other options have been exhausted and, it is clear that a site is unlikely to come forward in either of the following circumstances the Council reserves the right to take more formal action through the use of a Compulsory Purchase Order:

1. A reasonable period i.e. where a site has not progressed to planning within a 12 month period of being identified (in writing to the owner) as a 'stalled' site.

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2. Where an existing grant of planning permission has lapsed.
3. No reasonable progression has been made on site to complete extant planning approvals or reuse buildings within a reasonable period.

Self-Build and Custom Housebuilding

9.99 The Council supports opportunities to develop self-build and custom housebuilding. A register of people interested in building their own homes is maintained by the Council and the Council are required to support the delivery of permissioned self build and custom build plots through planning.

9.100 Policy HO11 supports self-build and custom housebuilding in suitable locations and as part of the overall housing mix on larger housing led developments.

Policy HO11

Self-Build and custom housebuilding

1. The Council will only support proposals for self-build or custom housebuilding where they are located within the built-up areas of Telford and Newport or where they are in accordance with Policies HO 12 (Housing Development in the Rural Area) or Policy HO 13 (Affordable Rural Exceptions).
2. Application sites delivering 100+ new dwellings should provide at least 3% of the housing as self-build or custom housebuilding serviced plots. Where provided within a wider development, self-build or custom housebuilding plots should have:
   a. Access to a public highway and connections for electricity, water and waste water provided within the boundary of the plot, provided as agreed under the phasing plan for the development; and
   b. Be secured for the development of self-build and/or custom housebuilding by an appropriately worded condition or S106.
3. Where supported as an exception to normal rural housing policy, the Council will require an appropriately worded S106 agreement to ensure the plots are only provided for self-build or custom-housebuilding and meet the requirements set out within Policy HO13.
4. Developers will be required to actively market plots at reasonable price that reflects a professional valuation, until a buyer is found or for a minimum of 6 months. If after this period, the plot has not been sold, the developer will be permitted to return the plot to normal market use.

9.101 Self-build or custom-build housing plots must be fully serviced in accordance with the Self-build and Custom Housebuilding Act (2015), or any subsequent updates. Plots are typically detached, although semi-detached dwellings may come forward should their proposed homes meet the relevant definitions.

9.102 Outline planning applications for self-build or custom-build plots, including those that form part of the housing mix on a wider site, provide the opportunity for plots to be marketed to prospective purchasers to build their own home. The Council would expect these plots to be marketed for sale, with outline consent, for a minimum period of 6 months (unless otherwise agreed with the Council), with plots fully serviced to the boundary. Marketing will be required as part

of any application to remove self-build or custom-build restrictions and should include those on the Council's self-build and custom housebuilding register.

9.103 A professional valuation should be carried out by a Royal Institute of Charted Surveyors (RICS) valuer or other appropriate competent professional.

9.104 Should no interest in the plots be received during the marketing period, subject to approval from the Council, the plots may be built out as other forms of housing where acceptable under Local Plan policies. Evidence must be provided that the plot has been marketed at a local market level and the marketing has included , but not limited to, direct contact to those on the Councils Self-build and custom build register.

9.105 A professional valuation should be carried out by a Royal Institute of Charted Surveyors (RICS) valuer or other appropriate competent professional.

9.106 As a general rule, where self-build plots are included within the overall housing mix, the plots should be fully serviced and marketed prior to 75% of the scheme being built out. This is to ensure the plots are provided, and where necessary the plots are subsequently built out by the developer whilst on site, should there be no interest shown for self-build or custom-build.

9.107 The Council may in exceptional circumstances support the development of self-build and custom build accommodation in areas not cover by point 1 in policy H012. This is provides some flexibility where small scale development might be acceptable in for example a village not defined as a key settlement. Such develops would need to demonstrate exceptional design quality, sustainability credentials (zero carbon development) and successful mitigation of technical issues such as access.

9.108 Although small scale self-build and custom housebuilding are expected to be exempt from the statutory biodiversity net gain requirements, the Council requires compliance with Plan policies including S4, S5, NE3 and NE4 to promote the borough's Forest Community approach.

Housing Development in the Rural Area

9.109 It is important to plan for housing delivery across the borough including the rural area. New development in the boroughs villages can have positive benefits not least maintain the long term sustainability of these areas as the population generally ages, housing becomes less affordable and it becomes harder to maintain local services in the community.

9.110 Policy HO12 sets out the criteria for determining planning applications for housing in the rural area, which for the purposes of the policy this is any site outside the built up areas of Telford and Newport as shown on the Local Plan Policies Map.

Policy HO12

New Housing in the Rural Area

1. The Council will support housing development in the rural area by:

    a. Directing new rural housing to sites with unimplemented planning permission;

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b. Allocating housing sites in some rural villages to support local services;
c. Allowing proposals for non-major development within or immediately adjoining the built confines of Key Rural Settlements;

Infill Development

2. Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in Appendix H and the Rural Settlement Paper will be supported. These dwellings will require a legal agreement/conditions to ensure the dwelling is delivered as a self-build or custom build dwelling including appropriate occupancy conditions.

Replacement Dwellings

4. Proposals for replacement dwellings outside the Key Rural Settlements will be permitted where:

a. The development would not have a significant detrimental impact on local amenity or the character and appearance of the area;
b. The existing building to be replaced has a permanent, residential use and, if abandoned, the building has reasonable prospect of being brought back into residential use;
c. The replacement dwelling is sympathetic to the size, mass, character and appearance of the original building and assimilates into the surrounding context taking into account the existing street scene;
d. Development represents exceptional quality or innovative design;
e. There would be no net increase in number of residential units on the site;
f. The replacement dwelling is positioned on the same footprint as the existing dwelling, unless there is an appropriate and justified reason for changing the location of the dwelling. In this instance the demolition of the existing dwelling would need to be appropriately secured at the time of consent to ensure there is no net gain of dwellings on the site once the development is completed
g. Permitted development rights will generally be removed from replacement dwellings in the rural areas.

Conversions and Change of Use

5. Proposals to convert or change the use of existing buildings to residential use will be supported where:

a. It has been demonstrated the current use of the building is no longer needed or viable;
b. The application is supported by a detailed structural survey which demonstrates the building to be of permanent construction and capable of conversion without significant rebuilding or reconstruction;
c. The proposal is largely contained within the existing building with any extensions being subservient and in keeping with the existing building and complying with the criteria set out in Policy DD2 (Residential alterations and extensions);
d. The conversion of a heritage asset should be demonstrated to be the optimum viable use for the

building, i.e. the viable use which best protects its heritage significance.

e. The conversion of heritage assets should be contained within the existing building(s) without extension, unless the proposed new development is demonstrated to be enabling development to secure the future of the heritage asset(s)
f. The design protects or enhances any local heritage value of the building, including non-designated heritage value;
g. The site has a safe and suitable access; and
h. The future residents of the proposal would not have an unacceptable amenity level due to conflicting neighbouring uses.

Rural Workers

6. Proposals for new dwellings for rural workers will be supported where:

a. The application demonstrates there is an essential need to live permanently at or near the applicants place of work in the countryside;
b. The application is supported by appropriate justification as to why other measures could not be used to address the need for on-site accommodation such as CCTV; and
c. The size and nature of the development is such that it can be sustained by the scale of the operation, reflective of the location and setting and proportionate to the needs of the intended occupants

9.111 The Council has identified housing allocations in several villages These site allocations contribute to meeting the overall housing requirements of the borough and the rural area as well as addressing local needs identified in the EHDNA.

9.112 The Council has conducted an audit of all rural settlements in a 'Rural Settlement Technical Paper', the paper identifies key rural settlements in the borough and assesses their sustainability. This has informed the strategy for housing in the rural area, to direct development to the most sustainable locations with the highest concentration of services that help support the continued viability and vitality of the boroughs villages. A Key Rural Settlement is defined as; ***A settlement that includes the highest concentration of services and facilities, such as a village hall, shop, primary school, public house, post office facilities, play and recreation space. The settlement must also have some form of access via public transport and is conveniently accessible to the A or B road network.***

9.113 The Key Rural Settlements are set out below:

- Edgmond;
- High Ercall;
- Lilleshall;
- Tibberton;
- Waters Upton;
- Crudgington; and
- Allscott.

9.114 Non-major development is considered to be planning applications consisting of 9 homes or fewer or the site has an area less than 0.5 hectares.

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9.115 Infill development for the purposes of this policy is considered to be sites within an existing settlement (identified in Appendix H) which front a road and have built development on at least two sides immediately adjoining the site.

9.116 Infilll development for single self-build or custom-build dwellings with the confines of existing rural settlements will require a legal agreement/conditions to ensure the dwellings is delivered with the appropriate occupancy conditions.

9.117 Where a building is proposed to be converted to housing, evidence will be required to be submitted with the planning application. Depending on the current use of the building this could be the submission of an appropriate marketing report to show there has been no reasonable interest in the current use of the building; or it could be the submission of a business case setting out why the building is no longer needed, and confirming that the conversion or the building would not lead to subsequent proposals for further development on the site, unless appropriately justified.

9.118 Development that represents exceptional quality and outstanding design will require an independent design review with details to be agreed between the applicant and the Council.

Affordable Rural Exception Sites

9.119 Given the overall strategy to direct rural housing to particular locations identified in Policy HO12, it is considered reasonable to restrict the dispersal of housing beyond these settlements. This helps ensure that housing is there for people with a genuine need and, for example local connection.

9.120 Policy HO13 sets out the circumstances under which proposals would be acceptable.

Policy HO13

Affordable rural exception sites

1. The Council will support affordable housing schemes as an exception to normal rural housing policy where:

   a. Development is defined as minor development and consists of 100% affordable housing.
   b. The site is within or immediately adjoining and well-related to the built up area of a rural settlement and does not result in development in an isolated location.
   c. There is robust evidence that the proposal will meet a local affordable housing need for people with a local connection to the area as well as a need to live in the specific location;
   d. Adequate controls are in place to ensure the dwelling meets the needs of current and future occupiers and remains affordable in perpetuity, in line with Policy HO6; and
   e. The proposal is of an appropriate scale and design for the location.

9.121 Affordable rural exception sites should be capable of management by an appropriate body i.e. registered social landlord, the Local Authority or any other organisation or body that is legally able to provide affordable housing. Where housing is delivered as

intermediate tenure(shared ownership, for example) this should be secured through a Section 106 agreement or appropriately worded condition.

9.122 Policy HO13 is supportive of opportunities to bring forward rural exception sites that will provide affordable housing to meet local needs. The policy applies to rural settlements identified in Appendix H. Sites should be located within or immediately adjoining a rural settlement and be well-related in its physical location and relation to the built form of development. Development will be supported, including single dwelling exception sites (which could be self-build), and schemes proposed by registered providers or applicants where there is evidence of local affordable housing need. Evidence should include a local housing needs survey and/or proof that an applicant's housing needs cannot be met elsewhere in the local area within a 5 mile radius, through market or affordable housing.

9.123 Proposals must also demonstrate a local connection. A local lettings plan should be agreed and secured through legal agreement, or applicants for single dwelling schemes should demonstrate a strong local connection, either through residency or employment in the local area:

- **Residency qualification –** have been resident in the parish for 12 continuous months at the time of application; have lived in the parish for three out of the previous five years; or have close immediate family who have been resident for five continuous years and continue to reside in the parish. As an example this could be demonstrated in the form of continuous Council tax records
- **Employment qualification –** the individual or their partner is in employment and the main place of work is in the parish; they are in paid employment; they work a minimum 16 hours a week; they have been employed for a minimum 12 continuous months at the time of application and is currently in employment; and has a permanent contract or is self-employed.

9.124 Affordable rural exception sites should be well-designed and proportionate in scale and design to the location and to meet current and future needs. Proposals should meet the internal space standards in Policy HO3 and the dwelling size will be controlled to ensure it remains affordable in relation to local incomes.

10 Development design

10 Development design

10.1 To design a successful place, all types of development should aim to meet the highest quality for sustainability in both their design and layout.

10.2 The Council is committed to promoting high quality design which includes its scale, massing, form, density, orientation and layout, as well as the proportions, materials, landscape elements, access and overall spatial quality. The NPPF and National Design Guide recognises design as a key aspect of sustainability, that informs how places function socially, economically and environmentally as well as the design of special places such as the Ironbridge Gorge World Heritage Site.

10.3 Telford & Wrekin's character is split between a number of locally distinctive settlements including; urban and rural neighbourhoods; district centres; industrial and commercial estates; historic environments and variety of natural forms and features, that contribute to the rich and varied character of Telford & Wrekin.

10.4 Due to their differences in size larger settlements (town and district centres) vary greatly from smaller neighbourhoods due to their different roles in delivering growth within the borough. The Local Plan is a strategic document and therefore is not the appropriate mechanism to undertake a detailed assessment of the character of every settlement, instead the Local Plan and the policies within this chapter should provide a framework for applicants, decision makers and communities to undertake such assessment and deliver high quality design throughout the borough.

Design Criteria

10.5 Design quality is concerned with how places look as well as how they function socially, economically and environmentally. It is recognised that a key aspect of sustainable development is indivisible from good planning, and should contribute positively to making places better for people.

10.6 The Governments National Design Guide and National Model Design Code (the primary basis for the preparation of Local Design Codes) ensures that the requirement for good design is embedded in planning policy and is ultimately delivered through the development being built and the places being created.

10.7 The National Design Guide sets out the characteristics of well-designed places under 10 themes:

1. Context
2. Identity
3. Built Form
4. Movement
5. Nature
6. Public spaces
7. Uses
8. Homes and buildings
9. Resources
10. Lifespan

Well designed places have individual characteristics which work together to create a sense of place. The 10 themes are reflected throughout the Development Management policies contained in the Local Plan.

10 Development design

10.8 Policy DD1 provides a design criteria for development that complement these key themes and guidance set within the NPPF, against which all planning applications will be assessed.

Policy DD1

Design criteria

1. To ensure good place-making the Council will support development which:

    a. Makes a positive contribution to an area's character and enhances the quality of the local built and natural environment to facilitate interaction throughout the community;
    b. Is appropriate in the context of its location in the borough and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme;
    c. Includes residential garages that are in keeping with general building style;
    d. Respects the landscape, setting, topography and vision for Telford and Wrekin as a Forest Community, and integrates natural features into development such as public open spaces, street trees, grass, planting and water, supporting quality of place;
    e. Where relevant, respects and reinforces historic street patterns, groups of buildings, layouts, traditional frontages and boundary treatments to satisfactorily integrate the development into the surrounding area;
    f. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline;
    g. Is use appropriate, using high quality durable materials which reinforce or enhance local distinctiveness;
    h. Creates a secure environment which, having regard to Secured by Design principles, is legible and safe for all including people with physical accessibility difficulties, attractive and convenient through the design and orientation of buildings, the integrated provision of external spaces, drainage, lighting, landscaping, open space and parking;
    i. Provides homes with good quality internal environments with adequate spaces for users and good access to private, shared or public spaces;
    j. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution and that the new development can be effectively integrated with existing businesses and facilities in its vicinity;
    k. Demonstrates it is designed to meet multi-generational needs, enabling residents to live in their homes for longer, through housing mix, site layout and the provision of accommodation designed to meet the needs of those with mental and/or physical health issues such as dementia; and
    l. Has arrangements of streets and buildings which offer a convenient choice of routes that are easy to

10 Development design

understand, connecting with surrounding neighbourhoods and town centres.

2. For larger, more complex estate developments, design briefs will need to be submitted as part of the application process on a case by case basis, with content proportionate to the size of the proposal. Requirements for Sustainable Communities are set out in Policy HO2.

10.9 There are a range of tools available to ensure good quality design in developments. Policy DD1 looks to address those needs alongside other requirements set out within the Local Plan that help create well designed places. For example, this includes the need to address the impacts of climate change, securing better homes, protecting and enhancing our natural and historic environment as well as ensuring that the Council promotes sustainable modes of travel, with the overall aim of creating healthy and attractive environments where people want to live.

10.10 Good design is therefore integral to achieving places that people in our borough can be proud of. Site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality.

10.11 Additional tools such as local design reviews provide constructive, impartial and expert guidance to applicants as they develop their proposals to ensure high standards of design. The Council will identify at pre-application stage which schemes due to their size, complexity or impact should be referred for design review. Alternatively applicants can request a design review as part of their consultation process. The Council will have regard to the recommendations of the design review and how these have been reflected in the submitted design when determining an application.

10.12 Where relevant, developers will be expected to demonstrate how their proposal is good design, explaining how the policy matters have been addressed within their development proposals in supporting evidence such as in the Design and Access Statement submitted with their planning application. Development should be bespoke and respond positively to and be informed by local context and vernacular but without stifling innovation and new technologies which sympathetically complement or contrast with the local architectural style. 'Standard' house types or the repetition of layouts, development densities, and the use of construction materials mimicking schemes elsewhere will seldom be acceptable.

10.13 The Council supports the use of masterplans and design briefs to help demonstrate that all important design issues have been identified as well as helping to provide a secure and agreed framework for the development of major sites (including for Sustainable Community proposals and technically complex sites). National policy and guidance on design and design codes will be taken into consideration. Applicants are encouraged to have discussions with the Council at the earliest opportunity in the design process.

10.14 Policy DD1 links with the Local Plan strategic priorities including climate resilience and mitigation, health and wellbeing, securing better homes and delivering stronger communities. The policy sets out criteria, linked with these priorities that should be considered in development proposals from the outset. To help create safe and secure environments which in turn creates cohesive

10 Development design

neighbourhoods that promote health and wellbeing, Secured by Design[28] principles should be considered for schemes. Other sources of information such as the National Design Guide and Code provide good starting points for design nationally, whilst other forms of guidance such as the West Midlands Design Charter[29] provides a regional base for design through its 6 themes and 12 principles. Sport England's Active Design and Design Coding Guidance[30] also provides a useful tool to help shape developments at an early stage.

10.15 In line with the 'agent of change' principle in national policy (NPPF Paragraph 200) new development should not place unreasonable restrictions on existing businesses and facilities such as places of worship, pubs, music venues, sports clubs, waste facilities and utilities sites. Where evidence demonstrates that the operation of an existing business or community facility could have a significant adverse effect on new development in its vicinity, for example the risk of ball strike from an existing sports ground, the applicant will be required to provide suitable mitigation before the development is completed.

10.16 In the local area there are two strategic MOD sites located in and adjacent to Telford including MOD Donnington and RAF Shawbury. Applications for development should not compromise, restrict or otherwise degrade the operational capability of MOD sites and/or assets. The MOD should be consulted on development proposals for noise sensitive development where the existing noise source is related to defence activities.

Residential Alterations, Extensions and Annexes

10.17 The Council recognises that well-designed buildings, including alteration and extensions to existing properties, make an important contribution to the character and quality of an area. While encouraging architectural expression, the Councils considers that some policy guidelines are necessary to help promote and reinforce the local distinctiveness of the area and avoid adversely affecting adjacent properties and uses and the living conditions of neighbouring residents. The NPPF seeks to secure high quality design and makes clear that poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused.

10.18 Policy DD2 aims to improve the quality of existing housing and deliver high quality urban design which is locally distinctive.

Policy DD2

Residential alterations, extensions and annexes

1. The Council will support alterations or extensions to residential buildings where:

    a. It is not disproportionate in size in relation to the existing building/plot and preserves and enhances the existing character of the dwelling or the prevailing character of the area;

28 Secured By Design https://www.securedbydesign.com/
29 West Midlands Design Charter https://www.wmca.org.uk/media/lc0izu0n/wm-design-charter.pdf
30 Active Design | Sport England

b. Can be adequately accommodated within the curtilage of the existing property without adversely affecting its amenity or that of neighbouring properties/uses;
c. Is designed in keeping with surrounding buildings;
d. The design includes features which are energy, waste and water efficient;
e. The proposals are well built, accessible, fit for purpose, and adaptable to changing lifestyles, demography and climate;
f. The alteration or extension will not result in adverse environmental impacts such as noise, odour, dust or light upon the immediate area;
g. The proposal respects existing natural features, including landform, trees and biodiversity, responding positively to biodiversity net gain, and where possible integrates greening measures such as green roofs; and

2. In respect of residential annexes the Council will support development where:

a. The proposal is proportionate and subservient to the main dwelling
b. Is capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant;
c. The proposal is fit for purpose and its use is justified; and
d. The proposal is incidental in use to the main dwelling.

10.19 Policy DD2 covers alterations and extensions of dwellings. It also provides control regarding the conversion of houses into flats or shared housing (including Houses in Multiple Occupation as referred to in Policy HO7) so that they respect their local context. Furthermore, it anticipates demographic changes facing the borough such as an ageing population and a continued forecast reduction in mean household size. The policy recognises the need to promote sustainable development including the use of micro energy generation and measures to reduce water use.

Figure 29: Residential Extension



Commercial and Industrial Development Design

10.20 Successful communities require a range and variety of local services and community facilities, such as workplaces, civic and commercial facilities. These should represent the varied needs and aspirations of the existing and future community as well as supporting everyday life and encouraging sustainable lifestyles.

10 Development design

10.21 Policy DD3 aims to enhance the design of commercial and industrial development, whilst detailing a specific criteria of which these planning applications will be assessed against.

Policy DD3

Commercial and industrial design

1. The Council will support commercial and industrial development where:

   a. The orientation and siting of buildings is considered at the outset of development;
   b. Developments minimise the visual impacts of service and equipment areas from adjoining streets, publics paces and adjacent properties;
   c. The development re-uses vacant or under-utilised sites, regard should be had to the potential environmental value of vacant, derelict or under-used sites in any development proposal;
   d. Site drainage is designed to minimise water collection near building foundations, entrances and service ramps;
   e. The parking/access/circulation system provides for the safe, efficient, convenient and functional movement of multiple modes of transportation both on and off site;
   f. Convenient and appropriate routes for all required service, emergency and utility accessways shall be easily discernible and clearly marked.
   g. The installation of secure parking areas for bicycles, located conveniently to building entrances avoiding conflicts with vehicular and pedestrian circulation;
   h. Pedestrian walkways will provide connections between buildings, land use areas and adjacent existing and new development, connecting residential, office and retail/commercial areas and transit stops;
   i. The development includes where appropriate accessible public spaces implementing a variety of urban design elements, including but not limited to, plazas, seating areas, public transport stops and other public uses as well as street furniture, trees and other landscape features;
   j. The development takes into account the existing landscape through its siting and orientation and where possible retains and enhances the natural landscape;
   k. Provision is made for electric vehicle charging infrastructure in line with Policy ST5; and
   l. Integrates renewable and low energy infrastructure in line with policy CC2.

10.22 The Council supports sustainable economic development that supports local communities with new and retained jobs, and businesses to start-up, grow, expand and invest in the borough.

10.23 Telford and Wrekin has a long history as a major focus for economic activity in the West Midlands. Telford is still a fast growing, diverse modern business location at the forefront of opportunities and challenges around productivity and automation in advanced manufacturing.

10.24 It is therefore integral that the borough continues to deliver high quality commercial and industrial development. Applying urban design principles to both commercial and industrial design

demonstrates Telford & Wrekin Council's dedication to creating sustainable developments. This type of design is concerned with the nature and quality of the public realm, and the way in which buildings, and the activities they accommodate, relate to the streets, squares and public spaces we all share and use. Aspects of landscaping, architecture and placement are all taken into account.

Figure 30: Employment development layout



10 Development design

Waste Planning for Residential Developments

10.25 Waste arises as a result of domestic consumption, commercial or industrial production processes or through construction and development activities. The diversion of waste including recycling and reuse is an increasingly important consideration, both environmentally and economically, in the aim of breaking the link between economic growth and the environmental impact of waste. There is a need for development management policies to make sure:

- Good quality housing design which incorporates appropriate refuse and recycling storage which is conveniently located, has a limited visual impact and is safe;
- High quality areas of public realm and open space which are safe, well maintained and easily cleaned;
- The ongoing costs of managing waste are reduced through good urban design;

10.26 Policy DD4 sets out a framework for integrating sustainable waste management into new residential developments and support the implementation of the municipal waste contract.

Policy DD4

Waste planning for residential developments

1. The Council will support residential development that helps drive waste management up the waste hierarchy by providing, with regard to national design standards, local waste guidance[31] and waste collection regime at the point of application, the following:

    a. Sufficient space for the well-designed storage of recycling and refuse containers;
    b. An accessible and conveniently located storage area with a step free route to the collection point from the outside and, where practical, sited to the rear of the property;
    c. Where this is not possible storage at the front of the property should be secure and its visual impact minimised; or
    d. Where communal storage areas are provided these should be within a high quality enclosed space, capable of storing all require waste receptacles for the properties they serve, have step free access to / from the properties and be readily accessible to collection vehicles.

2. In the case of shared housing, flatted development residential homes or mixed use development;

    a. Where appropriate and related to the size and nature of development, provide shared recycling and refuse facilities at a capacity to be agreed with the Council;
    b. Where storage is not fully enclosed and secured it should be at least five metres away from the building and be separate from cycle storage, car parking and key circulation areas in order to reduce risk of fire from flammable materials;
    c. Communal storage areas need to be accessible to collection crews with a hard surfaced, step free route between the storage area and collection point, which should be kept clear of parked vehicles;

d. Management arrangements for communal waste storage areas should be provided; and
e. Access and storage for commercial waste must be separated from domestic waste storage provision.

3. Collection points for all developments should be accessible for standard sized waste collection vehicles, details of which can be obtained from the Council; and
4. Demonstrate how construction and excavation waste from development sites will be recycled on-site or, where this is not possible, the destination and end use of waste taken off-site

10.27 Adequate space to store containers should generally be provided to the rear of the property. Where this is not possible, for example with terraced properties, adequate space should be provided at the front of the property which minimises its visual impact. Well-designed screening of refuse and recycling storage can minimise the impact on visual amenity.

10.28 Poorly sited or designed refuse storage can become a safety issue and be harmful to the health and amenity of occupants through odour, loss of privacy or outlook. This can be avoided by ensuring that refuse and recycling storage is separate from all habitable and circulation areas, and is separately ventilated.

10.29 Refuse and recycling vehicles need to carry out efficient and timely collections whilst maintaining health and safety. Routes and public spaces should be robust in its construction for the length of the route the collection vehicle is required to pass over including, for example, drain covers. More guidance for developers on waste design is set out in the Waste Design Supplementary Planning Guide, including:

- Details of how household and commercial waste is collected
- Specifications for vehicles and access allowances
- Specifications for household waste containers for planning purposes
- Household containers for Communal areas such as flats / apartment / multiple occupancy
- Waste/recycling storage areas for flats and apartments
- Communal storage Chamber/Bin Stores
- Communal Containers
- Bulky Waste Collections for properties with communal areas
- Commercial Waste Guidance
- New developments collection considerations

10.30 In order to improve climate change outcomes construction and excavation waste from residential development should be managed in a way that minimises its environmental impact. Developers need to consider issues such as the appropriate re-use of materials on-site. Where waste needs to travel off-site, local opportunities for recycling and reuse which will support the local economy and local infrastructure provision should be considered.

10 Development design

Waste Planning for Commercial, Industrial and Retail Developments

10.31 Commercial, industrial and retail development will be expected to provide an appropriate level of storage for recycling and refuse to helps increase recycling rates and promote waste management in the waste hierarchy.

10.32 Policy DD5 sets out the Council's approach to waste management in non-residential development.

Policy DD5

Waste planning for commercial, industrial and retail developments

1. The Council will support commercial, industrial and retail developments that integrate requirements for storage and the collection of refuse and recycling, subject to the following:

    a. It provides centralised storage for waste which should be designed to meet the needs of the business and encourages recycling. For multiple businesses a communal area should be provided;
    b. The storage area is accessible to collection crews with a hard surfaced route to the collection point, which should be kept clear of parked vehicles;
    c. Where appropriate, storage areas are expected to include power for lighting and compaction equipment; and
    d. Where storage is not fully enclosed and secured it should be at least five metres away from the building and be separate from cycle storage, car parking and key circulation areas in order to reduce risk of fire from flammable materials.

10.33 Developers should demonstrate a clear understanding of the waste streams generated from the development and provide appropriate general and specialist storage as required. For phased development, suitable space should be factored in for waste and recycling facilities.

10.34 The Council is aware, in trying to improve recycling for small and medium sized enterprises (SMEs), that the design and layout of existing industrial and business parks in the borough do not lend themselves to managing waste higher up the waste hierarchy because of the lack of individual or shared facilities or the space to provide them. Commercial waste should be strictly segregated from residential waste when mixed use development is proposed.

11 Sustainable travel and transport networks

11 Sustainable travel and transport networks

11.1 A sustainable transport network is vital for access to jobs, education, healthcare, shops, leisure and new developments. Sustainable travel will help reduce the impact of climate change by promoting walking, cycling, public transport and electric vehicle infrastructure. The aim of these policies is to ensure that the land use planning process meets the need for connectivity and mobility whilst reducing carbon emissions.

11.2 The Local Plan will re-shape and create an urban form and density that is more conducive for cycling, walking and public transport provision. The emerging Telford and Wrekin Local Transport Plan (the LTP) also identifies the need to make better use of the existing infrastructure, decarbonise transport, and implement an 'Avoid, Shift, Improve' framework. Following adoption of the final LTP the policies in this section should be read alongside it to inform the submission of planning applications.

Figure 31: Telford Cycle Route



11 Sustainable travel and transport networks

Sustainable Travel

11.3 Sustainable travel is defined in the NPPF as *"any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport."*

11.4 Policy ST1 will help reduce car use through a balance of travel options for residents, employees and visitors with improved access and connectivity to meet every day needs.

Policy ST1

Sustainable travel

1. The Council will require, where appropriate, major development in the urban areas of Telford and Newport and, on a case by case basis in rural areas, to:

   a. Adopt site based or area wide Travel Plans for major traffic generating destinations to optimise sustainable transport modes;
   b. Enhance local and strategic walking, cycling routes and Public Rights of Way networks, to provide residents, employees and visitors with connectivity from the site to town, district centres, employment sites and publicly accessible green spaces;
   c. Design developments to meet multi-generational needs for travel and physical activity, including:

      - The use of Dementia friendly design principles
      - On-site opportunities for physical activity (circular walking routes, for example)
      - Step free access; and
      - Good connections to wider walking and cycling networks.

   d. Enhance existing public transport services or provide new services to cater for additional users generated by the development. Funding mechanisms should be demonstrated, to ensure the services can be secured as required by the Travel Plans.;
   e. Demonstrate that they have made all reasonable efforts to secure public transport services which will be conveniently routed for new residents and visitors without detrimentally effecting existing users;
   f. Site boarding and alighting points for public transport services in safe, well lit locations that are accessible for less able bodied users and provide safe, convenient and appropriately lit routes to and from residential and non-residential developments;
   g. Demonstrate, on a case by case basis, where it is not practical or feasible to serve a site by conventional (bus) public transport services that a package of sustainable travel measures can be delivered offering residents travel choice and an alternative to the use of the car.

2. Where a development is in close proximity to one of the borough's rail and /or bus stations, development will be expected to contribute towards enhanced cycle parking and electric vehicle charging point infrastructure, bus facilities as well as improved information, enhanced waiting facilities and

11 Sustainable travel and transport networks

better access arrangements for walkers, cyclists and public transport users.

11.5 The borough has an extensive network of walking and cycling routes and a Public Rights of Way network which provide connections to other local routes and link in with destinations such as Telford Town Centre, district and local centres, as well as industrial estates. These routes provide an excellent resource which developments can link into and enhance in order to provide residents with access to open space and sport and leisure opportunities as well as a wider network of community facilities (as defined in Policy CI1). The Councils Local Cycling and Walking Infrastructure Plan (LCWIP) provides further guidance for applicants on these matters.

11.6 The rural area has an extensive network work of cycleways, footways, bridleways and byways. This interconnected network provides cyclists, equestrians and pedestrians with access to the open countryside and green space. Development in the rural area can help enhance this network through targeted improvements to these routes.

11.7 Development should be designed to meet multi-generational needs for travel and physical activity. Access to and ease of movement around places and spaces is important; development should provide and/or integrate into a clear hierarchy of streets with walkable routes that allow people of different ages and needs to move around an area and reach places and facilities.

11.8 Key principles of Dementia friendly design can include; enhancing wayfinding with clear sightlines and signage, maximising natural light, utilising high contrast, non-reflective surfaces, and reducing environmental noise.

11.9 The borough benefits from a network of core bus routes and where possible new development sites have been located within close proximity to these routes. Where this is not the case developments will be expected to provide funding to support existing bus services or introduce new services to levels of frequency, times and routing that would help reduce car use. Where existing bus routes are to be enhanced or diverted to serve a new development this should avoid unduly disadvantaging existing users especially those who do not have access to a car. Access to bus stops should be integral to the design of the development and provide convenient, safe, accessible and convenient routes to help encourage use of public transport as the preferred mode of choice. The Councils Bus Service Improvement Plan (BSIP) provides further guidance for applicants regarding bus routes and service improvements.

11.10 Where it is not feasible to serve larger developments by conventional public transport, developers will be required to demonstrate a package of alternatives to car use; for example, a package of demand responsive transport services, car clubs, car share schemes, bike hire or other appropriate schemes. The developer will need to demonstrate the long term sustainability of such measures including how they will be managed.

11.11 Bus and railway stations provide interchange points onto a wider network of routes, opportunities to switch to sustainable transport where parking is provided and access to a wider variety of retail, employment and leisure activities. In part 2 of the policy, close proximity of a borough town bus station and/or railway station is defined as within approximately 800m and 1km respectively, measured by straight line from the nearest site boundary.

11 Sustainable travel and transport networks

Safeguarding Rail and Transport Corridors

11.12 The purpose of Policy ST2 is to achieve the Council's development strategy for the borough through:

- A better connected place where it is easy to travel between the different parts of the borough including Telford, Newport and the rural area;
- Enabling residents and visitors to access and enjoy the green open spaces of the borough for leisure, recreation and commuting journeys;
- Creating a healthier community which enjoys increased travel choices and new employment opportunities; and
- Protecting key transport corridors in advance of future improvement schemes.

Policy ST2

Safeguarding rail and transport corridors

1. The Council will expect development to:

   a. Safeguard land required for the implementation of priority transport projects, as identified in the Infrastructure Delivery Plan, in order to assist in their future implementation; and

   b. Ensure that current and former rail lines will be protected for future use as Transport Corridors (as displayed on the Policies Map).

   c. Where lines are demonstrated as not being commercially viable, for either freight or passenger rail services, their use for walking and cycling routes will be supported.

   d. Development adjacent to existing rail lines will not prejudice the use of the line for either heritage or commercial use.

11.13 The borough has several existing and former rail routes shown on the Policies Map which are protected for walking, cycling and/or rail use. The significance of the routes lies in the length of off road connections often between centres, the fact that they are relatively flat when considering the uneven topography of much of the borough and that they are largely within the ownership of single organisations including the Council and Network Rail. The closure of Ironbridge Power Station provides an opportunity to consider the future use of the existing freight line for new rail uses, a mix of rail / light rail, walking and cycling routes and also prevent the fragmentation of ownership of a strategic transport asset.

11.14 As part of the Council's Capital Highway Programme, in support of both the delivery of the LTP there will be a need to ensure that adequate land is safeguarded for future highway and transport needs. Details of sustainable transport and highway projects will be provided in the Infrastructure Delivery Plan which developers should refer to in advance of submitting a planning application.

Impact of Development on Highways

11.15 When developments are considered in isolation, the cumulative impact on the transport system is not properly accounted for. This can lead to a 'first past the post' approach to mitigation

11 Sustainable travel and transport networks

whereby an initial development does not trigger an improvement to transport capacity only for a subsequent developer to have to bear the full cost of the mitigation.

11.16 The purpose of Policy ST3 is to support plan-led development by assessing the cumulative impact of all planned developments and deriving a costed strategy to mitigate the impact.

Policy ST3

Impact of development on highways

1. The Council requires all development to mitigate site specific highway issues and for major developments to:

   a. Ensure that the relevant cumulative impact of new developments on local and strategic road networks are mitigated in a co-ordinated and plan-led manner that would not result in a severe residual cumulative impact on the road network, having regard to the Infrastructure Delivery Plan;
   b. Assess the cumulative impact of new developments by using the Telford Strategic Transport Model (TSTM) or other means as long as these can demonstrate that they are significantly robust. Use of the TSTM can be accessed through the Council's Highways Service;
   c. Provide a Transport Assessment, where relevant, as part of any planning application; and
   d. Provide Travel Plans as per Policy ST1; and
   e. Mitigate impacts on the borough's local and strategic road networks including securing financial developer contributions and any individual commuted sums specified by the local highway authority through the use of planning obligations.

11.17 The ability of the existing highway network to absorb additional traffic growth and the design life of the existing highway network both affect the efficient operation of the highway network. The two issues are interconnected as the majority of the borough's highway network was constructed over a relatively short period (1970s - 1980s) and requires regeneration.

11.18 The Infrastructure Delivery Plan (IDP) and the Telford Growth Strategy (2025) set out the strategic impact of site allocations on the transport system and assess mitigation of their cumulative impacts. The cost is then apportioned between the public sector and individual developers on a fair and reasonable basis depending on the relative proportions of development and non-development traffic. It addresses both capital and revenue based measures including sustainable travel initiatives (see policy ST1) as well as highway measures and it sets out a developer contributions strategy.

11.19 In addition to their strategic impact, individual developments also have their own more localised impacts on the highways network. These often require more specific measures relating to pedestrian and cycle access, safety improvements, traffic calming and bus improvements. All on-site infrastructure should be provided at the developer's expense and designed to an agreed standard.

11.20 In considering the strategic impact of developments, development will need to have regard to the borough's road hierarchy as set out in the LTP. The purpose of the hierarchy is to identify those parts of the network where the primary function of the road is to facilitate the safe and efficient movement of people and goods. These

roads are defined as Motorways (Strategic Road Network - SRN), Trunk Roads (SRN) and Primary Routes (Primary Route Network - PRN) as identified on the Policies Map.

11.21 With regard to the SRN, development will be expected to liaise with National Highways in the first instance. The Secretary of State for Transport will retain the statutory role as Highway Authority for the SRN. Telford & Wrekin Council is the Highway Authority for all adopted roads that are not on the SRN.

Design of Roads and Streets

11.22 The design and accessibility of a development is critical to its long term sustainability. The borough has a varied legacy of road and street design with the biggest impact a result of the New Town legacy including the 'Radburn' layout of the New Town estates with the predominance of car use over sustainable modes.

11.23 Policy ST4 seeks to ensure the design of roads and streets are to the highest standards and provides the maximum benefits, balancing the needs of cars, service and freight vehicles with the needs of the pedestrian, cyclist and public transport user for safe accessible circulation and connectivity to the wider community.

Policy ST4

Design of roads and streets

1. All development proposals should be designed with regard to Government guidance, such as the Manual for Streets, and other relevant adoptable standards and guidance including the Design Manual for Roads and Bridges and the most up to date design guidance from the Local Highway Authority in the design of developments. The design of roads and streets must:

   a. Take into consideration the needs of pedestrians and cyclists, bus services (through the appropriate design of spinal routes intended for bus use) and bus users as well as freight, deliveries and refuse collection vehicles in the design and access of the development;
   b. Be safe, convenient, well designed with accessible and appropriately lit walking, cycling and public transport routes that provide opportunities for safe sustainable travel within a development as well as links to surrounding community facilities;
   c. Contain development blocks (avoiding cul-de-sacs) of a size that encourages permeability for walking and cycling, and traffic calming measures such as shared surfaces;
   d. Be designed to an adoptable standard, with an appropriate mechanism to ensure that arrangements for the future management and maintenance of streets have been secured;
   e. Be designed in a way that enables the adoption of road networks in the most timely and efficient manner;
   f. Demonstrate that street trees on new developments:

      - Are carefully positioned and of an appropriate species to avoid interference with property,

11 Sustainable travel and transport networks

infrastructure and highways access and visibility; and

- Have appropriate measures in place to secure their long-term maintenance (i.e. tree pit details etc.).

2. In circumstances where new streets are not proposed to be tree-lined, applicants will be expected to give clear justification, with compelling reasons, why trees would be inappropriate.

11.24 As a former New Town the Telford urban area also has a legacy of segregated land uses with the needs of car users prioritised over walking, cycling and public transport, which has led to large areas such as industrial estates being separated from residential areas by dual carriageways and shopping areas separated by busy distributor roads.

11.25 New development provides opportunities for safe and convenient internal circulation, improvements to connectivity encouraging walking, cycling and public transport, avoiding isolated land use and access to local facilities especially for short to medium journeys. Where developments are to be served by bus routes the spinal road infrastructure should be of an appropriate width and design to allow services to operate free from obstruction.

11.26 The ability to adopt highways in a timely manner is critical to the delivery and completion of development. Developments should be designed to enable the highway network within phases of development to be adopted as quickly as possible. Where network routes are required for construction traffic, but may also carry public transport services prior to adoption these should be maintain in the best possible condition for all potential road users.

11.27 Applicants will be required to demonstrate that an appropriate mechanism is in place to secure the future management and maintenance of streets within a development. The Council will control this through an appropriately worded pre-commencement conditions

11.28 Street trees and natural habitats are a valuable source of carbon sequestration and contribute to the character and quality of well-designed places. They are encouraged on new developments and should be integrated into the design at an early stage to ensure that provision is compatible with highway standards and infrastructure provision. Measures to secure long-term maintenance of trees should ensure that street trees can be provided on streets without interfering with property, infrastructure and highways sightlines.

Electric Vehicle (EV) Infrastructure and Parking Design

11.29 The Government published the UK electric vehicle infrastructure strategy in March 2022[32] It identifies transport as the UK's largest emitting sector, with 91% of these emissions being from road transport. All new petrol and diesel cars and vans will be phased out by 2030 and therefore ensuring the infrastructure to support the transition to electric vehicles is in place at the outset is essential.

11.30 Policy ST5 seeks to ensure development incorporates well-designed parking, including provision for charging electric vehicles.

32 Telford & Wrekin Council | Public electric vehicle charging infrastructure strategy

Policy ST5

Electric vehicle (EV) infrastructure and parking design

1. All new development should have regard to the parking standards set out in the Councils latest parking guidance document.
2. New electric charging infrastructure should be designed with regard to the relevant guidance and design standards in the Council's latest parking guidance document.
3. Development will be supported where it is demonstrated that the following cycle parking design elements have been considered:

    a. Secure, covered, convenient on-plot space to park cycles (including charging for e-bikes) has been provided within all residential developments;
    b. Secure, covered, convenient cycle parking (including charging for e-bikes) has been provided for staff at all employment developments as per the cycle parking standards in the Councils latest parking guidance document, facilities should also include reasonable provision for storage of associated cycle equipment and where possible changing facilities;
    c. Public cycle parking (including charging for e-bikes) is provided in convenient, overlooked locations to serve on site facilities such as shops and recreational areas;

4. Development will be supported where it is demonstrated that the following parking design elements have been considered:

    a. The location, quantity and quality of car parking, should reflect the density, nature, character and context of the development. It should also reflect its intended usage and relationship with the surrounding area and facilities including any foreseeable parking issues in the local area;
    b. Electric vehicle charging infrastructure is located on or adjacent to buildings to minimise impact on the character and appearance of an area and allows for charging without obstructing public footways.
    c. Garages will not be considered as an allocated parking space, unless conditioned;
    d. Impact of parking provision on highway safety and public transport routes;
    e. Providing an appropriate balance of allocated and communal parking provision in residential developments; and
    f. Parking should be convenient, overlooked and in accessible locations and, where possible, have step free access to help maximise security for vehicles, users and pedestrians; and
    g. In non-residential developments the provision of appropriately sized areas that meet the operational needs of developments for lorry parking and access by service vehicles. These areas should be suitably located to minimise potential conflicts with pedestrians, cyclists and other road users.

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11.31 The Council encourage and support the move to electric vehicles. The Council published its Public Electric Vehicle Charging Infrastructure Strategy[33] in June 2022. This Strategy acknowledges the importance of decarbonising road transport and sets out the Councils vision to support electric vehicle users with accessible charge points across the borough to ensure electric vehicles are a viable option for residents, visitors and businesses.

11.32 Charging facilities should be provided in locations where, when in use, there would not be concerns of highway safety. As such, parking should generally be off-road, next to properties, with electric vehicle charging facilities co-located in order to remove risk of on-street charging which can lead to trailing cables that are a highway safety risk. Within areas that have tighter restrictions such as the World Heritage Site or Conservation Areas, a sensitive approach would be required to reduce visual impact.

11.33 The Council is producing updated parking guidance. The purpose of the guidance is to provide parking standards and detailed guidance on design of highways in the borough. By providing parking standards through this document, the Council can be proactive to changes locally or nationally such as to technology and demand for electric vehicles or Government policy changes.

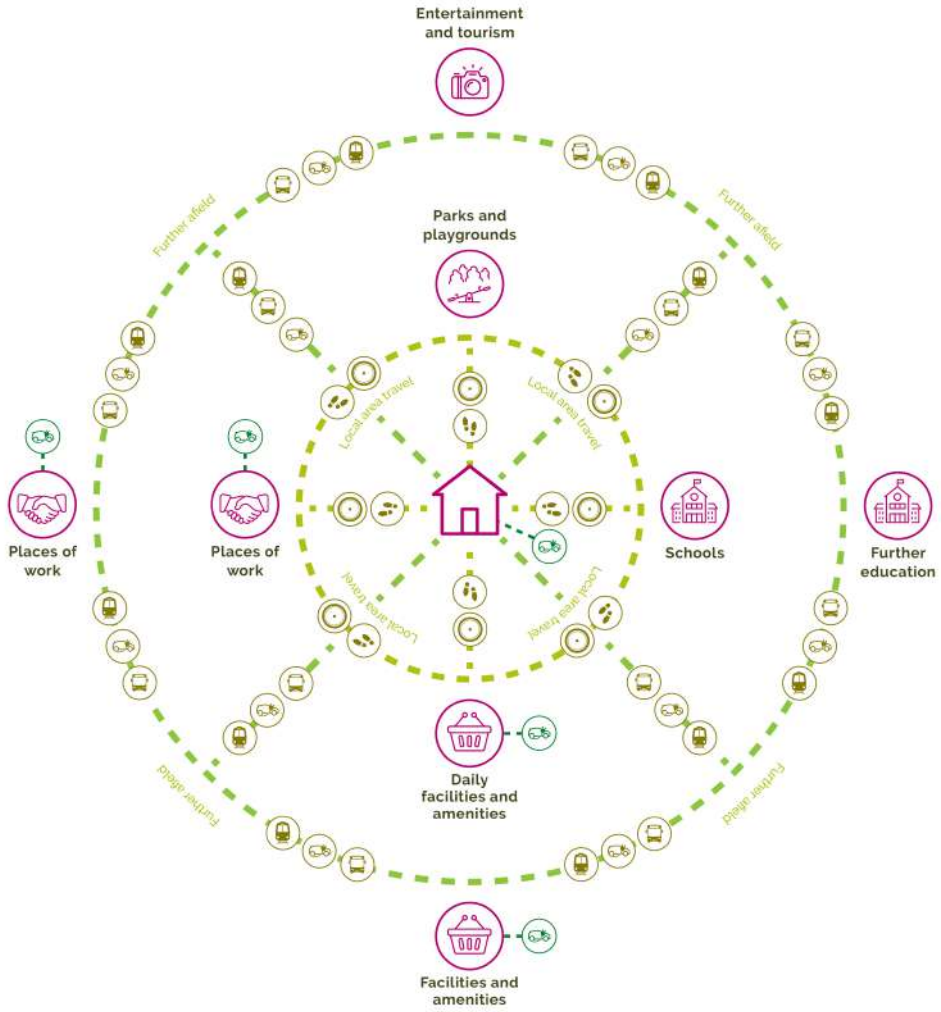
11.34 The Council will resist garages as allocated parking provision except where it is considered that appropriate conditions such as the removal of permitted development rights would be appropriate. The Council will accept well-designed car ports as allocated parking provision.

11.35 Parking provision should be convenient located to homes and businesses to encourage the use of designated parking, and lower the likelihood of ad-hoc off-road parking which can lead to highway issues.

33 https://www.telford.gov.uk/downloads/file/21522/public_electric_vehicle_charging_infrastructure_strategy

11 Sustainable travel and transport networks

Figure 32: Sustainable Travel



12 Community infrastructure, culture and open space

12 Community infrastructure, culture and open space

12.1 Communities need a range of education, health, social, community and cultural facilities and services to support their wellbeing. It is important for these facilities to be accessible to all and respond to needs of all ages and groups within the community.

12.2 Cultural facilities in the borough are diverse. They include leisure and entertainment venues such as Southwater and The Place in Oakengates as well as historic centres such as Ironbridge and facilities in Town and District Centres. Ironbridge is a substantial part of the borough's culture, local identity and distinctiveness and attracts tourism to the borough. Telford Town Park and The International Centre also host many cultural events and shows.

Figure 33: Telford Town Park



Community Facilities

12.3 Provision of a range of facilities and services that are accessible to all and respond to the needs of all ages and groups within the community is vital to supporting stronger communities and community wellbeing.

12.4 The purpose of Policy CI1 is to identify how the borough should meet the needs of existing and new communities through the retention, maintenance and enhancement of existing community facilities and the provision of new community facilities on or off-site, including construction of facilities, the provision of land or financial contributions.

Policy CI1

Community facilities

1. Development will be expected to retain existing community facilities and sustain, enhance and provide new community infrastructure to meet demand arising from new development.
2. The Council will support new community facilities or improvements to existing community facilities to meet the needs of existing and future residents of all ages and abilities. The co-location of community facilities is strongly supported to promote health and wellbeing. Where the scale of development supports onsite provision this will be sought in the first instance; however, where evidence supports offsite provision contributions will be sought towards the upgrade or provision of new facilities that serve the needs of the development.
3. The Council will support the delivery of new community facilities in the following locations:

12 Community infrastructure, culture and open space

a. In Telford Town Centre, Market Towns, District, Local Centres and villages in accordance with Policy EC5, EC6 and sustainable communities in accordance with Policy HO2;
b. Outside the above locations in places with good accessibility by foot, cycle and public transport; and
c. Under exceptional circumstances on open space if both environmental and social benefits to the local community are demonstrated;

4. The Council will not support the loss or reduction of land or buildings currently or last used as a community facility (excluding sports and leisure facilities which is covered under Policy CI2) unless:

a. A lack of need is demonstrated (through a 12 month period of marketing); or
b. Acceptable alternative provision exists or is proposed concurrently to maintain the community's ability to meet its day-to-day needs; or
c. It can be demonstrated that the facility has been identified as surplus as part of an agreed estates strategy or service transformation plan where investment is needed in modern, fit for purpose infrastructure and facilities.

12.5 The Council seeks to retain community facilities, promote their expansion and provide new facilities to reflect population growth and the changing needs of an ageing population. Community facilities may be defined as;

- Community venues such as community centres, halls or other general meeting places;
- Cultural buildings such as libraries, cinemas and theatres;
- Leisure facilities such as sports halls, swimming pools and golf courses;
- Formal sports pitches and courts;
- Allotment provision;
- Historic and environmental places of interest, including Local Nature Reserves;
- Places of worship;
- Cemeteries and crematoriums;
- Education (pre-school, primary, secondary and special needs provision);
- Health Facilities including GP, dentistry and pharmacy provision; and
- Public houses.

12.6 The rural area of the borough has significantly fewer community facilities, reflecting the dispersed rural settlement pattern outside of Telford and Newport and it is especially important that these facilities are protected and retained to help communities remain sustainable in the long term.

12.7 The demand for community facilities arising from development is addressed through Policy CI1. The amount and type of provision will vary by development and the different needs of areas across the borough. The Council is allocating sites to deliver new sustainable communities which will include new community facilities. The co-location of community facilities is strongly supported where this strengthens provision, supports the viability of facilities, promotes social benefits and encourages linked trips.

12 Community infrastructure, culture and open space

12.8 Development should address shortfalls in provision either through onsite or offsite provision which should be considered through engagement with key stakeholders. The Council will consider evidence including the Infrastructure Delivery Plan to identify where financial contributions are required. Proposals should take into account the impact on existing local communities, the provision necessary to make the development acceptable in planning terms (on or off-site) and provision that is related to the development in scale and kind. The Council will discuss community facility requirements with applicants on a case by case basis. The pooling of off-site contributions can help deliver community facilities where they meet the cumulative needs arising from a number of developments.

12.9 Where access to existing community facilities is affected, appropriate mitigation measures should be considered including, for example, promotion of new bus, walking and cycling routes or changes to parking provision. Development will be expected to take account of the capacity of existing community facilities to accommodate the needs of current residents and the increased demand created by the new development.

12.10 Where the loss of a community facility is proposed the applicant should either provide:

- Evidence of a lack of need through a 12 month period of marketing (through local and national agents and channels) which demonstrates engagement with the community and likely stakeholders to sustain the facility and to find an appropriate alternative community use, at a value reflecting existing use and condition; or
- Demonstrate that acceptable alternative provision exists or is proposed in the local area and is accessible to people.

The Council recognise that there may be circumstances where the early release of land and/or property would support investment into healthcare facilities and emergency services.

12.11 All major development proposals will be expected to contribute to the provision of infrastructure, services, and facilities necessary to support sustainable development. Contributions will be secured, for community infrastructure, through planning obligations (Section 106 agreements), where site-specific mitigation is required. In the absence of Supplementary Planning Documents (SPDs), the Council will determine the nature and scale of contributions based on national guidance and local ambitions, that identify infrastructure needs and thresholds, including the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), the Local Plan and the Infrastructure Delivery Plan (IDP).

Existing Public Open Space

12.12 Public open spaces are a vital and integral part of the quality and function of places and have always formed an integral part of the planning of Telford. The Council places considerable emphasis on creating and maintaining healthy spaces which provide residents with ample opportunities to undertake a range of healthy activities in close proximity to where they live. Public open space is defined in the Play, Recreation and Open Space – Developer Contributions Strategy (2023).

12.13 Policy CI2 protects existing public open space in the borough.

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Policy CI2

Existing public open space

1. The Council will protect, maintain and enhance the provision of formal and informal sports and recreation facilities, play facilities and public open space throughout the borough. The Council will only support development which involves the loss or harm of open space, play, sports and recreational facilities in the following circumstances:

   a. An assessment had been undertaken that clearly demonstrates that the land is surplus to requirements;
   b. Where it can be demonstrated that the proposal will provide a replacement facility to an equal or improved quality and quantity in a suitable alternative location; or
   c. Where the proposal can secure other wider benefits to play, sport and recreation facilities and public open space which outweigh the disadvantages of the loss of such open space.

12.14 The Council works in line with the Sport England Playing Field Policy[34] and includes within its definition of playing pitches any area which meets the definition set out within the Sport England guidance.

12.15 The Council has a new Playing Pitch and Outdoor Recreation Strategy[35] and will continue to regularly review this evidence base throughout the plan period. The Council have also carried out an Open Space Needs Assessment as part of a broader Play, Recreation and Open Space study (2023) which will form part of the evidence base for the Local Plan.

12.16 The Council recognises the need for a wide range of play, sport and recreation facilities and includes the provision of Local and Neighbourhood Equipped Areas of Play (LEAPS and NEAPS), ball courts and wheeled sports provision as well as sport facilities for a wide range of sports including football, rugby, netball and basketball, lawn bowls, cricket and athletics as well as infrastructure including changing rooms and parking facilities within this policy.

12.17 Open spaces perform a range of different functions including informal and formal recreation, biodiversity-rich habitat, climate amelioration, amenity and sustainable travel as well as making the borough look attractive. For green space to have the greatest benefit and value it needs to be accessible, located in the right place, be of the right type, the right quality and to be well managed.

12.18 The Council recognises that harm can be both direct and indirect. Harm includes physical infringement on an existing facility but also indirect impacts such as the potential for residents in new development to object to ongoing use of a neighbouring existing facility by virtue of noise, parking or perceived safety issues. The Council seeks to protect existing facilities from both direct and indirect forms of harm.

34 Playing Fields Policy and Guidance, Sport England's policy and associated guidance on planning applications affecting playing fields. Sport England (2018).
35 Telford & Wrekin Playing Pitch and Outdoor Recreation Strategy. Telford & Wrekin Council. (2025).

12 Community infrastructure, culture and open space

Provision and Management of Public Open Space

12.19 New development introduces new demands upon public open space including the need for more provision, improving the performance of existing open space or the provision of new types of open space. It is critical that ongoing management and maintenance of public open space, sports, play and leisure and recreation facilities is considered at the outset of the planning and design of a development and informs the type, amount and layout of provision.

12.20 Policy CI3 requires major development to provide or contribute towards the provision of new open space within the borough and to clarify the management arrangements for new open space on development sites. This is supported by Policy S7 for developer contributions.

Policy CI3

Provision and management of public open spaces

1. The Council requires major development to provide and / or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local and wider needs. The Council will require development to provide:

    a. On-site provision which meets local needs for open space, sport and play;
    b. Contributions towards the enhancement and creation of new areas of public open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency;
    c. Public open space in the most accessible locations;
    d. Play and recreation spaces for children and young people; and
    e. Agreements to secure long term community use of school and private sports facilities.

2. Off-site financial contributions instead of on site-contribution may be acceptable where it can be demonstrated that on-site provision is not feasible or viable.
3. Developments providing between 75 and 200 dwellings shall provide a Local Equipped Area of Play (LEAP). Developments providing over 200 2 bedroom dwellings or larger shall provide a Neighbourhood Equipped Area of Play (NEAP). These should be designed with regard to the latest Council guidance.
4. The Council will, require development proposals to provide sufficient management and / or financial provision for the future management and maintenance in perpetuity of new and existing public open space which forms part of, or is created by, a development.
5. The Council will require proposals to be supported by a detailed Landscape Management Plan (LMP) setting out details of all the on-site soft and hard landscape features to be managed, establishing the management mechanism and providing detail of the secure financial arrangements for management in perpetuity.

12.21 New open space must be designed to be multi-functional and be of a size, type and quality to meet site, local and strategic needs. The Council supports the provision of a range of public open space typologies including children's play, recreation, sport, formal village greens, open space for community use in the heart of new

12 Community infrastructure, culture and open space

developments, allotments, community orchards, open space including public art, locally important incidental open spaces and well designed and integrated landscaping. Further guidance will be provided in the SPD.

12.22 Where new sport and recreation facilities are provided as part of a development, they will be designed in accordance with Sport England technical standards and technical guidance from National Governing Bodies for Sport. Any replacement facilities provided must be of equivalent quality or greater.

12.23 Development will be required to address deficiencies in the provision of play and recreation open spaces. Proposals must provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the Council's strategies as identified in the Play, Recreation and Open Space – Developer Contributions Strategy (2022), the Playing Pitch and Outdoor Recreation Strategy (2025), the Council's Play Strategy and other relevant strategies and their subsequent updates. Proposals will be expected to address the type and quality of public open space as well as the amount through new provision and/or by improving existing provision.

12.24 The Council strongly encourages new school developments to include the use of a Community Use Agreement to set out and secure ongoing public use of sports facilities and playing pitches.

12.25 The Council considers, for the purpose of securing on and offsite infrastructure, the use of bed spaces in the calculation of requirements for play provision to be the most accurate measure of need. The Council also use the Play, Recreation and Open Space strategy, Sport England's Playing Pitch Calculator tool as well as latest available Council guidance to secure in on and offsite infrastructure provision.

12.26 Development will be expected to provide for the ongoing maintenance of public open space including informal and formal recreation spaces, play and sports provision and biodiversity mitigation and compensation areas which are provided as part of the development. The Council will require developers to establish a mechanism by which public open space will be maintained to an agreed standard. This must be secured and in place prior to commencement, and, in the case of residential schemes, it must be operational prior to occupation of no more than 80% of the development.

12.27 The Council recommends that management and maintenance in perpetuity can be achieved through:

1. A resident managed management company funded by an annual service charge;
2. A management company funded by an annual service charge; or
3. Adoption by the Council accompanied by an appropriate commuted sum.

12.28 The Council has a preference for option 1 which allows residents to be involved in the management company and in the management of the area where they live.

12.29 Developers who wish to transfer ownership of public open space, sport, play or leisure and recreation facilities to the Council must conform to its policies regarding its management and maintenance. Development will normally be required to manage and maintain open space for the first 12 months and is required to provide a commuted sum for its continued maintenance thereafter.

12 Community infrastructure, culture and open space

12.30 Landscape Management Plans are a vital part of the mechanism by which public spaces are managed. The Council will work with developers, before the determination of a full or reserved matters application, to agree appropriate management mechanisms in line with further guidance provided in the Play Recreation and Open Space Strategy. Landscape Management Plans should be in perpetuity and include:

- Contact details of the management company;
- Details of funding mechanisms for management arrangements;
- All aspects of landscaping (soft and hard);
- Details of landscape features (i.e. walls/fencing/art work/bridges/signage/street furniture), footpaths and play areas and equipment;
- Maintenance operations covering:
    - General maintenance (litter picking/weeding/weeping etc)
    - Cleaning/repair of play equipment
    - Anomalies such as fly tipping/graffiti
    - Sustainable drainage management
    - Frequency of visits within maintenance schedule (differing for each of the element)
- A map should be included which shows the area to be managed.
- Approved landscaping plans should be appended to the LMP.

12.31 The LMP should specify that it is not to be amended without the written approval of the LPA.

Leisure, Cultural and Tourism

12.32 To future proof the borough's competitiveness as a destination for business and tourism, combining the borough's assets into an inclusive marketable package will safeguard attractions, encourage competition with other destinations and increase local business growth within the tourism sector.

12.33 Policy CI4 supports increases in the number of overnight stays at local visitor accommodation and an increase in footfall to attractions as well as increased connectivity, transport integration and visitor way finding to support the delivery of a central, well connected and welcoming visitor destination.

Policy CI4

Leisure, cultural and tourism

Cultural and tourism development

1. The Council will support development for new cultural, tourism and leisure (indoor and outdoor) activities (including ancillary development associated with these uses) and improvements to existing facilities where:

    a. They are located in an accessible location within or adjacent to the borough's hierarchy of centres;
    b. They include high quality design and public realm;
    c. They are well connected via travel plans to secure links to walking and wheeling routes, electric vehicle charging

12 Community infrastructure, culture and open space

infrastructure at destinations, public transport services, parking and visitor wayfinding; and

d. They encourage investment to improve the quality of the infrastructure for arts, sports, museums and leisure and provide opportunity for the creative economy to prosper.

2. Consideration will also be given to enhancing unique venues and the creation of new outdoor venues and activity centres near to key tourist destinations.
3. Elsewhere in the borough's urban areas, the Council will support leisure (indoor and outdoor), cultural and tourism facilities (including ancillary development associated with these uses) provided it can be demonstrated that they cannot be accommodated in the borough's centres as well as complying with 1(b) and 1(c) above.
4. In rural areas, proposals for new cultural, tourism and leisure (indoor and outdoor) activities should accord with National policy.

Tourist accommodation

4. The Council will support major hotel accommodation within or immediately adjacent to Telford Town Centre and the market towns of Newport and Wellington, or in other areas where exceptional circumstances can be demonstrated.
5. The Council will expect applications for other types of tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough. Applications will also need to demonstrate that any impacts, such as parking, and highway safety can be appropriately mitigated.

Shrewsbury to Newport Canal

6. The Council will safeguard the alignment of the Shrewsbury and Newport Canal (as shown on the Policies Map) and supports proposals to restore the canal to enhance the borough's heritage and tourism opportunities. Proposals will be supported where they:

   a. Protect and enhance the canal alignment and its associated structures; or
   b. A suitable alternative alignment is provided, where the original alignment is in use as (and continues to be required for) strategic drainage infrastructure.

12.34 The Council supports the promotion of a broad range of cultural facilities and development which supports the borough's cultural assets. These facilities help attract people and business to the borough as part of the areas cultural and creative industries and help people who live in the borough develop a sense of belonging, to value the cultural diversity and local heritage. It will work with partners from the private and voluntary sectors to deliver this commitment across the urban areas of the borough and in rural areas where this meets the community needs as set out within Paragraph 88 and 89 of the NPPF.. This can, for example, be achieved through the provision of public art in new developments, or through shared or multi-use facilities such as flexible multi-use arts venues and arts space within educational establishments or local community facilities.

12.35 The Council wishes to promote a broader tourist accommodation offer and Policy CI4 directs major hotels (50 or more bedrooms) into Telford Town Centre to take account of the presence

of the International Centre, leisure offer including Southwater and Telford Town Park and shopping centre. Newport and Wellington's appeal as Market Towns will be reinforced by the promotion of more visitor accommodation. Where exceptional circumstances, including regeneration of redundant buildings, high levels of design quality and specific market conditions, can be demonstrated other locations will be considered on a case by case basis. Overall in the borough a varied accommodation offer is expected to be delivered through the provision of bed and breakfast and guest house accommodation, self-catering, camping, glamping and caravanning.

12.36 Proposals for the restoration of the Shrewsbury and Newport Canal will be supported where they can demonstrate there will be no adverse impacts upon the natural and historic environment in accordance with Policies NE1, NE2, HE3, HE5 and HE7. Proposals must also demonstrate no adverse impacts on strategic drainage infrastructure and where it is necessary to provide replacement infrastructure, this provides betterment. It is recognised that the reinstatement of the canals could deliver additional visitors to the area. There are many barriers to the restoration of the borough's old canals, however schemes which relate to their restoration will be considered on their individual merits.

Enhancing Communication Networks

12.37 Digital infrastructure is driving changes in the way we work, interact and spend leisure time. The Council recognises the social and financial benefits of digital infrastructure are critical to the borough's economy and a key consideration for residents in where they choose to live due to increased homeworking. The Local Plan supports the expansion of communications networks, including telecommunications, high speed broadband and 4G and 5G mobile networks. Improved communications networks will also play a key role in the delivery of the *'internet of things'* which will be focused around 5G networks.

12.38 Policy CI5 provides a framework for enhancing communications networks and ensuring that where development comes forward it has access to fast fibre and wireless networks.

Policy CI5

Enhancing communication networks

1. The Council will support development that improves the coverage of broadband and mobile signals and will lead to better access for businesses and residents. This includes:

    a. Continuing to work with mobile phone network providers to support the delivery of excellent mobile phone and data coverage across the borough;
    b. Ensuring that when new development takes place, infrastructure is in place for the future residents and businesses to access fibre broadband services on occupation of the development; and
    c. Developers will be required to demonstrate that they have designed in the provision of enabling infrastructure for telecoms and broadband services as part of their initial proposal.

2. The Council will support proposals for telecommunications development provided that:

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a. The installation(s) will be kept to a minimum, consistent with the efficient operation of the network;
b. If proposing a new or extended/adapted mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures, including shared structures. Such evidence should accompany any application made to the local planning authority;
c. Where appropriate/feasible proposed new or extended/adapted masts should be designed in such a way as to allow future sharing with other operators in order to minimise any future requirement for additional infrastructure in the immediate vicinity of the site;
d. The siting and appearance of the proposed apparatus and associated structures should minimise impact on the visual amenity, character and appearance of the surrounding area;
e. Development should not have an unacceptable effect on highways safety, areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas, and buildings of architectural or historic interest or other heritage assets; and
f. There will be no significant and irremediable interference with electrical equipment, air traffic services or instrumentation in the national interest.

12.39 Fixed high speed broadband is the cornerstone of digital connectivity reaching into resident's homes and businesses, it also provides the backbone to mobile networks and wireless connectivity.

12.40 Applications for major residential and employment development should be supported by a Digital Infrastructure Statement that delivers future proofed digital infrastructure appropriate to the development. Developments should ensure that their future occupiers have access to a digital infrastructure upon occupation giving appropriate thought to the choice/availability of UK communications providers which can offer high speed data connections. As a minimum the Digital Infrastructure Statement should include the following:

- Evidence of engagement with broadband providers (some providers require registration at least six months before the first broadband connection is needed)
- Which kind of physical infrastructure is to be provided (FTTP, FTTC or any other solution such as Hybrid Fibre Coaxial); and
- The provisions which will be made on-site to enable internet connection upon occupation of each individual residential or commercial unit.

12.41 The Council has partnered with Virgin Media O2 Business to deliver a multi-million pound boost to digital connectivity which will provide fast fibre connectivity for more than 200 public buildings and an additional 12,000 homes in the borough which are not currently connected to the network. This will support the Council ensure high levels of connectivity throughout the borough and also support policies such as diversification of the rural economy.

12.42 Telford and Wrekin will ultimately reach comparable levels of Gigabit-capable connectivity as the rest of the UK based on commercial investment and Government intervention via its Project Gigabit programme.

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12.43 The Council will generally be supportive of new telecommunications development but recognises that some parts of the borough are especially sensitive; for example, conservation areas, the World Heritage Site and the borough's Strategic Landscapes).

12.44 The Government has given permitted development rights to a variety of minor forms of telecommunications development. In such cases, although the Council cannot object to the principle of development, it can exercise control over the siting and appearance with the aim of protecting amenity.

13 Historic environment

13 Historic environment

13.1 Telford and Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, seven conservation areas, scheduled monuments, registered parks and gardens, historic settlements, landscape features and archaeological remains. The historic environment contributes to local distinctiveness and creates a high quality environment which is important to our general quality of life and provides a focus for inward investment and regeneration.

13.2 The historic environment connects people with the land around them, bridging nature with cultural identity; it enables people to understand the past use of their area and to build a future that respects our heritage in all its diversity. It takes the form of multiple different features ranging from historic homes, places of industry, places of cultural importance, landscapes and a number of other historically important sites and areas.

13.3 The NPPF requires local authorities to support applications that sustain and enhance the significance of heritage assets. Applications for development which are consistent with their conservation value are considered a sustainable form of development as this helps provide social, economic and cultural benefits to the local community and for future generations. Proposals that seek to alter heritage assets should be considered as part of the wider overall quality of place.

Figure 34: Madeley War Memorial



13 Historic environment

Heritage Assets

13.4 Heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration and protection in planning decisions, because of their heritage interest. These include both designated heritage assets (listed buildings) and non-designated heritage assets that include buildings of local interest identified by the Local Planning Authority. Within Telford and Wrekin heritage assets include:

- The Ironbridge Gorge World Heritage Site
- Listed Buildings
- Conservation Areas
- Buildings of Local Interest
- Registered Parks and Gardens
- Scheduled Monuments

13.5 Policy HE 1 applies to all heritage assets within the borough.

Policy HE1

Heritage assets

1. The historic environment is unique in its character, quality and diversity across Telford and Wrekin ranging from areas of international importance to those of local importance. It is the Council's duty to preserve and enhance our historic environment.
2. All developments, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement where possible.
3. Any harm or loss to the significance of or to the setting of a heritage asset must be avoided in the first instance. Any harm should be wholly exceptional and require clear justification.
4. Proposals for development which would conserve or enhance the boroughs heritage assets, sustaining and enhancing their significance and make a positive contribution to local character and distinctiveness will be supported.
5. Proposals must take into account the existing historic landscape and the impact on existing habitats and species in line with Policies NE1 and NE6.
6. The Council will support proposals for microgeneration where it can be evidenced that this does not result in harm to an historic asset or negatively impacts the surrounding character and setting of heritage assets.
7. Proposals likely to cause substantial harm to or total loss of a designated heritage asset will only be supported where it can be clearly demonstrated that there would be substantial public benefits that would outweigh any harm or loss to the heritage asset, or all of the following circumstances are met:

    a. The heritage asset cannot be sustained in its current use; and
    b. The heritage asset prevents all reasonable use of the site; and
    c. Conservation by grant-funding or some form of non-profit, charitable or public ownership is demonstrably not possible; and

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d. The harm or loss to it is outweighed by the benefit of bringing the site back into use; and
e. It can be demonstrated that planning permission has been secured for a viable future use.

8. Harm to a heritage asset is unacceptable except in wholly exceptional circumstances as set out above.
9. In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the heritage asset and/or its setting, the Council will require the developer to record and analyse the heritage asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record (HER).
10. The Council will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal.
11. Applications made in outline form will not normally be accepted for proposals that would affect the World Heritage Site (WHS), a conservation area, a listed building or any other designated heritage asset.

13.6 The NPPF requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment within the Local Plan and should recognise that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

13.7 Whether an asset has a statutory designation or not it is equally important to protect, conserve and enhance these historic places within our planning system, positively managing them for the duration of the Local Plan period.

13.8 Conserving our heritage is important but the Council recognise that there is a need to adapt to climate change and carefully consider use of technology can help, this could include, for example:

- making historic buildings more energy efficient
- implementing microgeneration technologies, including, for example the use of heritage solar thermal and solar photovoltaic panels and slates
- Carefully situated ground and air source heat pumps and biomass heating systems within buildings where appropriate.

13.9 In preparation of development proposals, applicants should refer at an early stage the sources of information available on the historic environment. These include:

- The National Heritage List for England
- Local Heritage Impact Assessment
- Conservation Area Appraisals
- Shropshire - Historic Environment Record
- Register of Local Interest Buildings
- Ironbridge Gorge World Heritage Site Statement of Outstanding Universal Value and Management Plan

13.10 This is to ensure that proposals are based on an understanding of the significance of any heritage assets that may be affected. A Heritage Assessment is therefore required for any development proposals which are likely to affect the significance of a heritage asset, including its setting. The level of detail provided in

13 Historic environment

a Heritage Assessment should be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.

13.11 Development proposals should also take into account the principles set out in any Supplementary Planning Documents and other relevant guidance including the Ironbridge Gorge World Heritage Site, Supplementary Planning Document[(36)], the Ironbridge Gorge World Heritage Site Management Plan and Landscape Appraisals.

Ironbridge Gorge World Heritage Site

13.12 The Ironbridge Gorge World Heritage Sites was designated by UNESCO in 1986 in recognition of its role as the birthplace of the industrial revolution within the landscape of the Severn Valley. The majority significance of the World Heritage Site is described in a Statement of Outstanding Universal Value adopted by UNESCO's World Heritage Committee in 2013. The inscription of the World Heritage Site was justified under three of the criteria set out under Paragraph 77 of UNESCO's Operational Guidelines for the Implementation of the World Heritage Convention.

13.13 The purpose of Policy HE2 is to provide the highest level of planning protection for the World Heritage Site and meet the Councils, stakeholders and residents obligations as custodians of the area.

Policy HE2

Ironbridge Gorge World Heritage Site

1. The Council will conserve, or where appropriate enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site.
2. Within the planning balance, in determining any application for development, and in undertaking its overall responsibilities, the Council will give the greatest weight to the Outstanding Universal Value of the Severn Gorge area as a World Heritage Site.
3. The Ironbridge Gorge World Heritage Site is an area of special archaeological interest within which archaeological sites of significance will be afforded protection. Proposed development will be particularly scrutinised for its potential effect on the archaeological remains of sites and monuments.
4. The Council will not support proposals in, or within the setting of, the World Heritage Site that adversely affect the following key features:

    a. The significance of the World Heritage Site and its Outstanding Universal Value including the authenticity and integrity of its attributes;
    b. The existing topographical character and landscape quality, including the stability of the slopes and river banks;
    c. The significance of the World Heritage Sites Outstanding Universal Value, including the existing skylines and views to, and from, the Gorge;

36 Ironbridge Gorge World Heritage Site Supplementary Planning Document

d. The area's natural diversity and ecology, including amongst others, Sites of Special Scientific Interest and Local Wildlife Sites;
e. The area's distinctive archaeological resource;
f. Key gateways to the World Heritage Site; or
g. The historic built environment, either through infill, new development proposals or alterations to existing properties.

5. Development within the World Heritage Site will need to take account of flood risk and drainage and will be required to demonstrate that the site is stable and that the development can address gas migration.
6. The Council will only support engineering works or development along the riverside, or within the course of the River Severn, if it can be demonstrated that the natural, historic or archaeological character of the river is preserved or enhanced by the proposal and that there are no adverse impacts on the hydrology, ecology or archaeology of the river and associated deposits upstream or downstream.
7. The Council will support development in, and within the setting of, the World Heritage Site, that enhances or better reveals its significance and is in accordance with Policy DD1 Design Criteria.
8. Where a proposal is identified as having potentially adverse impacts on the Outstanding Universal Value of the World Heritage Site applicants are encouraged to liaise with Historic England at the earliest opportunity and applicants must begin a process of Heritage Impact Assessment (HIA) and have discussions with ICOMOS International (International Council on Monuments and Sites).

13.14 The Ironbridge Gorge area is also designated as a conservation area (Severn Gorge Conservation Area) that was originally designated in 1971 and extended in 1980. There is an Article 4(2) Direction designated in 1998 that restricts permitted development rights across the whole site to preserve the visual quality of the streetscape, meaning that planning permissions may be needed for certain works. The Article 4(2) Direction controls minor works including most alterations to houses, to gardens visible from the public realm and other householder projects such as the installation of solar panels and satellite dishes. In addition, to the Madeley Neighbourhood Plan provides some elements of control for parts of the site and the World Heritage Site Residents Guide provides information to residents helping make informed choices and decisions when considering making changes to or carrying out works to book their dwelling house, and the land that surrounds their property.

13.15 In July 2023, the Council adopted the Ironbridge Gorge World Heritage Site Supplementary Planning Document (IGWHS SPD), in order to provide guidance on the application of Local Plan policies and form a material consideration in the planning application process, as well providing further guidance for the protecting and enhancing the Outstanding Universal Value, preventing loss through deterioration and disappearance of its heritage value, whilst providing a consistent set of guidelines to help businesses and residents play their part in maintaining what makes the IGWHS so universally special.

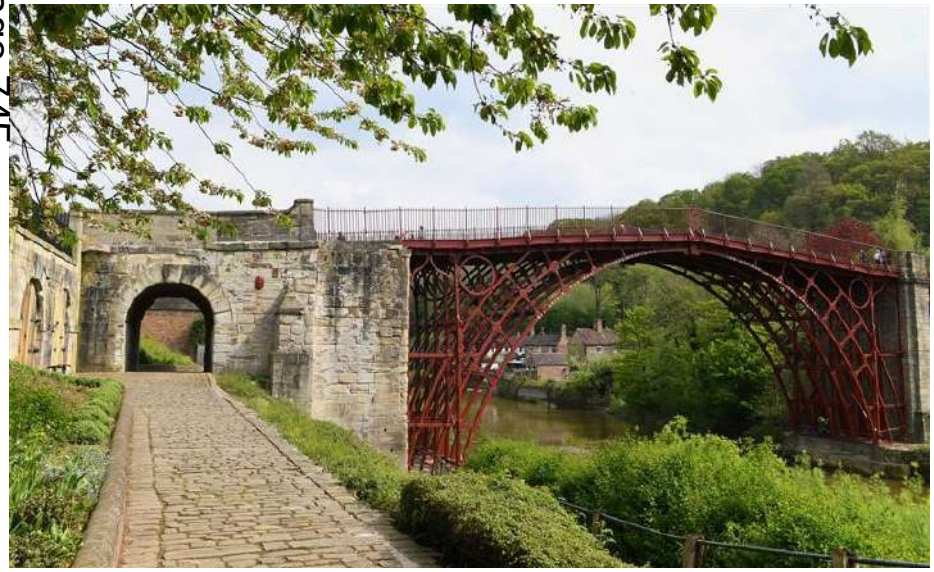
13.16 Additional guidance for the IGWHS includes detail on shopfronts and signage that also has a SPD status which should be considered alongside Policy EC11 (shopfront and advertisement design), as well as the Conservation Area Management Plan and Ironbridge World Heritage Site Management Plan. While these tools can collectively control development at a micro level, it is appropriate that the Local Plan also gives further direction to managing the area

13 Historic environment

holistically and balancing the desire to protect and enhance the Outstanding Universal Value of the WHS alongside its role as a major tourist attraction and contributor to the local economy.

13.17 The Council work in close partnership with the local community, Historic England, English Heritage and local partners including the Ironbridge Gorge Museum Trust so that all appropriate measures are taken in the custodianship of the World Heritage Site. Where significant potential harm is identified as part of proposals early discussions with Historic England will help determine whether issues can be overcome early in the development process and whether notification to UNESCO will be required.

Figure 35: Ironbridge



Listed Buildings

13.18 Listing a building marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.

13.19 Policy HE3 relates to the protection of listed buildings.

Policy HE3

Listed buildings

1. The Council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Council will not support development that would detract from or damage the setting of a listed building.
2. Harm to a Grade II listed building is unacceptable other than in exceptional circumstances. Harm to a Grade I or II* listed building is unacceptable other than in wholly exceptional circumstances.
3. The Council will only support applications for alterations, extensions and other changes to listed buildings if the following criteria are met:

    a. The essential form, character and special interest of the building are maintained and the historic interest of the building and its setting are not adversely affected;
    b. Its architectural features, both internal and external, are preserved intact, including those within the curtilage;

c. The proposed development is of an appropriate design in terms of massing, scale form, proportion, details, colour and materials which is appropriate to the listed building and its context;
d. An alteration, extension or new use can be demonstrated to be in the interest of the long term survival of the building;
e. Where an extension is proposed, it should be designed to complement the character of the building, be generally subservient in scale and of a suitable form, material and detailed design; and
f. The development is located in a way which respects the setting and form of the listed building and respects its relationship to surrounding buildings, features, street scene or skyline and does not otherwise impair important views of and from the building;

13.20 The NPPF states that, when assessing development that could affect a heritage asset, such as a listed building, consideration should be given to the asset's conservation since insensitive alterations can harm its significance.

13.21 In considering applications relating to a listed building the Council will, therefore, require that proposals do not have a detrimental effect upon the building's integrity and character or its setting. When listed building consent and planning permission are required it is recommended that both applications are submitted to the Council at the same time, this will allow the full impact of alterations or development to be assessed.

13.22 The Council will require all applications that include the alteration, extension and repair of a listed building to limit the loss of its historic character and the scale, materials, intricate details and structure of the building should be respected. When larger alterations, such as extensions, are required it is vital that they are carefully located to create a balance with the rest of the building, not altering views adversely and not changing elevations. Alterations should not remove or hide original features or result in a significant removal of the buildings fabric.

13.23 The setting of a listed building is often linked to its character and its gardens, grounds, appearance and layout are vital to the overall design of the building. The open space and curtilage of the building, including hedges, walls, trees and buildings, can form intrinsic parts of its setting. Where a building is located can make a significant contribution to the street scene.

13.24 The conservation of heritage assets requires a holistic approach to understand how development can impact on their significance and how they can be viewed. The setting of heritage assets can directly impact on their significance. The NPPF requires local authorities to identify and assess the particular significance of any heritage asset that may be affected by a development proposal and requires them further to secure the enhancement of such an asset where possible.

13.25 The Council will take enforcement action against unauthorised and unacceptable works to listed buildings. Poorly designed additions and alterations to listed buildings, or poorly sited development close to these heritage assets, can damage the historical significance of a building and damage its special interest and value. Even minor repairs

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and alterations can significantly affect a heritage asset or its setting if carried out insensitively. This includes alterations to the exterior and interior since both are included under listed building designation

Figure 36: Listed Building in Ironbridge



Conservation Areas

13.26 These are areas of special historic or architectural interest, the character of which it is desirable to preserve or enhance. When defining a conservation area it is the special architectural or historic interest of the whole area, rather than the merits of individual buildings and features, that is important.

13.27 Policy HE4 relate to the protection of conservation areas.

Policy HE4

Conservation areas

1. The Council will support development in conservation areas where it will preserve or enhance its character or appearance. Development will not be supported where:
    a. It would prejudice the essential features of the conservation area, the relationship or appearance between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;
    b. The design of any new buildings and their additions, including height, density, mass, layout, proportions, or materials would not respect the character or appearance of a Conservation Area;
    c. The development would not be in keeping with the setting and surroundings of a conservation area or would impair views of the area; or
    d. Where a proposed use of land would adversely affect the appearance or environment of a conservation area.

2. Applications affecting a conservation area should identify the significance of any heritage assets within the conservation area and provide a clear justification as to why the development is considered appropriate. The Council will expect proposals to:

a. Reinstate original features and elements to add to the heritage asset's significance where these have previously been lost;
b. Remove modern additions or modifications to reveal the significance of any heritage asset. This could include the removal of pebbledash, paint from brickwork, non-original style windows, non-original doors, satellite dishes or other equipment; and
c. Use the heritage asset in a way which complements its conservation significance.

3. The Council will require traditional shopfronts and associated features which contribute to the character of a conservation area to be retained and repaired as part of any development proposal.

13.28 The Council has a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act (1990) to designate as conservation areas any areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance.

13.29 To date eight conservation areas have been designated and each of these make a valuable contribution to the borough as an attractive place to live, work and visit. These areas are defined as heritage assets in their own right. The eight conservation areas are:

A. Edgmond;
B. Wrockwardine;
C. High Ercall;
D. Kynnersley;
E. Horsehay
F. Wellington
G. Severn Gorge; and
H. Newport.

13.30 There are extra controls imposed on development in these areas. Permission is required to fell most trees whether or not they are covered by a Tree Preservation Order.

13.31 Consistent with its statutory obligation to make sure that conservation areas are preserved or enhanced the Council has established locally applicable principles that will be applied to all applications in these areas. It is important that development both within and outside of a conservation area does not harm the character or appearance of the conservation area by impacting on important views and groups of buildings from inside or outside the boundary. The character of conservation areas is rich and varied and each area requires a sensitive but differing approach to ensure that future change preserves and enhances the area's role and character.

13.32 The Council has prepared a number of detailed conservation area appraisals which set out what the special characteristics of each area are that justify its designation and also identify aspects of the area where enhancement is sought. There are also a number of Management plans[37] setting out how the Council plan to approach the future development of each area.

13.33 In order to determine the effect of any new building in a conservation area, the Council will require the submission of detailed plans and will not ordinarily support an application for outline planning permission. The Council will expect applications to be accompanied

37 Conservation Area Management Plans https://www.telford.gov.uk/planning-and-building-control/listed-buildings-conservation-areas-and-heritage-assets/conservation-areas/

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by a design and access statement and a heritage significance statement (this can be included with the design and access statement or as a separate document).

Buildings of Local Interest

13.34 Buildings of local interest have been identified as having a degree of significance meriting consideration in planning decisions. Significance is the value a heritage asset has to this and future generations because of its heritage interest.

13.35 Policy HE5 relate to the protection of buildings of local interest.

Policy HE5

Buildings of local interest

1. The Council will maintain and update a list of buildings of local interest. It will seek to preserve these buildings and will encourage their full and appropriate use. The Council will not support development which:

    a. Involves the demolition or partial demolition of buildings of local interest fabric unless replaced by development of equal or better quality;
    b. Would have an adverse impact upon the character, form and fabric of a buildings of local interest or would remove or mask major features of interest; or
    c. Would have a detrimental impact on the setting of the building or damage traditional boundary treatments, floor space materials or other features.

13.36 The Council has established a list of buildings of local interest. It is national policy to conserve and support restoration of such buildings and guidance on appropriate restoration and alteration can be provided by the Council. The Council will resist applications for development that fail to preserve or better reveal the significance of a buildings of local interest.

13.37 This local list covers a substantial span of buildings. These include, for example, a number of buildings built in the Duke of Sutherland style which represent an attractive and distinctive element of the borough's visual and historic environment. These buildings are not generally listed and, consequently, do not benefit from any additional statutory protection.

13.38 The Council will review this list on a periodic basis and will add additional buildings to this list following a detailed assessment against a set of design criteria.

Registered Parks and Gardens

13.39 These are sites which have been assessed to be of particular significance, in terms of their special historic interest. The record of registered parks and gardens includes, gardens, grounds and other planning landscapes and open spaces. The register focuses on the significance of the designed landscape, rather than on planting or botanical species.

13.40 Policy HE6 relates to the protection of Registered Parks and Gardens.

Policy HE6

Registered parks and gardens

1. The Council will resist development that would harm the significance or be detrimental to the setting, character, quality and historic integrity of Registered Parks and Gardens and make sure their associated features and settings are preserved and enhanced. The Council will:

   a. Resist any development which would adversely affect their special historic interest, or result in the loss of, or damage to, their form and features;
   b. Seek to conserve their landscape and architectural features;
   c. Resist development which would impair direct / indirect views to and from of these sites and their wider landscape and setting;
   d. Encourage the restoration of original layout and features where this is appropriate and based upon a thorough research and understanding of the historical form; and
   e. Require any development that potential impacts Registered Parks and Gardens to be supported by a Landscape and Visual Assessment.

13.41 The borough currently has three sites identified on the Historic England Parks and Gardens on the Special Historic Interest Register (Chetwynd Park, Orleton Hall and part of Lilleshall Hall estate) designated under the National Heritage Act 1983. These parks are shown on the Policies Map. All three of these parks are currently Grade II listed. The Council is required to consult The Gardens Trust when considering applications affecting these registered sites.

13.42 Development both within and close to these sites should aim to preserve the setting of these historic parks and gardens so that they can continue to be enjoyed by future generations. This policy draws on the best practice guidelines from Historic England.

Scheduled Monuments and Archaeology

13.43 These are sites of national archaeological importance. They are nationally designated heritage assets. Scheduled of sites as monuments is the oldest form of heritage protection, and started in the Ancient Monuments Act 1882 and subsequently superseded by the Ancient Monuments and Archaeological Areas Act 1979.

13.44 Policy HE7 relates to the protection of scheduled monuments and the assessment of archaeology.

Policy HE7

Scheduled monuments and archaeology

1. The Council will protect scheduled ancient monuments, other sites of international, national, regional or particular local archaeological importance and their settings. Development that would result in the loss of, damage to, or would otherwise adversely affect these sites and their settings will be resisted.
2. Where archaeological remains are known to exist as part of the established record or research indicates that they may exist, the Council will require development proposals to be

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accompanied by an assessment of the site's archaeological features.

3. When development is considered to be acceptable in principle, the Council will require that:

   a. Any archaeological remains are preserved in situ by the careful design, layout and the siting of new development; and
   b. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for appropriate mitigation its recording and/or excavation by a competent archaeological organisation before development starts on site and any information which requires recording shall be recorded in a suitable format and deposited on the Council's Historic Environment Record (HER).

13.45 Although recent archaeological studies and surveys have revealed much about the borough's rich archaeological heritage, they also suggest that much is still hidden, and other archaeological sites and remains may be revealed during the plan period.

13.46 Archaeological assets are often fragile and therefore vulnerable to damage and destruction. They contain information that is invaluable, both for its own sake and for its role within education, leisure and tourism. As with the borough's other heritage assets, the Council considers its archaeological heritage to be an irreplaceable resource that should be conserved in a manner that is appropriate to its significance for present and future generations. The Council has the power to require developers to submit heritage statements which identify the site's archaeological features with planning applications and encourages pre-application discussion to ascertain if sites are close to a heritage site.

14 Minerals and land

14 Minerals and land

14.1 It is crucial to ensure an adequate supply of minerals to support new housing, industry, infrastructure, and employment opportunities. Whilst minerals can only be extracted where they are naturally found, it is crucial that existing and future extraction activities are limited to environmentally acceptable locations, with minimal impact on the quality of life for the borough's existing communities.

14.2 Moreover, it is important that we reduce our reliance on primary materials by promoting the reuse, recovery, and recycling of secondary minerals, which may lead to a reduced need for mineral extraction. This sustainable approach, of limiting mineral extraction by reusing existing resources available not only reduces carbon emissions by decreasing the need for road transport, the dominant method of mineral transportation, but also safeguards these finite resources for future generations.

14.3 In addition to mitigating carbon emissions, minerals policies should also consider opportunities for combating the effects of climate change. Restoration schemes, for instance, offer a chance to not only provide flood alleviation projects but also create habitats for species potentially adversely affected by development. It is important to acknowledge the potential conflicts between economic benefits derived from exploiting mineral resources and achieving long term environmental goals. The aims of these policies is to address and mitigate this potential conflict by ensuring that all social, environmental, and economic factors are given appropriate weight when determining planning applications to ensure the long term sustainability of both the mineral resource and the communities within the locale.

14.4 Significantly, a large peat resource is situated within the Weal Moors, to the north of Telford. This area contains important Local Wildlife Sites and an Iron Age Fort Wall, which is designated as a scheduled ancient monument in addition to its designation as a Strategic Landscape. These factors have resulted in there being no extant peat extraction planning permissions within the borough. In accordance with the NPPF, it is not expected that any plans will be supported for peat extraction within the borough.

14.5 Every effort must be made to avoid sterilising mineral-rich land through development and to identify the value of minerals for suitable end uses, ensuring their optimal utilisation and preservation.

Mineral Safeguarding

14.6 Mineral safeguarding is a critical process aimed at preventing non-minerals development from adversely affecting or unreasonably constraining the future extraction of valuable mineral resources. By implementing this policy, the Council aims to promote responsible planning that considers the long-term economic significance of mineral resources.

14.7 Policy ML1 acknowledges the importance of carefully managing non-mineral activities to ensure they do not compromise the future extraction potential of economically valuable minerals.

Policy ML1

Mineral safeguarding

1. Mineral resources within the Mineral Safeguarding Areas and buffer zone areas will be protected from unnecessary sterilisation by other development unless:

    a. The development cannot reasonably be sited or relocated to avoid mineral areas;
    b. Mineral resources are either not present or are of no economic value;
    c. The mineral can be extracted without unacceptable impacts on neighbouring uses, local amenity or other environmental assets prior to the development taking place;
    d. The overriding need for the development outweighs the need to safeguard the mineral resources present; or
    e. The incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
    f. Sites have been allocated for development in the Local Plan.

2. Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate:

    a. That the mineral resource is not economic to work or is not present; or
    b. That the proposed development will not permanently sterilise the mineral; or
    c. That the mineral resource will be prior extracted to prevent it being sterilised.

3. Where prior extraction is established as feasible, conditions will be imposed requiring extraction of viable mineral resources present in advance of construction. Applicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed.
4. All non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified should seek to extract any viable mineral resources present in advance of construction. Proposals for prior extraction will be permitted provided the proposal is in accordance with policy ML3 Mineral development.
5. The Council will apply the following exemptions to parts 1, 3 and 4 of this policy:

    a. Applications for house holder development (except for new dwellings);
    b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity onsite;
    c. Applications for advertisement consent;
    d. Applications for reserved matters including subsequent applications after outline consent has been granted;
    e. Prior notifications (for example, telecommunications, forestry, agriculture, demolition);

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f. Certificates of Lawfulness of Existing Use or Development (Section191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);

g. Applications for works to trees and other miscellaneous minor works / applications (e.g. fences, gates, access etc);

h. Applications for temporary planning permission.

6. In the urban and rural areas the Council will support non-mineral development providing it does not threaten, lead to the loss of or damage to, the functioning of established planned or potential minerals related infrastructure unless:

a. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; or
b. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry.

14.8 The Council engaged the British Geological Survey (BGS) in 2008 to define the broad extent of the boroughs Mineral Safeguarding Areas (MSAs) and appropriate buffer zones. The purpose of establishing MSAs is to inform potential developers about the presence of mineral resources, enabling early consideration of these resources in the development process.

14.9 Policy ML1 has adopted an alternative approach to protect mineral resources in Telford and Wrekin by excluding the urban area from the definition of MSAs. This exclusion does not imply that prior extraction of minerals is unsuitable in the urban area. Rather, it acknowledges that there has been limited interest from developers seeking to extract minerals in recent times and that resources of economic significance have either been previously worked or sterilised by built development. Applications for prior extraction within the urban area will be assessed on a case-by-case basis.

14.10 The Council recognise that to meet the Government housing targets, housing allocations must be brought forward in a timely manner. Therefore, sites allocated in this Local Plan are exempt from the requirement for prior extraction. Prior extraction on allocated development sites would only be supported where it does not impact on the housing delivery trajectory of the site.

14.11 To determine the feasibility of prior extraction, a comprehensive assessment of the mineral resource should be conducted by a qualified consultant. This assessment should:

- Evidenced detailed site investigations to identify the exact location, quality, quantity, and extent of the resource;
- Evaluate the economic viability of prior extraction, the proportion of the mineral to be used on-site versus sold as aggregate, and factors such as the size, nature, and need for the non-mineral development; and
- Demonstrate that mineral interests have been adequately considered by marketing the resources for a reasonable period.

14.12 Critical mineral-related infrastructure will also be safeguarded. This infrastructure includes facilities for storage, handling, and processing (including waste processing into aggregates). Applications

for non-mineral uses should demonstrate that the site lacks realistic potential for the development of mineral-related infrastructure or no longer fulfils the needs of the minerals industry. This should be demonstrated by marketing the sites for a minimum period of six months for minerals related uses.

14.13 The Mineral Safeguarding Area buffer zones for Telford and Wrekin can be seen on the Councils online interactive policies map[38]. Further guidance on the location of mineral resources and mineral-related information is available through the BGS website.

Maintaining Aggregate Supplies

14.14 Ensuring a steady and adequate supply of aggregates (crushed rock and sand and gravel) is a responsibility of Mineral Planning Authorities (MPAs) including Telford and Wrekin. The National Planning Policy Framework (NPPF) mandates the preparation of Local Aggregates Assessments (LAAs) to assess provision based on average annual sales over the previous ten years, relevant local information, and an evaluation of all supply options. Telford & Wrekin Council and Shropshire Council have cooperated as a single sub-region for joint planning of aggregate supply, a practice approved by the West Midlands Regional Aggregates Working Party.

14.15 Policy ML2 sets out the criteria for mineral extraction proposals that may come forward in the future.

Policy ML2

Maintaining aggregate supplies

1. The Council will support proposals for crushed rock, clay or sand and gravel working if one or more of the following circumstances apply:
   a. Working would prevent the sterilisation of the resource; and/or
   b. Significant environmental benefits would be obtained.
2. In such circumstances, proposals for new extraction should demonstrate that they are environmentally acceptable to work and be consistent with Policy ML3 and other relevant plan policies.
3. Where material planning harm would arise from a mineral extraction proposal, and this cannot be fully mitigated, the Council will consider whether the need for the mineral outweighs the harms caused by the proposal.

14.16 LAAs aim to secure seven years' supply for sand and gravel and ten years' supply for crushed rock. The latest available supply position is set out in the Shropshire and Telford and Wrekin Local Area Aggregates Assessment 2025 and includes the following:

- 26 year’s land bank for crushed rock
- 23 year’s land bank for sand and gravel
- 30 years’ land bank for clay

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14.17 For sand and gravel, the most recent LAA data for the sub-region shows that in 2023, there were ten permitted sites for sand and gravel extraction in Shropshire, eight of which were operational. Sand and gravel production in Shropshire and Telford and Wrekin, at 0.88 million tonnes, has significantly recovered from previous years and now surpasses the ten-year rolling average (0.68 million tonnes). The three-year average sand and gravel production is 1.17 million tonnes. The LAA data also demonstrates that the land bank of permissions for sand and gravel extraction has consistently exceeded the minimum level required by the NPPF of seven years' supply.

14.18 Considering the ample and consistent supply of sand and gravel resources from existing sites in other parts of the Shropshire sub-region, there is no need for the Local Plan to identify additional extraction sites. In exceptional circumstances where the need for additional sand and gravel reserves can be demonstrated, new sites will be considered as long as they meet acceptable environmental standards.

14.19 The sub-region produced 2.5 million tonnes of crushed rock in 2023 against a 10 year average of 3 million tonnes. In 2023 there were 8 permitted sites in Shropshire, 5 of which were operational and 1 permitted and operational site in Telford and Wrekin. The latest available data indicates that crushed rock production in Shropshire and Telford and Wrekin in 2023 was below both the 10 year trend (2.98 million tonnes) and the 3 year trend (2.73 million tonnes). Reserves are distributed across active sites (84.5% of total reserves) and currently inactive sites (15.5%). It is considered there is a robust level of reserves that are ‘workable’ in the short term.

14.20 There are active minerals sites in the borough including;

14.21 **Leaton Quarry –** this site provides a significant amount of crushed rock providing around a quarter of the areas production. The Council are assessing a current application to extend the workings and life of the Quarry in order to maintain supplies of crush rock to the local economy.

14.22 The quarry plays a vital role in meeting the sub-regional demand for crushed rock. The primary market for crushed rock is predominantly local, serving various industries such as ready mix and precast concrete manufacturing, road construction and surfacing, rail track ballast, and water and effluent filtration pipe bedding. The quarry's output directly contributes to fulfilling these requirements and supporting the local economy.

14.23 **Hadley Quarry –** this site is situated next to Blockleys Brick Works and directly supplies clay for the manufacture of bricks and clay related products. It is expected that quarrying operations will cease before the end of the plan period and the land will become available for housing development.

14.24 Significant environmental benefits from mineral development are often achieved during the restoration and aftercare process, these can include creation of:

- Sustainable drainage and water management areas
- New habitats
- Space for farming
- Areas for forestry

Within the borough previously mined areas such as Ercall Hill and Maddox Hill, geological SSSI sites, now forming parts of Local Wildlife Sites and nature reserves.

Mineral Development

14.25 The impacts of minerals development on the quality of life of local communities and the environment are crucial factors that must be carefully evaluated when determining suitable locations for new minerals development.

14.26 Policy ML3 sets out the general requirements for mineral infrastructure and mineral working developments to ensure a suitable fit within its surroundings.

Policy ML3

Mineral development

1. The Council will support mineral extraction, processing or associated development subject to it being demonstrated that the development would not have an unacceptable impact, including cumulative impact with other developments, upon:

    a. Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable);
    b. The quality and quantity of water within water courses, groundwater and surface water;
    c. Drainage systems;
    d. The soil resource from the best and most versatile agricultural land;
    e. Farming, horticulture and forestry;
    f. The safety and capacity of the road network;
    g. Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities;
    h. The appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness;
    i. Land stability;
    j. The natural and geological environment (including biodiversity and ecological conditions for habitats and species); and
    k. The historic environment including heritage and archaeological assets and their setting.

2. The Council requires mineral working proposals to include details of proposed methods of working, phasing, management and maintenance of site restoration, including progressive restoration towards full reinstatement of occupied land and the removal of all temporary and permanent structures and works. Such restoration should avoid the creation of future liabilities and should deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use.

14.27 The NPPF requires the Council to establish criteria for planning applications for mineral works to be assessed against to ensure that there are no adverse or unacceptable impacts on the natural and historic environment, or the health of local populations. Mineral working activities can potentially impact on a multitude of environmental factors, including groundwater and surface water. It is important that applications consider such impacts at an early stage. Where necessary applications should be accompanied by a risk assessment to examine the potential impacts of the proposal on

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environmental features supported by groundwater. Such assessments must consider whether potential impacts are deemed acceptable or can be appropriately managed through mitigation measures.

14.28 It is essential to establish policies that support mineral working practices aligned with local sensitivities, ensuring high-quality restoration and aftercare of mineral sites at the earliest feasible opportunity. Whenever possible, these practices should contribute to green infrastructure or facilitate environmental and community benefits outlined in the relevant local Plan Policy. The restoration of mineral sites can and should have a positive impact on addressing Climate Change by fostering multi-functionality in after-use schemes, including environmental enhancements that promote biodiversity, habitat creation, and sustainable land management practices.

Land Stability

14.29 As a result of its industrial past, extensive mining and relative recent geological glaciation, several areas of the borough have land stability issues. The effects of unstable land may result in landslides, land creep, subsidence or ground heave. Where a site is affected by land stability issues, or where development has the potential to lead to land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner. It is vital that the Council has a plan in place to ensure that the risk to residents, visitors, private property and public property including all highway assets and third party assets (e.g. statutory authorities and service providers) is minimised.

14.30 The Council anticipates development continuing to come forward in areas that could be affected by land stability issues and Policy ML4 sets out how development proposals will be assessed.

Policy ML4

Land stability

1. The Council will support development proposals within the Mining Consideration Area, areas of suspected slope stability issues or where it is suspected there is poor ground conditions provided that the proposal demonstrates that:

    a. Its structural integrity will not be compromised by slope stability issues or poor ground conditions, demonstrated through the submission of a land stability report, appropriately detailed ground investigation, stability calculations, remedial design calculations (where deemed necessary) appropriately prepared reports and slope stability declaration form. All shall be prepared by suitably qualified and experienced geotechnical engineers;
    b. Where active systems exist, the development does not exacerbate any land or slope stability issues;
    c. The development can tolerate the ground conditions by special design without causing any adverse effects;
    d. All calculations and design shall be carried out to appropriate standards and acceptable demonstrable Factors of Safety;
    e. There is long term stability of any structures built on filled ground;
    f. Remedial works have been undertaken, in accordance with relevant legislation and the approved plans, prior

to occupation of a development to the satisfaction of the Council.

g. The nature of the Land Stability has been assessed to the satisfaction of the Local Planning Authority and a land stability report has been provided and agreed before an application is determined

14.31 It is important to make sure that any new development does not adversely affect the stability of the area and is not itself vulnerable to the presence of unstable land

14.32 Parts of the borough have localised land instability issues due to a number of factors, such as the safety risks associated with historical coal mining activities including risk from collapsing mine workings and mineshafts as well as mines gases.

14.33 Where there is the potential of significant risk from coal or ironstone relate mining, the Mining Remediation Authority has defined such areas as high risk areas. They include areas of known/suspected shallow coal mining, recorded mine/audit entries and areas of former surface extraction. These Mining Consideration Areas are shown in Appendix J.

14.34 The Council is required by reason of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to consult the Mining Remediation Authority when planning applications involve the provision of buildings or pipeline in the Coal Mining Consideration Area. In accordance with this legal obligation developers are required to submit coal mining risk assessments with their proposals.

14.35 Policy ML4 applies to all planning applications in the Mining Consideration Area; however, exceptions include:

- Reserved matters/reserved details
- Householder development (for example, an extension to a dwelling)
- Changes of use (unless the application is for a change of use to housing)
- Variation or removal of conditions unless the application relates to land instability
- Applications for listed building consent or conservation area consents
- Lawful Development Certificates; and
- Tree or hedgerow works needing consent.

14.36 The Council will expect developers to complete the following list of reports and surveys for all development:

- A desk study;
- Walkover survey;
- A Coal Mining Risk Assessment (CMRA);
- A topographic survey;
- Intrusive ground investigation (including a detailed assessment of the data in the form of a report prepared by a professional Geotechnical Engineer);
- Instrument installation for gas and groundwater monitoring, sampling and testing;
- Ground movement monitoring, both surface and at depth;
- Slope stability assessment; and
- When requested by the LA, the developer will provide a Stability Declaration Form.

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14.37 Ground movement related problems in the Ironbridge and Coalbrookdale area are related to three key factors: geology, stream incision and human activity. Human activity relates primarily to historical mining in the area (including extensive Clay mining which is not a Coal Authority consideration) and historic building methods. Two reports have been produced to provide guidance on ground stability conditions and are available on the Council's website. These reports are:

- Ironbridge Gorge Landslides, Ironbridge and Coalbrookdale Ground Behaviour Study (2005); and
- The Ironbridge Gorge Geomorphological Mapping Report (2009)

14.38 These reports are provided as high level information and it is the developers responsibility to submit additional, relevant and comprehensive details with their proposals.

14.39 For the avoidance of doubt, the term "poor ground conditions" referred to in Policy ML4 may include, but is not limited to, the following:

- Poorly consolidated made ground and fill material
- Soft, weak and wet natural soils
- Areas of shallow mine-workings and mineshafts; or
- Colliery spoil mounds.

14.40 Some small scale works will not require Planning Permission or Building Regulations Approval. Before starting on such works you are strongly advised to take appropriate professional advice and also to discuss your proposals with a Planning Officer or Building Control Officer from the Council.

14.41 Developers are therefore encouraged to have pre-application discussions with the Council to be advised on the specific requirements. Where appropriate developers should also consult with the Canal and River Trust.

Land Contamination

14.42 The term 'land contamination' covers a wide range of situations where land is contaminated in some way. In a small number of these situations where certain criteria are met, a site might be determined 'contaminated land' which has a specific legal definition set out in Part IIA of the Environmental Protection Act 1990. Within the borough this is associated with industrial processes or activities that have now ceased, but where waste products or remaining residues present a hazard to the general environment. The Council wishes to encourage the re-use of previously developed land but is aware that contamination may exist as a result of past activities especially in the Telford urban area.

14.43 The purpose of Policy ML5 is to protect controlled waters, the health and wellbeing of existing and future occupiers and, at the same time, to make effective use of land and buildings consistent with the NPPF.

Policy ML5

Land contamination

1. The Council will consider the following factors for the effective and most appropriate re-use of previously developed land:

    a. The need to safeguard the future users or occupiers of the site or of neighbouring land; preventing both new

and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of contaminants in soil

b. The need to protect any buildings or services (like water) from hazards

c. The need to prevent unnecessary dispersal or disturbance of contaminants if this would cause water or air pollution and/or adverse health effects; and

d. Evidence provided in the form of a site investigation report and risk assessment, undertaken by a suitable qualified competent person and which demonstrates the development will be safe and free from contamination (and/or the effects of contamination in relation to a SPR assessment).

2. Development proposals should secure appropriate remediation of sites where contamination is present.

14.44 The NPPF advises that planning policies and decisions should contribute to, and enhance, the natural and local environment through the remediation and mitigation of despoiled, degraded, derelict, contaminated, or unstable land (Para 170 f). This guidance places onus on the developer and/or landowner for securing safe land/development free from pollution (NPPF Para 179).

14.45 It also requires that investigations and a risk assessment of land potentially affected by contamination be undertaken by a suitably qualified competent person (NPPF Annex 2) in accordance with established practices such as BS10175 (2017) 'Code of Practice for the Investigation of Potentially Contaminated Sites'.

14.46 The Council's contaminated land strategy provides information about the industrial heritage of the borough and how previously developed land should be investigated assessed and brought back into beneficial use.

14.47 Before determining planning applications for sites which show evidence of past contaminative use the Council will require the developer, via a suitable qualified competent person and in accordance with relevant guidance and legislation[39].

- Prepare a thorough Desk Study for the site;
- Design and implement a site specific ground investigation within the site;
- Assess the nature and degree of contamination using a method of investigation agreed in writing with the Council;
- Determine the current contamination risks and methodologies for mitigating those risk;
- Identify specific remedial measures required to deal with any hazard, with the method to be agreed in writing with the Council.

14.48 If the degree of contamination requires remedial action then planning permission will only be granted subject to conditions (or with a Section 106 agreement) specifying the measures to be carried out and their method of implementation.

14.49 Where evidence suggests that the potential for contamination is slight, the minimum information that should be supplied is a desk study to include a site reconnaissance report. The Desk Study or an

39 Groundwater protection position statements - GOV.UK and Land contamination risk management (LCRM) - GOV.UK

addendum letter/report should clearly state the reasons why the risk from contamination is considered slight and should include advice to developers on ‘what to watch out for’ when breaking ground on the development in the event that the Desk Study was not sufficient to identify all risks (e.g. buried asbestos, mass animal carcass burials etc).

14.50 In some instances further site investigation may be required before planning permission can be granted. Site investigations should be prepared by a competent person, and remedial measures agreed before any development takes place. This must demonstrate that the land contamination issues have been fully addressed or can be addressed through the development. It is always the developer’s responsibility to ensure the safety of the development and its compliance to best practice safety standards and contaminated land best practices.

15 Appendix

15 Appendix

A. Housing Allocations

15.1 Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building.

Table 8

Site Reference	Site Name	Estimated Housing Numbers
HA1	Lodgewood Farm, Redhill	203
HA2	Old Park	200
HA3	Land South of the Dale Church Aston	166
HA4	Former Phoenix School, Manor Road	207
HA5	Land North of Allscott Meads	105
HA6	Land South of Holyhead Road	105
HA7	Pink Skips	90
HA8	East of Dawley Road	89
HA9	Land at Hilltop Farm, Waterloo Road	80
HA10	Land South of Plough Lane	80
HA11	Land off Church Road, Lilleshall	46
HA12	Land West of Wellington Road	80
HA13	South of Hutchinson Gate	69

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HA14	Tafs Salop LTd, Gower Street	65
HA15	Land West of Allscott Meads	60
HA16	AGA Site	60
HA17	Vasey Court	45
HA18	Old Railway Line, Church Aston	41
HA19	Malinslee, Telford	41
HA20	Brandon Avenue, Shawbirch	35
HA21	Land at Park Road, Dawley	28
HA22	Former Bush Hotel	30
HA23	Land southern side of Waters Upton	40
HA24	Land at junction of Hay Street, Tibberton	7
HA25	Car Park adjacent to Police Station, Legges Way	21
HA26	Little Dessert Shop, Bratton	17
HA27	Land south and west of Somerfield Road	515
HA28	Long Barn Stables Equestrian Centre	15
HA29	Land South of St Michael's Church, Lilleshall	10
HA30	Land at Badhan Factory	10
HA31	Land between hartbridge Road and Beverley Roundabout, Oakengate	10
HA32	Land Opposite Shawbirch Public House	10

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HA33	Former Cross Keys Public House	5
HA34	Land at 2 Arleston Lane	5
HA35	Lawley West	250

15 Appendix

B. Employment Allocations

15.2 Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detail advice on any site-specific considerations, for example, proximity to a listed building.

Table 9

Site Reference	Site Name	Estimated Employment	Use Classes
EA1	East of Dawley Road	20.19	E(g), B2, B8
EA2	Land East of A518	17.53	E(g), B2, B8
EA3	Land north of A518	4.47	E(g), B2, B8
EA4	Land southeast Newport town centre	2.90	E(g), B2, B8
EA5	Land at AGA Rangemaster, Waterloo Road	1.67	E(g), B2, B8
EA7	Hortonwood 35	0.86	E(g), B2, B8
EA8	Hortonwood 50	1.39	E(g), B2, B8
EA9	Hortonwood 60	3.32	E(g), B2, B8
EA10	Land at Telford International Rail Freight	2.48	E(g), B2, B8
EA11	Telford Way	3.13	E(g), B2, B8
EA12	Halesfield 24	1.97	E(g), B2, B8
EA13	Halesfield 15	1.46	E(g), B2, B8
EA14	Deer Park Court	2.74	E(g), B2, B8
EA15	Wheat Leasows	7.8	E(g), B2, B8

15 Appendix

C. Mixed Use Allocations

15.3 Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building. Proposals should deliver a mix of uses that responds to the surrounding area, current and potential pedestrian routes, opportunities for mixed development and existing uses. Should an application come forward for only one or some of the listed uses, the Council may consider this acceptable depending on the nature of the proposal, relevant development plan policies and other material considerations.

Table 10

Site Ref	Site Name	Estimated Housing Numbers	Estimated Commercial / Town Centre Uses	Use Classes
MU1	Land off Ironmasters Way	333	2.53	C2, C3, Main Town Centre Uses
MU2	Blue Willow Car Park	158	1.02	C2, C3, Main Town Centre Uses
MU3	Lime Green Car Park	138	0.87	C2, C3, Main Town Centre Uses
MU4	Land at Southwater Phase 2	46	0.21	C2, C3, Main Town Centre Uses
MU5	Agriculture House, Southwater Way	11	0.31	C2, C3, Main Town Centre Uses
MU6	Former Wilkinson Site	15	0.34	C2, C3, Main Town Centre Uses
MU7	Telford Station	100	2.99	Class E, C2, C3

15 Appendix

D. Sustainable Community Allocations

15.4 Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building.

Table 11

Site Reference	Site Name	Estimated Housing Numbers	Estimated Employment Land (ha)	Use Classes
SC1	Land at Bratton	2100	2	E(g)
SC2	Land North West of Muxton	2700	5.6	B2, B8, E(g)
SC3	Land North of A442 Wheat Leasows	3100	68	B2, B8, E(g)

15 Appendix

E. Developer Contributions Policy List

15.5 The Following policies will be used by the Council to secure developer contributions.

Table 12

Policy Reference	Policy
S7	Developer Contributions and Infrastructure Delivery
HO2	Sustainable Communities
HO4	Affordable Housing Requirements
HO6	Supported and Specialist Housing Needs
HO9	Housing Development Regeneration
NE1	Biodiversity and Geodiversity
NE2	Trees, Hedgerows and Woodland
NE3	Biodiversity Net Gain
NE4	Development Greening Factor
CC5	Flood Risk Management and Sustainable Drainage Systems
CC6	Managing Air Quality
CI1	Community Facilities
CI3	Provision and Management of Open Space
ST1	Sustainable Travel
ST3	Impact of Development on Highways

15 Appendix

F. Hierarchy of Centres

Table 13

Principal Town Centre	Telford Town Centre
Market Towns	Newport and Wellington
District Centres	1. Oakengates; 2. Hadley; 3. Lawley; 4. Donnington; 5. Dawley; 6. Ironbridge and 7. Madeley.
Local Centres	Adamston, Allscott, Apley, Arleston, Brooklands, Brookside, Dale End, Hadley (Haybridge Road), Hills Lane, Hollinswood, Ketley (Station Road), Ketley (Orchard Close), Leegomery, Lightmoor, Malinslee, Muxton, Priorslee (Priorslee Avenue), Priorslee (Gatcombe Way), Randlay, Redhill, St Georges, Shawbirch, Stirchley, Sutton Hill, Trench (Teagues Crescent) and Woodside Emerging local centres at the three sustainable community sites.

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G. Strategic Employment Areas

Table 14

Strategic Employment Area	Site area (ha)
Newport	41.74
Hortonwood, Donnington and Hadley Park	489.77
Donnington Wood	28.19
Land at AGA Rangemaster, Waterloo Road	1.67
Land East of Dawley Road, Lawley	20.19
Stafford Park, T54 and Central Telford	253.75
Halesfield	211.13

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H. Rural Settlements

15.6 Rural settlements within the borough as identified in the Council's Rural Settlements Technical Paper.

Table 15

Adeney	Ellerdine/Ellerdine Heath	Poynton Green
Aston	Haygate	Preston upon the Weald Moors
Bolas Heath	Honnington	Puleston
Brockton	High Ercall	Roden
Brocton Leasows	Howle	Rodington/Rodington Heath
Calvington	Huntington	Rowton
Charlton	Edgmond Marsh	Overley
Cherrington	Isombridge	Rushmoor
Cheswell	Kynnersley	Sambrook
Chetwynd Aston	Leaton	Sleapford
Cluddley	Little Wenlock	Steeraway
Coal Moor	Longdon on Tern	Stockton
Cold Hatton Heath	Longford	Sugdon
Cold Hatton Heath Lanes	Lynn	Tibberton
Conquermoor Heath	Marsh Green	Walcot
Cotwall	Meeson/Meeson Heath	Walton

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Crudgington/Crudgington Moor	Moortown	Wappenshall
Edgmond	New Works	Waters Upton
	Osbaston	Wrockwardine

15 Appendix

I. List of Designated Sites of Biodiversity and Geodiversity

Designated sites of biodiversity and geodiversity

15.7 The following provides a list of designated sites of biodiversity, geodiversity and Ancient Woodlands in the borough of Telford & Wrekin.

Table 16

Site of Special Scientific Interest (SSSI)	
Allscott Settling Ponds	Lydebrook Dingle
Lincoln Hill	Muxton Marsh
New Hadley Brickpit	Newport Canal
The Wrekin and The Ercall	Tick Wood and Benthall Edge

Table 17

Local Nature Reserves - Designated	
Granville Country Park	Limekiln Wood
Lodge Field	Holmer Lake and Madebrook
Telford Town Park	The Ercall & Lawrence's Hill
Apley Woods	Dawley Hamlets
Dothill and Shawbirch	Ketley Paddock Mound
Lightmoor	Lilleshall Hill
Madeley Pit Mounds	Randlay Valley

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Rough Park	The Beeches
The Cockshutt	Langley Field
Horsehay and Simpsons Pool	Central Hall
Heath Hill and Pool Hill	Priorslee Flash
Local Nature Reserves - Proposed Designations During Plan Period	
Kemberton Meadows and Pitmounds	Heath Hill and Pool Hill
Hurley Brook	Snedshill and Albion Hill
Central Newport	Redhill

Table 18

Local Wildlife Sites	
Apley Woods	Central Hall
Coalbrookdale Woodlands	Donnington Freehold & NE Telford
Dothill Park	Ercall Wood Reserve
Granville Country Park	Hinkshay Field Studies Area
Isombridge Pasture	Kynnersley Moor Woods
Ladywood	Langley Fields
Leasowes Farm	Lightmoor Reserve
Lightmoor, Vane Coppice & Oilhouse Coppice	Lilleshall Hill

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Limekiln Wood	Lloyds Coppice, Blists Hill and Valley
Loamhole & Lydebrook Dingles (non SSSI)	Long Plantation
Mad Brook & Stirchley Dingle	Maddocks Hill Quarry
Madeley Court	Marmers Covert
Mill Pond Sambrook	N.E. of Lincoln Hill
Platt Brook	Poynton Springs
Priorslee Lake	Puleston Common
Quarry at Barracks Lane	Randlay Wood
River Severn (Coalport Bridge to Bailey's Rough)	River Severn (Cressage Bridge to Coalport)
Rough Marl	Rough Park
Shortwood	Smalley Hill
Southall Road Wood	Stoney Hill
Telford Town Park	The Beeches
The Old Wind Wood	The Wrekin (non SSSI area)
Tweedale Wood (Halesfield West)	Whitchurch Drive, Telford
Wrockwardine Wood	

Table 19

Local Geological Sites

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Doseley Quarry - Dawley	Ercall Hill
Great Bolas (W)	Jiggers Bank – Coalbrookdale
Lawrence Hill Forest Glen – Little Wenlock Lilleshall (N) (limestone quarries)	Lilleshall Hill Lincoln Hill – Ironbridge 1
Lincoln Hill – Ironbridge 2	Lincoln Hill - Ironbridge 3
Loamhole Dingle –The Gorge	Longswood Farm – Crudgington
Lydebrook Dingle	Lydebrook Dingle
Lydebrook Dingle (N)	Lydebrook Dingle (N)
Lydebrook Dingle (S)	Lydebrook Dingle (S)
Maddock's Hill Quarry	New Hadley Brickpit
Overley Hill	Shray Hill – Cherrington
Telford Town Park – Blue Pool (SE)	Telford Town Park – Randlay Pool (SW)

Table 20

Ancient Woodland		
Site Name	**AW Classification**	**Grid Reference**
Abbey Wood	Ancient and Semi-Natural Woodland	SJ742140
Abbey Wood	Ancient and Semi-Natural Woodland	SJ744147
Abbey Wood	Ancient Replanted Woodland	SJ742143

Benthall Edge Wood	Ancient and Semi-Natural Woodland	SJ659033
Buggy Coppice	Ancient and Semi-Natural Woodland	SJ553180
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ666042
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ670047
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ665047
Corbett Dingle/Preenshead	Ancient and Semi-Natural Woodland	SJ694021
Devil's Dingle	Ancient and Semi-Natural Woodland	SJ641058
Devil's Dingle North	Ancient and Semi-Natural Woodland	SJ637059
Ercall Wood	Ancient and Semi-Natural Woodland	SJ639086
Ercall Wood	Ancient and Semi-Natural Woodland	SJ643096
Ercall Wood North	Ancient and Semi-Natural Woodland	SJ648104
Ercall Woodd	Ancient and Semi-Natural Woodland	SJ643089
Gibbons Coppice	Ancient and Semi-Natural Woodland	SJ628071
Greens Wood	Ancient Replanted Woodland	SJ757159
Halesfield	Ancient and Semi-Natural Woodland	SJ717053
Halesfield	Ancient and Semi-Natural Woodland	SJ716055
Harris Coppice	Ancient Replanted Woodland	SJ644059
Holbrook Coppice	Ancient Replanted Woodland	SJ651052
Holbrook Coppice	Ancient and Semi-Natural Woodland	SJ648056

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Holbrook Coppice	Ancient and Semi-Natural Woodland	SJ656050
Holbrook Coppice	Ancient Replanted Woodland	SJ652047
Hoo Coppice	Ancient and Semi-Natural Woodland	SJ586179
Lady Wood	Ancient and Semi-Natural Woodland	SJ677030
Limekiln Wood	Ancient and Semi-Natural Woodland	SJ652093
Lloyds Coppice	Ancient and Semi-Natural Woodland	SJ687033
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ657065
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ662058
Loamhole Dingle	Ancient Replanted Woodland	SJ657058
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656074
Loamhole Dingle	Ancient Replanted Woodland	SJ665053
Loamhole Dingle	Ancient Replanted Woodland	SJ656059
Loamhole Dingle	Ancient Replanted Woodland	SJ664057
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656066
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656070
Lynn Wood	Ancient Replanted Woodland	SJ786150
Marmers Covert	Ancient and Semi-Natural Woodland	SJ634068
Millingtons Coppice	Ancient and Semi-Natural Woodland	SJ736130
Myttons Coppice	Ancient and Semi-Natural Woodland	SJ553174

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Randlay Wood	Ancient and Semi-Natural Woodland	SJ706080
Randlay Wood	Ancient and Semi-Natural Woodland	SJ707079
Randlay Wood	Ancient and Semi-Natural Woodland	SJ706081
Roden Coppice	Ancient Replanted Woodland	SJ575155
Rough Marl	Ancient and Semi-Natural Woodland	SJ591162
Short Wood	Ancient Replanted Woodland	SJ658097
Short Wood	Ancient and Semi-Natural Woodland	SJ658094
Sutton Wood	Ancient and Semi-Natural Woodland	SJ706019
Sutton Wood	Ancient Replanted Woodland	SJ711014
The Old Wind Wood	Ancient and Semi-Natural Woodland	SJ669051
The Old Wind Wood North	Ancient and Semi-Natural Woodland	SJ669055
Wenlocks Wood	Ancient and Semi-Natural Woodland	SJ636078

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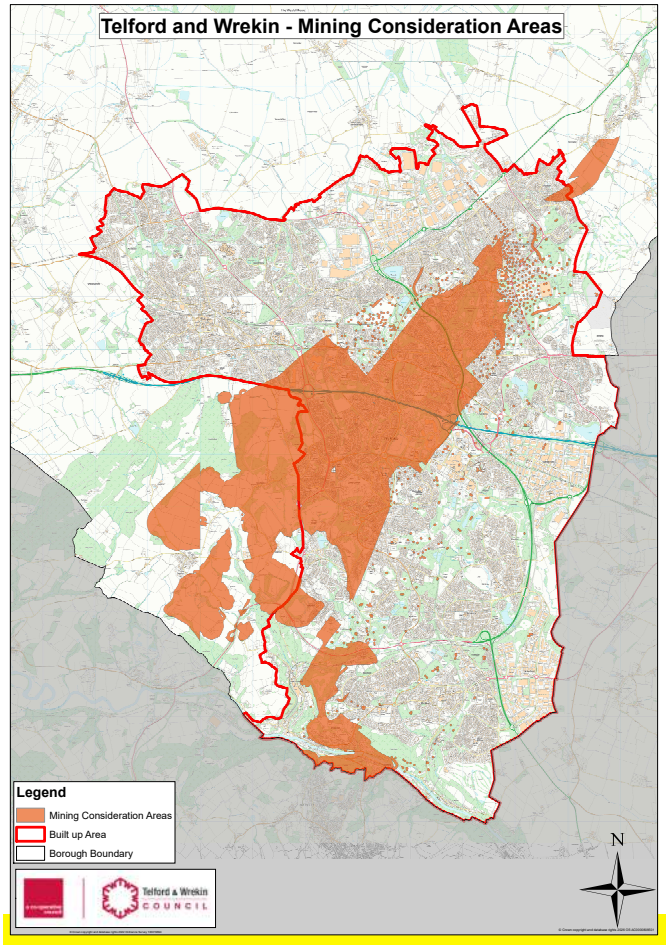
J. Mining Consideration Area Plan

15.8 This map depicts areas which may have been previously minded for coal and ironstone. This map is provided for guidance only.

15.9 On developments where mining of any kind may have previously taken place, the Council will work closely with applicants to provide the most up to date information and advice on necessary surveying and mitigation.



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K. Housing Trajectory

15.10 The Council's Housing Trajectory as set out within the Council's Housing Delivery Topic Paper and Mastersheet.

		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	Plan Period Total	Delivery beyond the plan period
	Plan period year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	**210**	
	Remaining years	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	**230**	
	Annual housing requirement (Plan Period)	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	**20,680**	
1	**Supply**																						
	Exsiting completions	1,473	1,732	1,265	1,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**5,889**	
a	Housing allocations	0	0	0	0	0	101	285	706	818	1,043	1,036	981	741	700	640	640	640	645	625	630	**10,231**	**1,310**
b	Major site commitments	0	0	0	0	1,024	847	650	445	234	225	61	44	0	0	0	0	0	0	0	0	**3,530**	
	Under Constuction	0	0	0	0	1,024	716	530	247	158	100	17	0	0	0	0	0	0	0	0	0	**2,792**	
	Not Yet Started	0	0	0	0	0	131	120	198	76	125	44	44	0	0	0	0	0	0	0	0	**738**	
c	Minor site commitments	0	0	0	0	109	96	114	9	0	0	0	0	0	0	0	0	0	0	0	0	**328**	
	Under Constuction	0	0	0	0	88	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**109**	
	Not Yet Started	0	0	0	0	21	65	114	9	0	0	0	0	0	0	0	0	0	0	0	0	**209**	
d	Windfall allowance	0	0	0	0	0	0	0	120	120	120	120	120	120	120	120	120	120	120	120	120	**1,560**	
	Lapse allowance	0	0	0	0	-2	-7	-11	-1	0	0	0	0	0	0	0	0	0	0	0	0	**-21**	
	Anticipated supply position																						
	Annual Completions	1,473	1,732	1,265	1,419	1,131	1,038	1,038	1,279	1,172	1,388	1,217	1,145	861	820	760	760	760	765	745	750	**21,517**	**1,310**
	Cumulative completions	1,473	3,205	4,470	5,889	7,020	8,057	9,095	10,374	11,546	12,934	14,151	15,296	16,157	16,977	17,737	18,497	19,257	20,022	20,767	21,517		
	Residual requirement	19,207	17,475	16,210	14,791	13,660	12,623	11,585	10,306	9,134	7,746	6,529	5,384	4,523	3,703	2,943	2,183	1,423	658	-87	-837		
	Residual oversupply/shortfall	439	1,137	1,368	1,753	1,850	1,853	1,857	2,102	2,240	2,594	2,777	2,888	2,715	2,501	2,227	1,953	1,679	1,410	1,121	837		

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L. Monitoring Framework

Table 21

Reference	Monitoring Indicator	Data Source	Key Policy Aim / Key Objective	Baseline	Target	Action if target is not met or situation declines
Housing						
MI01	Performance against housing delivery trajectory	Local authority monitoring of planning applications and completions	Meeting the housing requirement of 956 per year from 2021- 2041	Average of 1,177 homes per year delivered between 2020 and 2025	5,914 completions by year 5 10,717 completions by year 10 14,497 completions by year 15	Create Action Plan to address under delivery (inline with policy S4) including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review existing permissions, seek funding for sites constrained by viability. Review Local Plan
MI02	Delivery of affordable housing within the borough	Local authority monitoring of planning applications and completions and RP monitoring against Homes England (HE) grant funding	To provide sufficient affordable housing to meet the boroughs identified need	Average of 342 homes per year delivered between 2020 and 2025	20% of all new completions in Telford 35% of all new completions in Newport and the rural areas	Engage with Registered Provider market including by seeking funding for sites constrained by viability through engagement with HE Affordable Homes Programme, Create Action Plan to address under delivery including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review existing

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						permissions. Review Local Plan.
MI03	Number of sites identified as stalled	Local authority monitoring of planning applications and completions	To ensure the timely delivery of development within the borough	27 sites	To increase turnover of identified sites	Work with developers to understand why the site is stalled, seek funding where viability is constrained, consider CPO options
MI04	Provision of self and custom build plots	Local authority monitoring of planning applications and completions	To ensure that enough self and custom build plots are available	Current need as of 2026 230	285 plots over the plan period / sufficient plots to meet identified need	Review selfbuild register, seek to identify suitable sites, review local plan policy and percentage requirements
MI05	Delivery of Gypsy, traveller and travelling showpersons pitches	Local authority monitoring of planning applications and completions	To meet the identified need within the borough to ensure all residents are suitably accommodated	4 pitches	To meet identified need for first 5 years of the plan period (currently 13pitches)	Review GTAA
Economic Development						
MI06	Net additional employment land	Local authority monitoring of planning applications and completions	To Meet the employment requirement of 168ha from 2021-2041	2.16 ha in 2025	168ha net additional employment land over the plan period.	Council to work with stalled sites, consider creating a part 2 of the Brownfield register, seek to accelerate existing permissions, seek funding for sites constrained by viability. Review Local Plan.

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MI07	Employment floorspace lost for non-employment uses in SEA's	Local authority monitoring of planning permissions and completions	To ensure no unnecessary loss of employment floorspace within the borough	Not previously tracked	168ha net additional employment land over the plan period.	Review protection of employment floor space
Chapter 6 (Climate Change)						
MI08	Number of renewable energy developments permissioned and/ or completed	Local authority monitoring of planning applications and completions	To maximise renewable energy production within the borough, progress towards net zero by 2030	7 currently operational	No target	Future local plan review
MI09	Median Energy Efficiency Score (by area and development type)	Local Authority monitoring of EPC certificates	Aid in the creation of an energy efficient borough, reduce reliance on the national grid and create resilient communities	Not previously tracked	The median score across the borough of B or higher	Review design and climate change policies, engage with developers to better understand limitations on and barriers to higher standards
Chapter 7 (Green and Natural Environment)						

15 Appendix

MI10	Net change in biodiversity Units provided through development	Local authority monitoring of planning applications and consents	To maximise the scale and quality of biodiversity within the borough	Increase of 3.7 habitat units 2023 - 2025 Increase of 1.94 hedgerow units 2023-2025	For every relevant site to meet or exceed the national minimum provision of a 10% increase in BNG units	Work with developers at an early stage to ensure development is maximising provision. Review policy if aspirational target is infrequently being pursued
MI11	Net change in area of Green Network	Local authority monitoring	To protect, maintain and enhance the boroughs green network	2906.597 ha	No net loss of green network area	Review green network protection
MI12	Number of new major residential developments with a greening factor score of 0.4 or better	Local authority monitoring of planning applications and consents	To facilitate the greening of the borough through development	Not previously tracked	No specific target	Review policy NE4, work with developers to understand barriers to implementation
MI13	Number of new major non-residential developments with a greening factor score of 0.3 or better	Local authority monitoring of planning applications and consents	To facilitate the greening of the borough through development	Not previously tracked	No specific target	Review policy NE4, work with developers to understand barriers to implementation
Chapter 8 (Economy and Centres)						

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MI14	Town centre uses by area (Telford, Wellington and Newport) (new and change of use)	Local authority monitoring of applications and completions within town centres (by use), Data provided by Telford Town Centre Trustees	To ensure the boroughs town centres remain economically prosperous	Not previously tracked	No specific target	Future local plan review
MI15	Vacancy rates within Telford Town Centre against national average	Local Authority monitoring in collaboration with the Telford Town Centre Trustees	To ensure Telford town centre remain economically prosperous	11 units (4.46%)	For local vacancy rates to perform well against the national average	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
MI16	Vacancy rates within Market Town Centres against national average	Local Authority monitoring	To ensure the boroughs town centres remain economically prosperous	8 units in Newport (4.2%) 10 units in Wellington (4.6%)	For local vacancy rates to perform well against the national average	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
MI17	Number of long term vacant units by area (Telford, Wellington, Newport)	Local Authority monitoring, Data provided by Telford Town Centre Trustees	To ensure the boroughs town centres remain economically prosperous	19 units Telford 7 units Wellington 2 units Newport	A reduction in long term vacant units	Work with stakeholders to understand why the unit has remained vacant, consider change of use and or alteration applications. Consider CPO's in certain circumstances
MI18	Town Centre footfall (Telford,	Local Authority monitoring	To maximise vitality of the	Not previously tracked	No target	

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	Newport and Wellington)		boroughs town centre			
MI19	Total active town centre floorspace (m^2) for leisure, comparison goods and food and beverage uses (by type and area)	Local Authority monitoring, Data provided by Telford Town Centre Trustees	To maximise vitality of the boroughs centres centre	Not previously tracked	No unnecessary loss of town centre uses to out of centre locations	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
MI20	Change in stock of waste management facilities within the borough	Local Authority monitoring	To provide a level of waste management capacity to sufficiently accommodate local waste	2 landfill sites 32 recycling facilities	To maintain the capacity to meet the boroughs identified need	Consult with surrounding authorities. Consider permissioning new sites.
Chapter 11 (Sustainable Travel and Transport Networks)						
MI21	Projects identified within the Local Cycling & Walking Infrastructure Plan underway or completed	Local Authority monitoring	To facilitate sustainable and active travel within the borough	2 currently underway	To improve conditions for active travel in the borough and support a shift from car journeys to sustainable modes.	
Chapter 12 (Community Infrastructure, Culture and Public Open Space)						

15 Appendix

MI22	Net change in indoor and outdoor sports facilities	Local Authority monitoring	To meet local need	12 indoor facilities and 211 outdoor facilities	No specific target	
MI23	Number of LEAP and NEAP secured through s106 agreements	Local Authority monitoring	To meet local need	103 LEAP's 90 NEAP's	No specific target	
MI24	Net change in premises with full fibre / Net change in gigabit capable premises	Local Authority monitoring, open reach data, Building Digital UK (BDUK)	To provide a high level of network access to as many residents as possible	38% of borough currently covered	99% of premises by 2032 (Government target)	Pursue provision for more related development and or identify suitable sites / potential infrastructure improvements
MI25	Mobile network access across the borough	Local Authority monitoring, mobile service provider data, Ofcom data, RSP data	To provide a high level of network access to as many residents as possible	At present the best any network provider can cover is 53% of the boroughs road network	No specific Council target	Pursue provision for more related development and or identify suitable sites
MI26	Delivery of social, cultural and community facilities (by type)	Local Authority monitoring of applications and completions	To create stronger healthier communities for all residents	Not previously tracked	No specific target	Identify potential sites,
Chapter 13 (Historic Environment)						

15 Appendix

MI27	Production and implementation of Conservation Area Management Plans	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	7 Area management plans currently active	For all conservation areas to be covered by an area management plan	Review Conservation Area Management Plans to ensure they are kept up to date.
MI28	Number of locally listed structures within the borough	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	528	No specific target	Review local protections
MI29	Number of heritage conservation areas	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place	8	No specific target	Review local protections
Chapter 14 (Minerals and Land)						
MI30	Total aggregate land bank supply for local Mineral Planning Authorities (Shropshire Council and	Combined Local Authority monitoring	To ensure a necessary supply of aggregates is maintained within the borough	23 years sand and gravel (2025 LAA) 26 years crushed rock (2025 LAA)	Minimum 7 years of sand and gravel and minimum 10 years of crushed rock	Consult with Shropshire Council. Consider permissioning new sites

15 Appendix

	Telford and Wrekin Council)					
MI31	Applications permissioned for new or extension to existing mineral working facilities	Local authority monitoring of planning applications	To ensure a necessary supply of aggregates is maintained within the borough	2 sites active	No Target	Review LAA data

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M. Glossary

Glossary

- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- **Allocated land:** Land which has been set aside for a specific land use within a development plan, for example housing or employment land.
- **Annual monitoring report/authority monitoring report:** A document which is prepared by the Council to set out how planning policies have been implemented for the previous financial year and whether milestones in the Local Development Scheme have been achieved.
- **Brownfield land register:** A list of previously developed sites that may be suitable for potential future development.
- **Committed land:** Land that has planning permission for development or has been allocated for development in a development plan.
- **Convenience goods:** consumer goods which are bought frequently, quickly and with a minimum of emotional involvement, such as newspapers, magazines and most grocery items.
- **Comparison goods:** Any other goods, including clothing, shoes, furniture, household, appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.
- **Design Brief:** A document produced by the landowner/promoter, which is submitted alongside any Masterplan with any outline, full or hybrid planning application. The document should outline any site constraints and encompass the objectives set out in local planning policy including any essential development requirements for specific site allocations. It will form a guide for the design of future full and reserved matters applications; setting out intended uses, design aspirations, street hierarchy etc, in securing a well-designed sustainable site. The National Design Guide (NDG) should be used as the starting point in terms of a template for this document.
- **Development Brief:** A document, produced by the Local Planning Authority, which provides information and guidance about a stalled site; outlining potential uses, planning and infrastructure requirements and design parameters, which encourage desirable and well-considered development.
- **Development plan:** A document that sets out the priorities and requirements for future development to take place in an area. This includes plans that have been formally adopted by a Local Planning Authority (Local Plan) and Parish Councils or Neighbourhood Forums (Neighbourhood Plan).
- **District centres:** Economically and commercially self-sustaining centres, comprising core services and facilities, often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as public facilities such as a library.
- **Duty to co-operate:** A requirement set out in section 110 of the Localism Act, which places a legal duty on public bodies to engage constructively, actively and on an ongoing basis with each other to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters.

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- **Employment Land:** Land allocated or currently used for employment uses such as: Business, light industrial and research and development (E(g)); industrial (B2); and/or storage and distribution (B8) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).
- **Flood risk assessment:** An assessment of flood risk required to be completed and submitted alongside a planning application.
- **Forest Community:** Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies with in the Plan to help create vibrant communities that are well adapted to climate change.

  General permitted development order: The Town and Country Planning (General Permitted Development)(England) Order 2015 sets out developments that, which provided that it is carried out in accordance with the terms of the Order do not need planning permission.
- **Greenfield:** Land which has not previously been developed.
- **Green guarantee sites:** Green Guarantee sites are open spaces within the ownership of TWC, which have a formal corporate agreement of protection from disposal or development without formal authorisation from Cabinet.
- **Green infrastructure:** A network of multi-functional urban and rural green space which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Green Network:** A strategic, interconnected network of open spaces within the urban areas of Telford and Newport which include both publicly and privately owned spaces that contribute to the Borough's green infrastructure.
- **Heritage statement:** A statement that identifies the special character and significance of any heritage asset; whether there is a demonstrable need for the works to it; assesses the likely impact of the development on that asset; and how this has been addressed through design considerations.
- **Homes England:** The national housing and regeneration agency for England, who contribute to economic growth by helping communities realise their aspirations for prosperity and deliver high-quality housing that people can afford.
- **Housing trajectory:** A graphical tool used to show past and future housing delivery performance by identifying the predicted provision of housing over the lifetime of the Local Plan.
- **Infrastructure delivery plan:** A planning document which sets out what infrastructure is needed to support delivery of the Local Plan; for example transport, open space, schools, utilities and health and leisure services.
- **Key Settlement:** A village identified as having a number of services and facilities such as shop, school, post office, public house and play and recreation facilities.
- **Local development scheme:** The Local Development Scheme sets out the Council's timetable for preparing documents which form part of its development plan. It is a project plan and provides a summary for each policy document being prepared, details of the areas they relate to and a timetable for their preparation.
- **Local Enterprise Partnership:** A voluntary partnership between Local Authorities and businesses set up to determine local economic priorities and lead economic growth and job creation. The Marches LEP covers Telford & Wrekin, Shropshire and Herefordshire.
- **Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

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- **Local transport plan:** A document prepared by the Council which sets out a strategy and action plan for improving local transport.
- **Large major development:** 100 units plus, these are large developments that should be take into account development and design principles set out in policies.
- **Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure; entertainment facilities; and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **Masterplan:** A plan which provides a visual interpretation of the Design Brief document including the following key features; conceptual site layout, development blocks by uses (residential, employment etc.), areas of formal and informal green spaces, play and recreation facilities, key site wide infrastructure including schools, local centres, key highway routes, site access points, key walking and cycling routes, historical features (listed buildings etc.), Public Rights of Way, Allotments and buffers between the site and existing communities. The plan should also provide context to the surrounding area with key transport connections, built up areas and green infrastructure that extends beyond the boundary of the site.
- **Mineral safeguarding area:** An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
- **National Landscapes:** An area of countryside which has been designated by Natural England as an area considered to be of significant landscape value.
- **National Planning Policy Framework:** The government's national planning policy document. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- **Neighbourhood development plan:** A plan prepared by a Parish Council or neighbourhood forum setting out a vision for their area using planning policies to guide development of land within the Neighbourhood Area.
- **National Planning Practice Guidance (PPG):** A web-based resource which brings together planning guidance and which should be read alongside the NPPF.
- **Previously developed land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- **Primary shopping area:** Defined area where retail development is concentrated.

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- **Public right of way:** Public rights of way are open to everyone. They can be roads, paths or tracks, and can run through towns, countryside or private property.
- **Ramsar sites:** Wetlands of international importance designated under the 1971 Ramsar Convention.
- **Self-build and Custom Build Register:** Introduced in the Self-Build and Custom Housebuilding Act 2015, which places a duty on Councils across England to keep and have regard to a register of people who are interested in self-build or custom build projects in their area.
- **Sequential test:** An approach that directs planning applications for main town centre uses to centres, then in edge of centre locations, and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
- **Strategic economic plan:** A plan prepared by the Local Enterprise Partnership.
- **Strategic flood risk assessment:** A study carried out by the local planning authority to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.
- **Strategic housing and economic land availability assessment:** An assessment which identifies sites with housing and employment potential and assesses their deliverability.
- **Supplementary Planning Document:** A document which provides guidance to supplement policies and proposals contained within the Local Pan.
- **Sustainability appraisal:** An appraisal of the potential impacts of policies from an environmental, economic, and social perspective. This will inform the Council of the potential implications of different alternatives. Strategic Environmental Assessment and Sustainability Appraisal will be undertaken together.
- **Sustainable development:** Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.
- **Tree Preservation Order:** An order made by the Council which protects trees, groups of trees and woodlands. An order prohibits cutting down, topping, lipping, uprooting, wilful damage or destruction of trees without the Council's written consent.
- **Unitary authority:** A local government authority with responsibility for all local government functions in that area.
- **West Midlands Combined Authority:** The Mayoral Authority which covers the west midlands metropolitan area.
- **Windfall:** Sites that have not yet been identified, either through a planning application or development plan allocation.
- **World Heritage Site:** Cultural and/or natural sites considered to be of ‘Outstanding Universal Value’, which have been inscribed on the UNESCO World Heritage List.

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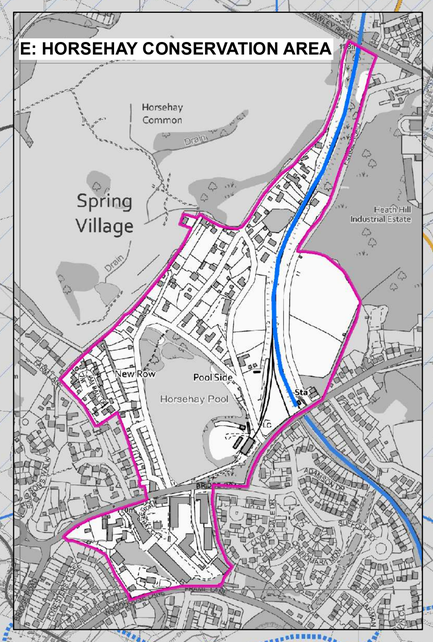

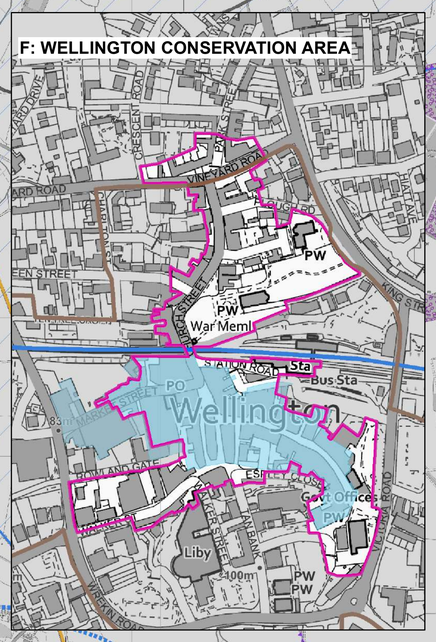

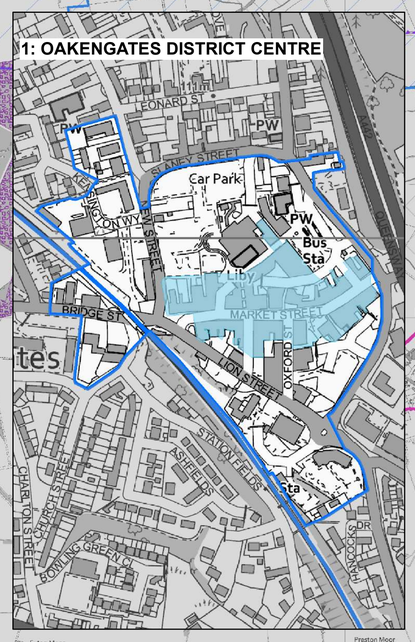

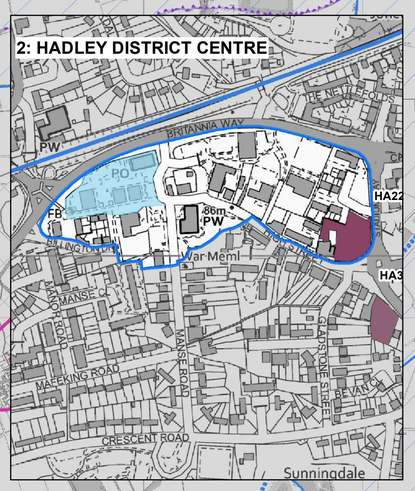

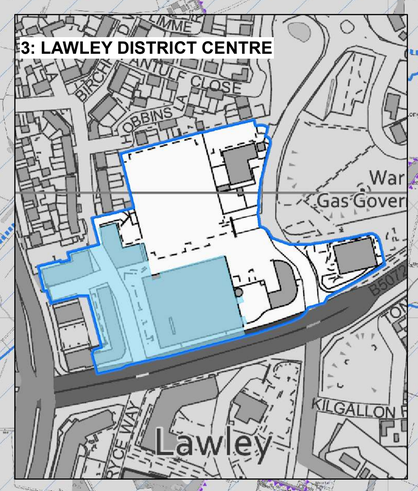

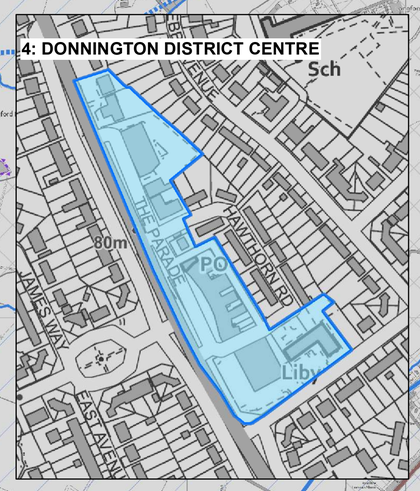

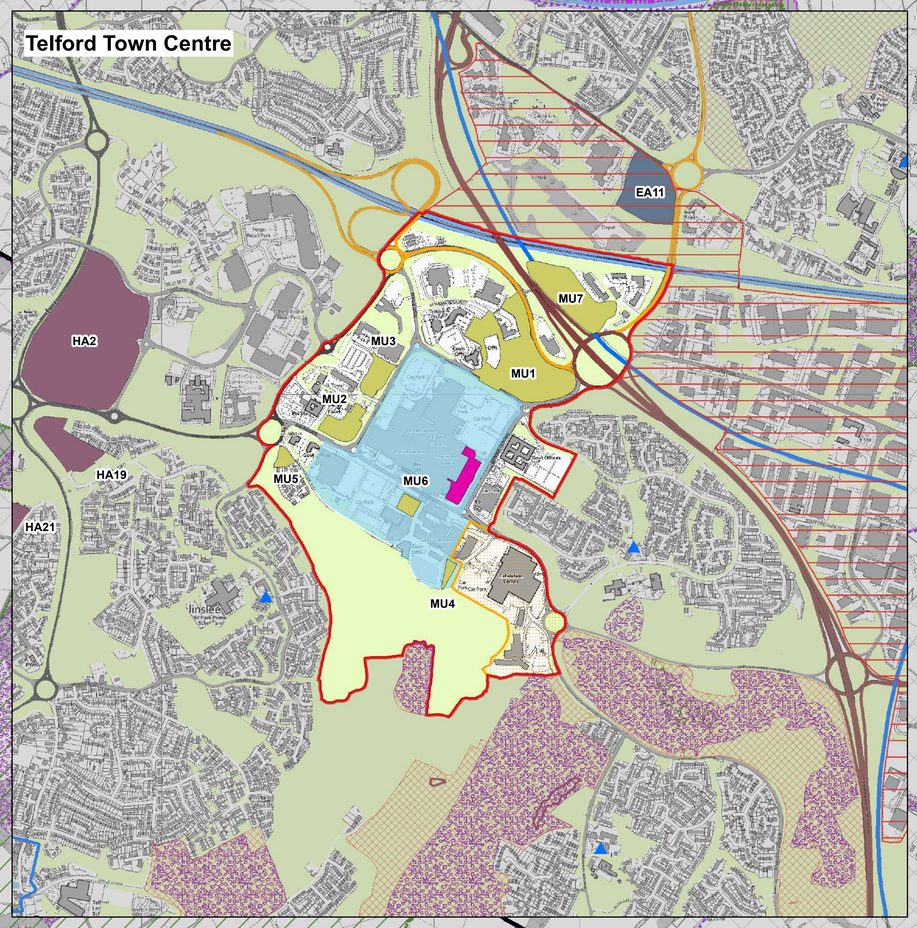

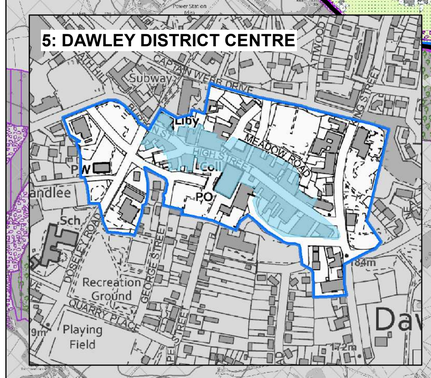

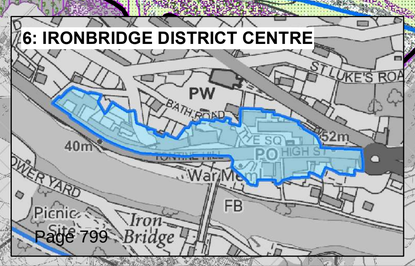

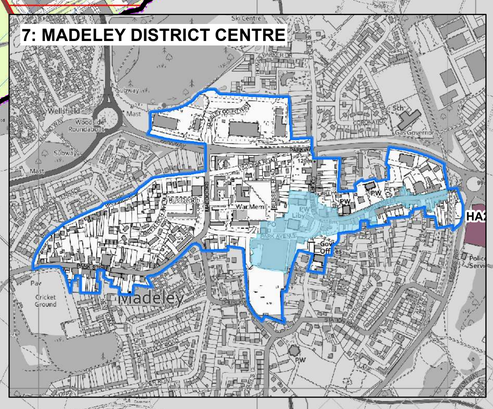

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Telford & Wrekin Local Plan Polices Map

This map should be read in conjunction with the Telford & Wrekin Local Plan 2021 - 2041 version.

Legend

- Telford & Wrekin Boundary
- Built up areas
- Sustainable Communities
- Allocated Housing Sites
- Strategic Employment Areas
- Allocated Employment Sites
- Allocated Mixed Use Sites
- Telford Town Centre
- Secondary Centre Frontage
- Primary Shopping Area
- Conference and Exhibition
- Market Towns
- District Centres
- Local Centres
- Key Rural Settlements
- Existing Gypsy and Traveller Sites
- Current and Former Railway Lines
- Primary Distributor
- Principal Distributor
- Strategic Road Network
- Canal Route
- National Landscapes
- Sites of Special Scientific Interest (SSSI)
- Local Wildlife Sites
- Existing Local Nature Reserves
- Proposed Local Nature Reserves
- Ancient Woodlands
- Local Geological Sites
- Green Network
- Strategic Landscapes
- World Heritage Site
- Strategic Green Gaps
- Conservation Areas
- Registered Parks and Gardens
- Scheduled Monuments
- Mineral Safeguarding Area
- Neighbourhood Developmen Plans (NDP)

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Newport

A: EDGMOND CONSERVATION AREA

B: WROCKWARDINE CONSERVATION AREA

C: HIGH ERCALL CONSERVATION AREA

D: KYNNERSLEY CONSERVATION AREA

HA10
EA2
EA4
EA3
HA13
HA3
HA18
HA28
HA24
HA23
HA29
HA11
SC1
SC2
SC3
HA26
HA20
HA5
HA15
HA6
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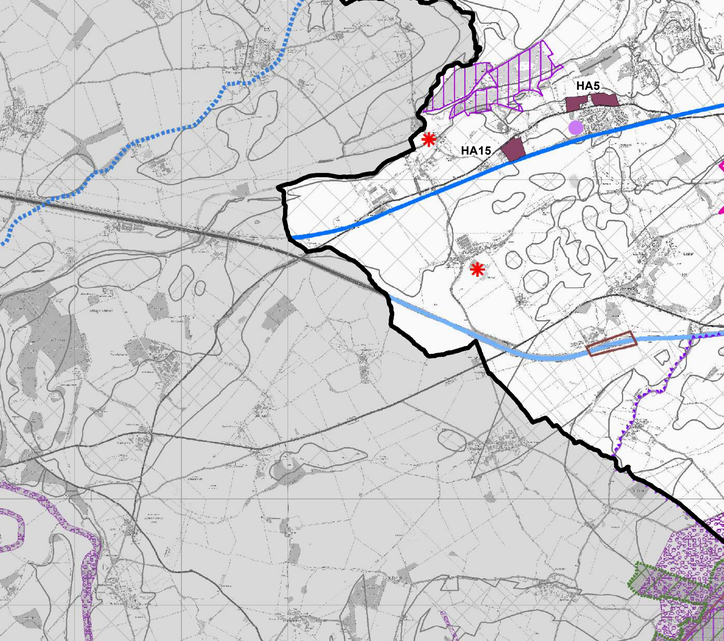

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Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Borough of Telford and Wrekin

Full Council

Thursday 26 November 2026

Delivering New Council Homes

Cabinet Member:	Cllr Nathan England – Cabinet Member: Safer Streets and Better Housing
Lead Director:	Katherine Kynaston – Director: Housing, Commercial & Customer Services
Service Area:	Housing, Commercial & Customer Services
Report Author:	Joanne Cornwell – Housing Strategy and Commissioning Programme Manager
Officer Contact Details:	**Tel:** 01952 381905 **Email:** joanne.cornwell@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Key Decision
Forward Plan:	Yes – 27 August 2026
Report considered by:	SMT – 13 October 2026 Business Briefing – 22 October 2026 Cabinet – 12 November 2026 Full Council – 26 November 2026

1.0 Recommendations for decision/noting:

It is recommended that Full Council:-

1.1 Supports the delivery of 300 new Council owned homes over the next 3 years, as set out in the report, significantly expanding the Council's stock ownership and:

- increasing the quantity of social and affordable rented properties, managed by the Council, for local residents;
- maximising delivery of social rented properties including a range of sizes and locations to support both individuals and families;
- including specialist and supported housing targeted to need.

1.2 Supports the inclusion of a Council Homes Fund in the Medium Term Financial Strategy reflecting the level of investment outlined in this report.

1.3 Notes the wider work that is being done to increase the availability of affordable and specialist accommodation in the Borough to meet residents needs.

1.4 Notes that Delegated authority has been granted to the Director: Housing, Commercial & Customer Services and Director: Finance, People & IDT in consultation with the Lead Cabinet Member for Safer Streets & Better Housing to approve investment, subject to business case and enter into any documentation necessary to give effect to the recommendations in this report.

2.0 Purpose of Report

2.1 The Report sets out proposals for the Council to create 300 new social, affordable and specialist homes to be owned and managed by the Council and marking a move back into direct social housing delivery at scale for the first time in 27 years.

2.2 The Report outlines how existing work and delivery is already supporting local residents to access local housing opportunities and how through the delivery of new Council homes, the Council will intervene further, at scale in the market, directly delivering new affordable social rented homes across the borough to meet continued need. It responds to the Government's renewed focus on meeting housing needs and prioritising delivery of new social homes supported by increased national funding through the Supported and Affordable Homes Programme and Council Housebuilding Support offer.

3.0 Background

3.1 A decent place to live is the foundation on which people build their lives. If you've a good quality home, then health, employment, educational achievement and a happy family life are often much easier to obtain. Housing is a key priority for the Council – central to our Programme to Protect, Care and Invest to Create a Better Borough.

3.2 Our Housing Strategy sets out three objectives to:

- create sustainable, accessible, affordable and integrated communities
- make the BEST use of our existing homes
- provide homes to support and empower our most vulnerable people

3.3 This Report sets out how as a Council both directly and working with our partners we are delivering against these commitments. It also recognises that we still face challenges of affordability and access to suitable housing and sets out proposals to invest further through the direct delivery of a new £53.65m programme to deliver new Council owned homes.

3.4 As a Borough we have continued to see delivery year on year of over 1,000 new homes including over 300 affordable homes per annum.

3.5 From 2021, we have facillitated delivery of approximatley 500 units of Specialist & Supported Accommodation – a direct response from the housing market to our Supported & Specialist Housing Strategy. This is targeting the needs of our vulnerable residents including older and younger residents with mental and physical disabilities, care leavers and veterans.

3.6 Through our existing Housing Intervention Fund and using the Council's Registered Provider status the Council has already directly delivered over 60 units of new affordable, specialist & supported and temporary accommodation aimed at accommodating some of our most vulnerable residents.

3.7 Council investment has been made to provide accommodation that directly matches the need identified by our adult and children's services, meet housing and homelessness needs and addresses sites that are currently a blight on neighbourhoods including stalled sites, alongside bringing empty properties back into use.

3.8 The Council's investment has leveraged £6.6m of additional external grant to date to support delivery and to meet the housing needs of the residents of Telford & Wrekin.

3.9 Working with our Registered Provider (RP) partners under our Housing Allocations Policy and Nominations Agreements the Council has seen a 300%+ increase in the number of affordable properties offered to the Council, to nominate local residents and those most in local need with approximately 600 properties offered each year.

3.10 We have provided temporary accommodation to 900 people in urgent need of access to housing since 2024. However through our investment we have added an additional 33 properties to our directly owned temporary accommodation and alongside work with partners we have reduced our use of B&B by over 90% over the same timescale. Average usage of B&B is down to c.2-3 instances per week – sometimes zero - and stays are typically of a few days while clients circumstances are addressed.

3.11 The Housing Investment Programme has seen Nuplace and Telford & Wrekin Homes, the Council's wholly owned housing company, grow its portfolio to deliver 796 homes. High quality properties are available at both private and affordable and Local Housing Allowance rent levels, with targeted provision, including for key workers, veterans, foster carers and care leavers. The proposed delivery of Council homes will add an additional supply of social and affordable accommodation to the residents of Telford & Wrekin, delivered and managed directly by the Council.

3.12 We directy manage and maintain the Nuplace and Telford & Wrekin Homes portfolio attracting consistently positive feedback through annual tenant satisfaction surveys, the latest showing 91% of tenants would recommend Nuplace to friends and family. The new Council housing programme will also be managed in house benefitting from this established track record and commitment to continuous improvement.

3.13 We are driving change locally but we know there is more to do and we are therefore committing to invest a further £53.65m over the next 3 years. The investment will enable the Council to return to being a general need social housing stock holder for the first time since the transfer of Council Housing stock to Wrekin Housing Trust (now Housing Plus Group) in 1999, It will increase the supply of affordable social rented accommodation focussed on:

- increasing the quantity of social and affordable rented properties available locally;
- maximising delivery of general needs social rented properties including a range of sizes and locations to support both individuals and families;
- including specialist and supported housing targeted to need.

3.14 The investment will fund the acquisition and/or development of sites providing an increase in the supply of affordable social rented accommodation.

3.15 The Council investment will be used to leverage other investment including from Homes England (via the Supported and Affordable Homes Programme) and the Combined Authority maximising available funding to meet the local need for affordable and social rented accommodation. Theavailability of additional Government funding alongside the increased headroom -meaning the Council can now hold up to 1000 properties – is supporting the expansion of Council owned social housing that has not been possible, at scale, for many years.

4.0 Summary of main proposals

4.1 We continue to make huge strides in delivery to meet the objectives of our Housing Strategy, further supported by successful delivery against the objectives in our Specialist & Supported Accommodation Strategy.

4.2 Existing Council investment, from the Housing Intervention Fund, has allowed continued intervention to increase the supply and access for residents to affordable housing choices and to enable independent living.

4.3 We also recognise the huge role, alongside effective care and support services, that housing plays in helping to meet the needs of older, disabled and vulnerable people. This also includes our care leavers, veterans and supporting those who foster or ‘share lives’.

Achievements to Date

Delivering New and Affordable Homes

4.4 As a Borough we continue to consistently deliver over 1000 new homes per annum with 30% of all new homes delivered since 2011 of affordable tenure.

4.5 This is driven by our proactive approach to engagement with Registered Providers and developers from pre planning application through to developing tailored solutions to maximise delivery. Through engagement with Homes England, we have supported partners and the Council directly to draw down affordable housing

grant to maximise delivery across affordable rented and shared ownership tenures.

Improving access to available affordable housing

4.6 We successfully operate a nominations approach with our main Registered Providers. Coordinated through a single point of contact we are ensuring supply is appropriately and fully utilised. This has seen an average of over 600 properties offered to the Council each year for nomination.

4.7 We also over see access into commissioned short term supported accommodation and Extra care accommodation for those with a need for accommodation and care/support.

4.8 Supported by our Housing Allocations Policy which gives priority for some of our most vulnerable residents, this approach means we are able to utilise all available affordable housing to support those in most need.

4.9 Having priority nominations into accommodation has made a significant difference to the lives of individuals and families alike as demonstrated by the case studies below:

Case Study 1

Mrs C approached Housing Solutions in April 2023 having fled a refuge with her two daughters (one of whom was diagnosed with autism), after her abusive ex-partner found where they were living.

Initially placed into temporary accommodation, within two weeks the nominations team were able to put Mrs C and her daughters forward for nomination into a property with a Local Registered Housing Provider.

Mrs C was accepted and subsequently moved into the property where she continues to live safely with her two young children.

Shaping the Market

4.10 The Council's Housing Strategy & Commissioning team continue to provide a single point of information on accommodation requirements across Adult and Children's Social Care and Housing services. Coordination of the Local Authorities requirements enables us to continually shape the market and deliver the accommodation solutions to meet local need.

4.11 Our Specialist & Supported Accommodation Strategy has successfully signalled our accommodation requirements to the market and has resulted in realising the

delivery of approximatley 500 new units of specialist and supported accommodation over the last 5 years via our Local Housing Providers.

Delivering Directly

4.12 As detailed in the Annual Housing Investment Programme Report we are delivering directly to meet market need via Nuplace and Telford & Wrekin Homes. Nuplace's housing portfolio comprises of 759 homes with a further 37 in delivery and 300 in the pipeline bringing the portfolio to over 1000 homes. Nuplace which is focussed on delivery of predominantly private rented accommodation has also already directly delivered 75 homes at discounted rents but through the Council's investment has opened up sites like Donnington Wood Way, leveraging the delivery of a further 399 affordable homes to date through Registered Provider partners.

4.13 NuPlace has also supported access to bespoke adapted properties already within our portfolio which can be demonstrated by the case study below:

Case Study 2

In February 2025 the Council's Children with Disability team alerted housing to a family requiring more suitable accommodation.

Due to restricted mobility, the young person was no longer able to occupy their own upstairs bedroom and were forced to sleep in the living room.

The family needed a property that could offer level access living with a fully accessible bathroom.

Contact was made with Nuplace who identified a 2-bedroom bungalow that was due to become available on a new development.

The family moved into their new home in August 2025. The young person is now able to access their own bedroom and bathing facilities and the family are very happy in their new home.

4.14 Whilst remaining formally non stock holding, since establishing the Council as a Registered Provider, we have directly delivered over 60 units of Specialist & Supported and Temporary accommodation accessing grant support from Homes England and investing Council funding via the Housing Intervention Fund.

4.15 This has helped the Local Authority to bring forward the delivery of accommodation where the market is not sufficiently responding to meet identified demand.

4.16 A review of opportunities for innovative housing solutions by the Council's joint Communities and Business & Finance Scrutiny Committees reported to Cabinet in October 2026. This outlined opportunities being explored by the Council to develop smaller, affordable and flexible new homes to meet growing demand for one-bedroomed accommodation across the Borough. It acknowledged work already being undertaken to explore the use of garden pods to extend accommodation and recommended continuing to review options for housing delivery on suitable Council-owned sites alongside an initiative to explore the potential use of disused garage sites for new housing. These will be considered as part of the the new Council housing programme.

4.17 With a number of bespoke adapted properties already within our portfolio, work is also underway to deliver a High Needs Extra care scheme (subject to planning) in Wellington. This scheme will offer c30 self contained apartments within a secure environment for people to live with onsite care and support. This model of service is new and would represent a significant option for some of our more vulnerable residents offering a more independent living environment for those whose only alternative may be residential care.

Transforming our own Portfolio

4.18 We continue to transform our own property portfolio to meet changing housing and care needs. This has included using a building in Council ownership to deliver supported accommodation for 16-17yr Children in Care as an alternative to residential care. This transformation has enabled better use of an existing building that is designed to offer a supportive living environment whilst promoting a move towards independence for our young people.

Addressing Homelessness

4.19 We have also attracted over £1.9m in external funding to deliver new accommodation and support to address Rough Sleeping and homelessness. The investment has delivered additional emergency accommodation for those faced with sleeping rough with specialist support, ensuring no one from the Borough has to sleep rough. This investment is in addition to the 23 Telford Housing First properties providing accommodation for former Rough Sleepers with wrap around personalised support also delivered through external grant funding.

4.20 Furthermore, we have delivered 33 new temporary accommodation properties. This has helped the Local Authority to provide emergency accommodation to those in need and to minimise the use of B&B accommodation.

Case Study 3

In 2019 Mr A was a successful business man with his own company, living with his family in a three bedroom home.

At the end of 2019 Mr A started to go through some challenges with his business losing a major client and falling into debt. At the start of 2022 Mr A went through a series of stressful events that led to an emotional breakdown. He lost his business, house, and family leaving him just with his dog and no belongings

He felt isolated and alone resulting in him living rough and addicted to alcohol and drugs. Rock bottom came in August 2022 when he was found on the wrong side of a bridge wanting to end his life.

After receiving support to withdraw from addiction and rebuilding his relationship with his mum he was offered a Council owned property specifically for rough sleepers under the RSAP Programme (known as Telford Housing First) – a two year project to support people to become tenant ready. Mr A moved into a one bed flat with his dog.

Through personalised support from a Council Tenancy Sustainment Officer, he is rebuilding his life and having been previously in the armed forces, is also now supported by the charity – Soldiers, Sailors, Airmen and Families Assocaition.

Mr A is ready to move on at the end of the project and will be fully supported into his permanent home.

Supporting Safer, Stronger Communities

4.21 Work continues to support delivery of new homes on stalled sites and to bring empty properties back into use with an initial investment of c.£2m targeting key properties and stalled sites. Often these properties/sites have fallen into significant disrepair, were acquired by developers at the top of the market or where the cost of land conditions or refurbishment has made development unviable. Such sites cause a blight across communities whether this is empty properties, a boarded up pub or derelict site.

4.22 An example of a recent investment leveraged by Council funding has seen the development of 11 units of supported accommodation on the site of the former Red Lion Public House in Wellington.

4.23 As part of our Safer, Stronger Communities programme we have also invested directly in tackling long term empties and poor private rented properties particularly

in hotspots for ASB/crime. In Brookside this has contributed to a 52% reduction in crime through the programme.

4.24 Where necessary we have addressed market failure acquiring directly to bring property into public ownership addressing poor private sector management practice and supporting the local community. This has seen the refurbishment of The Royal (formerly Stamford/Terrace Lodge), in Dawley addressing a significant history of crime and ASB linked with the building and now effectively managed by the Council providing stable accommodation for tenants.

Wider Impacts of Investment

4.25 As a Council we have made a commitment to achieve zero carbon from our operations by 2030 and an aspiration to achieve the same across the Borough. We are driving this through the development being delivered by Nuplace with a sustained focus on providing low carbon homes featuring high levels of thermal insulation, PV (and battery), Air Source Heat Pumps and EV chargers including schemes in Southwater Way, Ketley, Wellington and most recently Denmark House in Station Quarter.

4.26 We are also investing in retrofitting our Council owned temporary accommodation portfolio and through the new Local Plan will ensure new development delivers against our targets.

4.27 Through maximising social value from procurement of local contractors and use of local supply chain the investment into housing will deliver local employment opportunity and economic growth.

Delivering New Council Housing

4.28 We are driving change locally but we know there is more to do with still significant levels of deprivation and inequality in some of our communities, a growing number of older and vulnerable individuals and families needing accessible and adaptable homes, and some residents facing financial difficulties at a time when the cost of living is rising making housing choices unaffordable. Challenges include:

- A need for more social and affordable homes with ongoing net losses from the social housing sector through sales, redevelopment and right to buy.
- Growing numbers of people contacting the Council in housing need
- The regeneration of a number of our former New Town Estates now in diverse ownership
- A growing and ageing population with 27% growth in 65-84 age group and the highest increase over 98%, expected in 85+ group compared to a growth rate across England of 47%.
- 36,500 of the population reporting a long term health problem or disability.

4.29 This £53.65m programme to deliver new Council homes will allow us to target investment to unlock opportunities to address these challenges. This will include the acquisition and development of properties that will remain under Council

ownership and be offered at an affordable social rent to local residents under the Council's Registered Provider status.

4.30 Proposals will be considered on a site by site basis subject to business case with Homes England funding bids being submitted through their Continual Market Engagement process.

Conclusion & Next Steps

4.31 Through existing measures and the use of the Housing Intervention Fund we are already shaping the development market and intervening where it is failing.

4.32 With the addition of the new programme we will provide further, much needed intervention with the Council returning to direct social housing stock holding, at scale.

4.33 We will acquire, build and work with Housing Developers to consider opportunities to convert homes to affordable social rent and to partner as a Registered Provider on new developments across the Borough. We will seek to use this investment where we can to further regeneration priorities.

4.34 We will review plans for further delivery beyond initial proposals contained in this report based on an ongoing consideration of local housing needs and ensuring financial viability.

5.0 Alternative Options

5.1 The alternative would be to do nothing leaving it entirely with the market to deliver affordable homes for local people. Based on the data we are already short of the social and affordable homes local residents need and with rising cost of living pressures this shortfall is only anticipated to grow. Failing to intervene and invest in areas of housing need risks an increase in homelessness and residents including families and young people living in unsuitable accommodation.

6.0 Key Risks

6.1 Rising costs of living and the impact of significant reforms within the private rented sector is leading to increased need and demand for affordable housing. The changing age and health demographic across the borough is also creating a need for more specialist and adapted accommodation to enable residents and families to continue living independently in their communities. Failure to address this now risks more residents living in unsafe or unsuitable accommodation, increased health inequalities and homelessness.

6.2 Increasing demand for homelessness assistance, temporary accommodation and support services and reliance on residential care risks placing additional pressure on Council and health budgets and resources

6.3 Sustained high interest rates, or any further increases, present a material risk to delivery of the programme. Higher borrowing costs will place direct pressure on scheme budgets and may result in individual business cases being financially unviable. This could require schemes to be reduced in scope, deferred or not progressed, with a consequential impact on delivery of the Council's housing ambitions.

7.0 Council Priorities

7.1 This report supports the delivery of the Council's Vision 2032 by contributing to the ambition that residents live in safe, secure and healthy homes and communities.

7.2 The report also supports the aspirations of a Child Friendly Telford by providing more affordable and suitable accommodation for families and young people transitioning to adult hood, specialist and adapted homes to support young people remain living independently in their communities and helping to address the impact of homelessness on children and young people ensuring children can grow up in safe, stable and suitable homes.

7.3 This report also supports the council priorities:

- Every child, young person and adult lives well in their community.
- Everyone benefits from a thriving economy
- All neighbourhoods are a great place to live.
- A community-focussed, innovative council providing efficient, effective and quality services.

8.0 Financial Implications

8.1 The proposed programme to deliver new Council homes has an indicative capital investment requirement of £53.65m over the next three years to support the acquisition and/or development of a further 300 social, affordable and specialist homes. This report does not commit expenditure on individual schemes; each proposal will be subject to a detailed business case and approval under the delegated authority set out in recommendation 1.4.

8.2 The programme will be funded from a combination of external grant, including funding from Homes England, S106 funding and prudential borrowing. This will be included within the Council's capital programme as part of the Medium Term Financial Strategy which will be approved at Full Council on 25 February 2027. The precise funding mix will be determined for each scheme with the aim being to maximise external funding to reduce the level of prudential borrowing and ensure that the overall programme remains affordable.

8.3 Each business case will set out the full capital cost, grant assumptions, borrowing requirement, projected rental and other income, operating and management costs, lifecycle and maintenance costs, and the associated borrowing costs. Schemes will only proceed where they demonstrate financial viability, value for money and sufficient provision for identified risks and contingencies. The net ongoing revenue

implications of each scheme will need to be met from existing budgets or other identified funding streams.

8.4 As set out in the key risks section, inflation and interest rates remained above forecast levels during 2026. Recent advice from the Council's external treasury advisers indicates that the Bank of England base rate may increase further before the end of the year, while inflation is forecast to continue rising until February 2027 before gradually falling below 2% in autumn 2027. In response, the borrowing-cost assumptions underpinning the Council's capital programme within the Medium Term Financial Strategy have been reviewed and increased. These revised assumptions will form the basis for assessing the borrowing cost and financial viability of each scheme brought forward under the programme. Sustained or further increases in borrowing costs would place additional pressure on scheme budgets and may result in individual business cases being reduced in scope, deferred or not progressed.

8.5 Homes England has made available a Council Housebuilding Support Fund which is designed to help councils build the capacity, expertise and pipeline needed to deliver more affordable and social housing. This fund makes up to £300k in revenue funding available per year over 3 years with application windows expected in November 2026, April 2027 and April 2028. If successful in securing this funding it will be used to support the viability of the programme.

9.0 Legal and HR Implications

9.1 The Council has power to acquire, develop and hold the proposed housing under Part II of the Housing Act 1985, supported by the general power of competence in s.1 Localism Act 2011 and s.111 Local Government Act 1972.

9.2 As a (non-private) registered provider, the Council is also subject to the Regulator of Social Housing's consumer standards and rent standard under the Housing and Regeneration Act 2008, including the revised standards in force from 1 October 2026, though not the economic standards that apply to private providers.

9.3 Housing stock held by the Council may also be subject to Right to Acquire and/or Right to Buy provisions but further legal advice can be provided in that respect at the appropriate time and, in addition, advice will be provided in respect of individual Business Cases wherte applicable and generally to the programme.

9.4 There are no HR implications arising from this report.

10.0 Ward Implications

10.1 Borough-wide impact.

11.0 Health, Social and Economic Implications

11.1 Access to safe, secure and suitable housing is a key determinant of health and wellbeing. The actions set out in the Report contribute to improved physical and mental health outcomes by delivering more affordable, social and specialist homes

helping to support more residents access suitable housing. The investment will maintain independent living, address poor housing conditions, support the needs of vulnerable residents including older people, those with disabilities, veterans and care leavers and prevent homelessness.

11.2 The programme delivers wider social benefits through homelessness prevention, helping residents maintain stability, independence and connections to their local communities and addressing stalled development sites within our neighbourhoods.

11.3 The actions can reduce demand on health, social care and emergency services, while supporting better outcomes for children, families and vulnerable adults.

11.4 The programme also delivers economic benefits through employment opportunities from construction as well as by reducing the costs associated with poor housing, homelessness and crisis intervention. Providing a stable home environment also supports residents to access employment, education and training opportunities through stable housing.

12.0 Equality and Diversity Implications

12.1 The proposals have a positive impact on equality, diversity and inclusion by supporting residents who may be disproportionately affected by poor housing conditions, homelessness and housing insecurity. This includes individuals with protected characteristics, particularly disabled people, older residents, women experiencing domestic abuse, people with mental health needs, and households experiencing financial hardship.

12.2 The Council remains committed to supporting the Armed Forces community in accordance with the Armed Forces Covenant which gives additional priority to the Armed Forces community ensuring they are not disadvantaged in accessing housing and support services.

12.3 The report supports the Council's commitment to Care Leavers providing the opportunity to deliver homes that provide appropriate accommodation pathways to independence. Accommodation will be made available in accordance with our Allocations Policy which gives additional priority to Care Leavers.

13.0 Climate Change, Biodiversity and Environmental Implications

13.1 The proposals set out in the Report contribute to the Council's environmental and climate ambitions by supporting the delivery of new homes built to modern standards supporting carbon reduction and helping reduce household energy consumption as well as addressing fuel poverty.

14.0 Background Papers

14.1 None.

15.0 Appendices

15.1 None.

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	06/10/2026	07/10/2026	KK
Legal	07/10/2026	08/10/2026	EH
Finance	06/10/2026	08/10/2026	MB

Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Borough of Telford and Wrekin

Full Council

26 November 2026

Treasury Management 2025/26 Annual Report and 2026/27 Update Report

Cabinet Member:	Cllr Zona Hannington – Cabinet Member: Finance & Governance
Lead Director:	Michelle Brockway – Director: Finance, People and IDT
Service Area:	Finance, People and IDT
Report Author:	Edward Rushton – Head of Corporate & Capital Finance
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Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not applicable
Report considered by:	Audit Committee – 15 July 2026 Full Council – 26 November 2026

1.0 Recommendations for decision/noting:

Full Council is recommended to:

1.1 Note the contents of the report; and

1.2 Note the performance against Prudential Indicators

2.0 Purpose of Report

2.1 This report updates members on the outcome of Treasury Management activities for 2025/26 and details the position for 2026/27 to 31 May 2026.

3.0 Background

3.1 This Council is required by regulations issued under the Local Government Act 2003 to produce an annual treasury management review of activities and the actual prudential and treasury indicators for 2025/26. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management, (the Code), and the CIPFA Prudential Code for Capital Finance in Local Authorities, (the Prudential Code).

3.2 During 2025/26, the reporting requirements were that the full Council should receive the following reports:

- an annual treasury strategy in advance of the year
- a mid-year, treasury update report
- an annual review following the end of the year describing the activity compared to the strategy, (this report)

3.3 The regulatory environment places responsibility on members for the review and scrutiny of treasury management policy and activities. This report is, therefore, important in that respect, as it provides details of the outturn position for treasury activities and highlights compliance with the Council's policies previously approved by members.

3.4 This report confirms that the Council has complied with the requirement under the Code to give prior scrutiny to all of the above treasury management reports by the Audit Committee before they were reported to the full Council. Member training on treasury management was provided by the Councils external Treasury Management advisor MUFG Corporate Markets (MUFG) on 29 January 2025 and 27 January 2026 in order to support members' scrutiny role.

3.5 The Council has procured MUFG as its external Treasury Management advisor. Guidance is sought from MUFG prior to any investment or long-term borrowing decision.

4.0 Summary of main proposals

A glossary of the abbreviations used in this report is included at Appendix A.

4.1 2025/26 Annual Treasury Management Report

The 2025/26 Treasury Strategy was approved by Full Council on 27 February 2025 after being recommended for approval by this Committee on 29 January 2025.

4.2 Treasury & Prudential Indicators

During 2025/26, the Council complied with its legislative and regulatory requirements. The key actual prudential and treasury indicators detailing the impact of capital expenditure activities during the year, with comparators, are as follows:

Prudential and treasury indicators (£m)	2025/26 Original	2025/26 Outturn		2024/25 Outturn
Capital Expenditure				
• Total	151.563	113.253		87.173
Capital Financing Requirement:				
• Total	670.577	668.395		604.910
• Less Other Long-Term Liabilities	(38.457)	(39.184)		(41.170)
• **Loans CFR**	**632.120**	**629.211**		**563.740**
Borrowing Limits (Debt)				
• Authorised Limit	665.000	665.000		655.000
• Operational Boundary	645.000	645.000		635.000
Gross borrowing				
• External Debt	502.877	492.660		434.903
Treasury Investments				
• Under 1 year	15.000	23.866		22.062
Net borrowing				
• Total	487.877	468.794		412.841

During 2025/26, the Authority maintained an under-borrowed position. This meant that the capital borrowing need, (the Capital Financing Requirement), was not fully funded with loan debt as cash supporting the Authority's reserves, balances and cash flow was used as an interim measure. It should be noted that borrowing can only be undertaken to fund capital investment and not to support the revenue budget which supports the delivery of most Council services. The capital investment funded generates assets for the Council. The total value of assets held, excluding Infrastructure Assets, at 31 March 2026, including long-term investments and long-term debt held in Nuplace Ltd, was £688.6m some £195.9m greater than debt outstanding. In addition, the Council also holds £249.5m of Infrastructure Assets (highways, footpaths, bridges and structures).

Interest rate forecasts initially suggested gradual reductions in short, medium and longer-term fixed borrowing rates during 2025/26. The Bank of England base rate for interest was 4.5% in April 2025 and following several steady cuts throughout the year it had fallen to 3.75% by March 2026, in line with the forecast. However, the initial expectation of significant rate reductions across the whole curve did not transpire, primarily because inflation concerns were very elevated in March 2026.

The forecast trajectory for interest rates at the time the Council set the 2026/27 budget anticipated further downward movement, however the war in Iran and across large parts of the Middle East, which commenced on 28 February 2026, has led to a period of instability within the markets and interest rates have remained elevated with any cuts in the short-term deemed unlikely.

In April 2025 CPI inflation stood at 3.5% compared to 3.4% in March 2026 which is above the Bank of England's 2% target. During the year CPI peaked at 3.8% (July, August & September). Inflationary pressures impact on the cost of delivering services, which has been evident during 2025/26.

A detailed economic commentary has been provided by MUFG and is included at Appendix B.

Capital Expenditure and Financing

The Council undertakes capital expenditure on long-term assets. The actual capital expenditure forms one of the required prudential indicators. The table below shows the actual capital expenditure and how this was financed.

Capital Expenditure (£m)	2025/26 Original	2025/26 Outturn		2024/25 Outturn
General Fund Service	72.389	54.199		39.769
Housing Investment Programme (NuPlace Ltd)	29.130	26.431		26.722
Property Investment Portfolio	15.468	13.385		18.251
Telford Land Deal	34.576	19.238		2.431
Capital Programme Expenditure	**151.563**	**113.253**		**87.173**
Financed in year*	68.998	55.284		42.918
Unfinanced capital expenditure (Borrowing)	**82.565**	**57.969**		**44.255**

* Source of financing in year included government grants, capital receipts, revenue contribution & contributions form external sources

Overall Borrowing Need (Capital Finance Requirement)

The Council's overall need to borrow for capital expenditure is termed the Capital Financing Requirement (CFR). This figure is a gauge of the Council's indebtedness. The CFR results from the capital activity of the Council and resources used to pay for the capital spend. It represents the 2025/26 unfinanced capital expenditure and prior years' net or unfinanced capital expenditure which has not yet been paid for by revenue or other resources.

The Council's CFR is not allowed to rise indefinitely. Statutory controls are in place to ensure that capital assets are broadly charged to revenue over the life of the asset. This is achieved through the Council making an annual revenue charge, called the Minimum Revenue Provision – MRP, to reduce the CFR. This is effectively a repayment of the borrowing need.

The Council's CFR for the year is shown below and represents a key prudential indicator. It includes PFI and leasing schemes on the balance sheet, which technically increase the Council's borrowing need. No borrowing is required against these schemes as a borrowing facility is included in the contract.

CFR (£m)	2025/26 Original	2025/26 Outtun		2024/25 Outturn
General Funded Service	465.514	472.667		443.069
Housing Investment Programme (NuPlace Ltd)	121.380	115.988		93.110

CFR (£m)	2025/26 Original	2025/26 Outtun		2024/25 Outturn
Property Investment Portfolio	79.884	75.940		64.931
Solar Farm	3.800	3.800		3.800
Closing balance	**670.577**	**668.395**		**604.910**
Less Other Long-Term Liabilities	(38.457)	(39.184)		(41.170)
Loans CFR	**632.120**	**629.211**		**563.740**

Gross borrowing and the CFR - in order to ensure that borrowing levels are prudent over the medium term and only for a capital purpose, the Council should ensure that its gross external borrowing does not, except in the short term, exceed the total of the CFR. The Council has complied with this prudential indicator.

	2025/26 Original £m	2025/26 Outturn £m		2024/25 Outturn £m
Gross borrowing position (external debt)	502.877	492.660		434.903
Loans CFR	632.120	629.211		563.740
(Under) / over funding of CFR	(129.243)	(136.551)		(128.837)

The authorised limit - the authorised limit is the "affordable borrowing limit" required by section 3 of the Local Government Act 2003. Once this has been set, the Council does not have the power to borrow above this level. The table below demonstrates that during 2025/26 the Council has maintained gross borrowing within its authorised limit.

The operational boundary – the operational boundary is the expected borrowing position of the Council during the year. Periods where the actual position is either below or over the boundary are acceptable subject to the authorised limit not being breached.

Actual financing costs as a proportion of net revenue stream - this indicator identifies the trend in the cost of capital, (borrowing and other long term obligation costs net of investment income), against the net revenue stream.

	2025/26
Maximum gross borrowing position during the year	£492.660m
Loans CFR at the end of the period	£629.211m
Authorised limit (Borrowing)	£665.000m
Operational boundary (Borrowing)	£645.000m
Financing costs as a proportion of net revenue stream (rebased to match ongoing net revenue stream following 2026/27 Local Government Finance Settlement)	Original – 6.7% Outturn – 6.9%

It should also be noted that neither the Authorised Limit nor the Operational Boundary, were exceeded during 2025/26.

4.3 Borrowing Strategy

The borrowing strategy for 2025/26 was to –

- borrow temporarily on a short-term basis as determined by cash flow,
- to take advantage of interest rates where possible to lock into medium and long-term borrowing, and
- to review opportunities for new longer term borrowing as appropriate.

During the year the Council complied with this strategy and

- maintained an under-borrowed position. This meant that the capital borrowing need, (the Capital Financing Requirement), was not fully funded with loan debt as cash supporting the Authority's reserves, balances and cash flow was used as an interim measure,
- 11 new PWLB loans were raised, across a mix of periods of 1 to 5 years, totalling £120.0m. Maturities of PWLB loans totalled £40.3m,
- £197.0m of temporary loans of less than 12 months, through the Local-to-Local Market, were raised, renewed or replaced, and
- 1 Lender Option Borrower Option (LOBO) Loan was 'Called' by the lender and the option was taken to repay the loan.

Appendix C includes the detailed Debt Portfolio, the Maturity Structure of Debt and a detailed list of PWLB Loans raised during 2025/26.

4.4 Investment Strategy

The investment strategy for 2025/26 was primarily to ensure security of capital and liquidity balanced with delivering a commensurate rate of return.

The Council complied with this strategy by -

- investing surplus cash balances with H.M. Treasury's Debt Management Office accessing their Debt Management Account Deposit Facility via the use of overnight deposits,
- holding a balance of £4.98m in accessible Money Market Funds, and
- holding a working balance of approximately £2.5m per day in our corporate bank account.

Appendix C includes the detailed Treasury Investment Portfolio along with the Maturity Structure of Treasury Investments.

The Council has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted credit score of its investment portfolio. This is calculated by applying a score to each investment and taking the arithmetic average, weighted by the size of each investment.

Credit Risk Indicator (at 31 March)	2025/26 Target	2025/26 Outturn		2024/25 Outturn
Up to 1 year	6 or lower	1.52		1.63

Target – 6 or lower is equivalent to a credit rating of 'A' or higher

4.5 **2025/26 Revenue Outturn**

Overall, a net pressure of £0.27m was realised against budget for the year. The pressure arose from elevated interest rates associated with borrowing compared to interest rates for investments, interest paid on balance held by the authority being greater than budgeted being offset by benefit from capitalising some interest charges and MRP contributions being lower than anticipated.

4.6 **Debt on Disaggregation**

The Council makes an annual contribution towards the costs of borrowing undertaken before disaggregation (i.e. pre unitary inception). The contribution in 2025/26 was £0.977m which included interest at an average of 4.0%. The rate of interest paid on the debt is managed by Shropshire Council.

4.7 **Leasing**

Each year the Council arranges leases for assets such as vehicles, computers and equipment. This helps spread the cost over a number of years in line with the anticipated life of the asset. During 2025/26 two leases were entered into totalling £645k

Appendix C details the leases arranged during 2025/26.

4.8 2026/27 Treasury Management Update

The 2026/27 Treasury Strategy was approved by Full Council on 26 February 2026 after being recommended for approval by this Committee on 28 January 2026.

4.9 **Treasury & Prudential Indicators**

During 2026/27, the Council will need to comply with its legislative and regulatory requirements. The key actual prudential and treasury indicators detailing the impact of capital expenditure activities during the year, with comparators, are as follows:

Prudential and treasury indicators (£m)	2026/27 Original	2026/27 Projection at 31.5.26		2025/26 Outturn
Capital expenditure				
• Total	116.316	164.860*		113.253
Capital Financing Requirement:				
• Total	746.733	745.644*		668.395
• Less Other Long-Term Liabilities	(38.639)	(38.639)		(39.184)
• **Loans CFR**	**708.095**	**707.005***		**629.211**
Borrowing Limits (Debt)				
• Authorised Limit	840.000	840.000		665.000

Prudential and treasury indicators (£m)	2026/27 Original	2026/27 Projection at 31.5.26		2025/26 Outturn
• Operational Boundary	820.000	820.000		645.000
Gross Borrowing • External Debt	565.727	576.065*		492.660
Treasury Investments • Under 1 year • **Total**	15.000 **15.000**	15.000 **15.000**		23.866 **23.866**
Net borrowing • Total	550.727	561.065*		468.794

* subject to rephasing to be reported as part of the 2026/27 Financial Monitoring report to Cabinet in September 2026

Treasury Management Activity for 2026/27 remains consistent with that outlined in the 2026/27 Treasury Management Strategy.

It should be noted that projected external debt does not exceed the projected CFR, and the projected CFR does not exceed the borrowing limits.

The Treasury Management portfolio at 31 May 2026 was as follows:

Debt & Investment Portfolios (£m)	Actual
External Debt	
• PWLB	328.320
• Municipal Loans	0.110
• Market Loans (inc. LOBOs)	30.00
• Temporary Loans	133.513
• **Total External Debt**	**491.943**
Treasury Investments	
• Bank	6.412
• DMADF	20.000
• Money Market Funds	4.980
• **Total Treasury Investments**	**31.392**
Net borrowing	
• **Total**	**460.551**

Interest rate forecasts at the time that the 2026/27 Treasury Management Strategy was approved suggested gradual reductions in short, medium and longer-term fixed borrowing rates during 2026/27. The Bank of England Interest Rate (Bank Rate) did reduce to 3.75% by March 2026 as anticipated, but the initial expectation of significant rate reductions across the whole curve did not transpire, primarily because inflation concerns were very elevated in March 2026, driven predominantly by unsettlement in the markets caused by the ongoing uncertainties in Iran and the Middle East.

At the start of April 2026, markets expected the Bank Rate to increase over the short-term horizon to 4.25%. However, latest forecasts anticipate the Bank Rate being held by the Bank of England at its current level of 3.75% until mid-2027 and then reduce to 3.25% by March 2028.

In May 2026, CPI inflation had fallen to 2.8%, which reflected an unchanged position from April 2026 and compared to 3.3% in March 2026. The rate of inflation remains above the Bank of England's target of 2%. It is currently anticipated that inflation will peak at 4% during 2026/27.

4.11 **Borrowing**

New borrowing will be required during the year, in line with the approved capital programme. When entering new borrowing, consideration will be given to the maturity profile of current debt, interest rates and refinancing risks as well as the source of funding, which is expected to be a mix of temporary loans (under 1 year) and longer-term loans obtained from the Public Works Loans Board.

As at 31 May 2026 –

- No new PWLB loans have been raised during the period and £3.2m of loans have been repaid. In total £65.1m of PWLB Loans are due to mature during the year.
- £25.0m of temporary loans had been repaid on maturity during the period and £17.5m of new temporary loans had been raised.

4.12 **Treasury Investments**

Up to and including 31 May 2026, surplus cash flows have continued to be invested in H.M Treasury's Debt Management Account Deposit Fund and the balance of £4.98m with Money Market funds has been maintained. The use of these counterparties allows cash surpluses to be invested securely whilst still allowing access to funds, thus complying with the approved strategy.

Investment opportunities will be reviewed as they arise, and we will seek to gain maximum benefit within the agreed risk parameters i.e. considering security and liquidity ahead of investment returns.

The Council does not currently hold any long-term treasury investments. This strategy reduces counter-party risk and reduces net interest costs as longer-term borrowing costs tend to be greater than we are able to earn on new investments.

The Council can place up to £15.0m with any Counterparty, except for H.M. Treasury's DMO facility which is Government backed and therefore considered the most secure available to the Council. At 31 May 2026 the greatest exposure with a single counterparty was £20.0m (63.7% of the portfolio) with the DMO and the Council has complied with the £15m limit with other counterparties.

The Credit Risk Indicator score for the portfolio mix at the 31 May 2026 was 2.39 compared to a target of 6.

4.13 **Projected performance**

Senior Officers from the Finance Team are closely monitoring the Treasury position, particularly with the likelihood of the forecast interest rates cuts at the time the MTFS was set no longer likely to occur. Updates will be provided in future financial monitoring reports taken to Cabinet.

5.0 Alternative Options

5.1 The Council must ensure that it manages its finance in accordance with legislation and the CIPFA Code of Practice. The recommendations in this report support that aim and are based on consideration of a range of factors.

6.0 Key Risks

6.1 The key opportunities and risks associated with treasury management activities are set out in the body of the report and in the Treasury Management Strategy and Policy approved by Council and will be regularly monitored throughout the year.

7.0 Council Priorities

7.1 Effective management of the Council's Treasury portfolio helps support the Council's overall financial position through minimising borrowing costs and optimising investment income whilst following the principles of Security, Liquidity and Yield; and therefore, supports the delivery of all Council priorities.

8.0 Financial Implications

8.1 The financial implications are detailed in the body of the report and the appendices.

9.0 Legal and HR Implications

9.1 The Section 151 Officer has responsibility for the administration of the financial affairs of the Council. In providing this report, the Section 151 Officer is meeting one of the responsibilities of the post contained within the Council's Constitution namely, "The Chief Financial Officer will contribute to the promotion and maintenance of high standards of governance, audit, probity and propriety, risk management and the approval of the statement of accounts through provision of support to the Audit Committee." This is also in compliance with the requirements of the Local Government Act 2003 and associated regulations.

10.0 Ward Implications

10.1 There are no impacts on specific wards in this report.

11.0 Health, Social and Economic Implications

11.1 The Economic Climate has direct relevance to Treasury Management and is covered in detail in the report and accompanying appendices.

12.0 Equality and Diversity Implications

12.1 The Council will not knowingly directly invest in organisations whose activities include practices which directly pose a risk of serious harm to individuals or groups, or whose activities are inconsistent with the values of the Council. At the same time the Council will take full responsibility for proper management of risk and safeguarding its investments by ensuring that they are diversified and made with organisations that are suitably credit assessed.

13.0 Climate Change and Environmental Implications

13.1 Part of the Councils Treasury portfolio includes a Municipal Investment Loan on the Abundance Platform: the Telford & Wrekin Climate Action Investment which supports the Councils climate change agenda.

14.0 Background Papers

1 Treasury Management Update Report 2024/25 and Treasury Management Strategy 2025/26
2 2025/26 Prudential Indicators Report
3 2025/26 Treasury Management Update Report & 2026/27 Treasury Management Strategy
4 2026/27 Prudential Indicators Report

15.0 Appendices

A Glossary of abbreviations
B 2025/26 Treasury Management Annual Report Economy & Interest Rates
C 2025/26 Treasury Management Annual Report additional information

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Finance	12/06/2026	22/06/2026	ER
Legal	12/06/2026	07/07/2026	ON
Director	12/06/2026	22/06/2026	MLB

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Treasury Management – 2025/26 Annual Report and 2026/27 Update Report – Appendix A

Glossary of abbreviations used in this report

CE: Capital Economics – is the economics consultancy that provides MUFG Corporate Markets Treasury Limited with independent economic forecasts, briefings and research.

CFR: capital financing requirement - the council's annual underlying borrowing need to finance capital expenditure and a measure of the council's total outstanding indebtedness.

CIPFA: Chartered Institute of Public Finance and Accountancy – the professional accounting body that oversees and sets standards in local authority finance and treasury management.

CPI: consumer price index – the official measure of inflation adopted as a common standard by countries in the EU. It is a measure that examines the weighted average of prices of a basket of consumer goods and services, such as transportation, food and medical care. It is calculated by taking price changes for each item in the predetermined basket of goods and averaging them.

ECB: European Central Bank - the central bank for the Eurozone

EIP: Equal Instalments of Principal – a type of loan where each payment includes an equal amount in respect of loan principal. Therefore, the interest due with each payment reduces as the principal is eroded

EU: European Union

EZ: Eurozone -those countries in the EU which use the euro as their currency

Fed: the Federal Reserve System, often referred to simply as "the Fed," is the central bank of the United States. It was created by the Congress to provide the nation with a stable monetary and financial system.

FOMC: the Federal Open Market Committee – this is the branch of the Federal Reserve Board which determines monetary policy in the USA by setting interest rates and determining quantitative easing policy. It is composed of 12 members--the seven members of the Board of Governors and five of the 12 Reserve Bank presidents.

GDP: gross domestic product – a measure of the growth and total size of the economy.

G7: the group of seven countries that form an informal bloc of industrialised democracies--the United States, Canada, France, Germany, Italy, Japan, and the United Kingdom--that meets annually to discuss issues such as global economic governance, international security, and energy policy.

Gilts: gilts are bonds issued by the UK Government to borrow money on the financial markets. Interest paid by the Government on gilts is called a coupon and is at a rate that is fixed for the duration until maturity of the gilt, (unless a gilt is index linked to inflation); while the coupon rate is fixed, the yields will change inversely to the price of gilts i.e. a rise in the price of a gilt will mean that its yield will fall.

HRA: housing revenue account.

IMF: International Monetary Fund - the lender of last resort for national governments which get into financial difficulties.

LOBO: Lender's Option Borrower's Option – a long-term loan where the lender has the option to propose an increase in the interest rate on pre-determined dates. The borrower then has the option to either accept the new rate or repay the loan without penalty. LOBOs increase the borrowers interest rate risk, and the loan should therefore attract a lower rate of interest initially.

MHCLG: the Ministry of Housing, Communities and Local Government – the Government department that directs local authorities in England

MPC: the Monetary Policy Committee is a committee of the Bank of England, which meets for one and a half days, eight times a year, to determine monetary policy by setting the official interest rate in the United Kingdom, (the Bank of England Base Rate, commonly called Bank Rate), and by making decisions on quantitative easing.

MRP: minimum revenue provision - a statutory annual minimum revenue charge to reduce the total outstanding CFR, (the total indebtedness of a local authority).

PFI: Private Finance Initiative – capital expenditure financed by the private sector i.e. not by direct borrowing by a local authority.

PWLB: Public Works Loan Board – this is the part of H.M. Treasury which provides loans to local authorities to finance capital expenditure.

QE/QT: quantitative easing – is an unconventional form of monetary policy where a central bank creates new money electronically to buy financial assets, such as government bonds, (but may also include corporate bonds). This process aims to stimulate economic growth through increased private sector spending in the economy and also aims to return inflation to target. These purchases increase the supply of liquidity to the economy; this policy is employed when lowering interest rates has failed to stimulate economic growth to an acceptable level and to lift inflation to target. Once QE has achieved its objectives of stimulating growth and inflation, QE will be reversed by selling the bonds the central bank had previously purchased, or by not replacing debt that it held which matures. The aim of this reversal is to ensure that inflation does not exceed its target once the economy recovers from a sustained period of depressed growth and inflation. Economic growth, and increases in inflation, may threaten to gather too much momentum if action is not taken to 'cool' the economy.

RPI: the Retail Price Index is a measure of inflation that measures the change in the cost of a representative sample of retail goods and services. It was the UK standard for measurement of inflation until the UK changed to using the EU standard measure of inflation – Consumer Price Index. The main differences between RPI and CPI is in the way that housing costs are treated and that the former is an arithmetical mean whereas the latter is a geometric mean. RPI is often higher than CPI for these reasons.

SONIA: the Sterling Overnight Index Average. Generally, a replacement set of indices (for LIBID) for those benchmarking their investments. The benchmarking options include using a forward-looking (term) set of reference rates and/or a backward-looking set of reference rates that reflect the investment yield curve at the time an investment decision was taken.

TMSS: the annual treasury management strategy statement reports that all local authorities are required to submit for approval by the full council before the start of each financial year.

VRP: a voluntary revenue provision to repay debt, in the annual budget, which is additional to the annual MRP charge, (see above definition).

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Treasury Management – 2025/26 Annual Report and 2026/27 Update Report – Appendix B

Economy and Interest Rates

UK Economy

As with 2024/25, UK inflation has proved somewhat stubborn throughout 2025/26. Having started the financial year at 3.5% y/y (April), the CPI measure of inflation peaked at 3.8% from July to September, before dipping to 3% in January and February. Core inflation picked up to 3.2% in February, from 3.1%, and the recent upward pressure on energy costs could see CPI inflation breach 4.5% later this year.

Against this backdrop, the continued conflict in Ukraine and Russia, and the potentially negative implications for global growth as a consequence of the implementation of US tariff policies, Bank Rate reductions look limited for the remainder of 2026 (as they do in the euro-zone). Bank Rate currently stands at 3.75%.

Moreover, borrowing became more expensive in 2025/26. Gilt yields rose materially in March 2026, more than reversing the falls earlier in the financial year. Additionally, the public finances have remained under pressure. The higher-than-expected public net sector borrowing of £14.3bn in February was £2.2bn above last February's outturn. But that borrowing overshoot was mainly due to timing effects relating to the £13.0bn government debt interest payment. That came in as the highest payment since June 2025, causing a 12.3% y/y jump in spending. On the flip side, sitting at £8.1bn, tax revenues were also higher than last February, largely on the back of solid growth in self-employment incomes in 2024/25, boosting self-assessment income tax receipts and stronger capital gains tax receipts.

However, the combination of some energy price support and pressures from higher inflation amid the ongoing energy price shock, higher interest rates and a weaker economy will ultimately put borrowing on an upward trend. With the rise in energy prices possibly pushing the Retail Prices Index inflation up to a peak of 5.7%, debt interest repayments will increase by about £10bn. A weaker growth profile, higher inflation, higher interest rates and gilt yields could erode about £11bn of the Chancellor's £23.6bn headroom.

The loosening in the labour market continues to bear down on wage growth. The 3myy growth rate of average earnings including bonuses slowed from 4.2% in December to 3.9% in January. Meanwhile, excluding bonuses, private earnings growth continued to fall from 3.4% to 3.3%.

The table below provides a snapshot of the conundrum facing central banks: inflation pressures remain, labour markets are still relatively tight by historical comparisons, and central banks are also having to react to a fundamental re-ordering of economic and defence policies driven largely by the US administration.

	UK	**Eurozone**	**US**
Bank Rate	3.75%	2.0%	3.5%-3.75%
GDP	0.1%q/q Q4 (1.0%y/y)	+0.2%q/q Q4 (1.2%y/y)	0.7% Q4 Annualised
Inflation	3.0%y/y (Feb)	1.9%y/y (Feb)	2.4%y/y (Feb)
Unemployment Rate	5.2% (Jan)	6.2% (Jan)	4.4% (Feb)

The Bank of England sprung no surprises in their March meeting, leaving Bank Rate unchanged at 3.75% by a vote of 9-0, but suggesting rates may need to rise if inflation picks up markedly. The vote could best be described as moderately hawkish. The MPC stated it "stands ready to act as necessary" and "is alert to the increased risk of domestic inflationary pressures through second-round effects in wage and price-setting". Even so, we suspect the committee is likely to put equal weight on higher inflation and weaker growth, particularly the poor macroeconomic backdrop prior to the energy shock, keeping interest rates at 3.75% this year.

10-year Gilt yields have been exceptionally volatile in the final weeks of 2025/26, troughing at around 4.23% in late February before shooting up to 5.00% (and well through that on an intraday basis). That spike was driven by the outbreak of war in the Middle East, which prompted a dramatic reassessment of investors' Bank of England policy rate expectations. Having been pricing in rate cuts in late-February, as many as four rate *hikes* were discounted by late-March. The 10-year yield ended the quarter at 4.92% with around 65bp of rate hikes priced in over the coming year. In addition to more hawkish monetary policy expectations, part of this increase in yields probably reflected an increase in term premia amid concerns that the government may react by loosening the fiscal purse strings.

As for equity markets, the FTSE 100 experienced another volatile quarter, surging to an all-time high of around 10,900 in late February, leaving it up 10% from the start of 2026, before giving back most of those gains in March after the outbreak of the Middle East conflict. That pullback leaves the index at around 10,176 at the end of the quarter. For context it was at 8,582 at the start of April. The £ has stayed relatively resilient also at $1.33, strengthening from $1.29 back in April.

Interest Rate forecasts at the time of approval of the treasury management strategy report for 2025/26 were as follows –

	2025/26 Average	2026/27 Average	2027/28 Average	2028/29 Average
Bank Rate	4.00%	3.63%	3.50%	-
1 Year PWLB	4.47%	4.12%	3.84%	-
5 Year PWLB	4.60%	4.25%	3.97%	-
10 Year PWLB	4.83%	4.43%	4.17%	-

Current Interest Rate forecasts for 2026/27 onwards are follows –

	2025/26 Average	2026/27 Average	2027/28 Average	2028/29 Average
Bank Rate	4.00%	3.75%	3.50%	3.25%
1 Year PWLB	4.57%	4.80%	4.22%	3.97%
5 Year PWLB	4.70%	4.90%	4.35%	4.10%
10 Year PWLB	5.23%	5.43%	4.85%	4.60%

US Economy

Despite a weak finish to 2025, the US economy has generally been the strongest among the developed economies, but with uncertainties growing surrounding the central economic tenet of being able to apply tariffs on an ad-hoc basis, and bend the FOMC Fed Funds rate decision-making, there is something of a stalemate in place at present over when, and if, rates will be cut further in 2026.

Inflation is currently stuck at around 2.5%, unemployment is only a little above 4%, and tax refunds are in the process of being facilitated for many households. There is some debate as to whether those refunds be – at least partially – offset by higher gasoline prices.

The S&P500 started April 2025 at 5,633 and finished March 2026 at 6,528 having peaked at just over 7,000. The 10-year Treasury yield finished March at 4.30% having been 4.17% back at the start of April, and during the year has been both above 4.50% and below 4.00%.

EZ Economy

The Eurozone economy has run pretty much in parallel with that of the UK. A slightly stronger finish to 2025 (GDP of 0.2% q/q) than that of the UK cannot hide the fact that the economy has been negatively impacted by German economic stagnation until late in 2025. France has also struggled against a difficult political backdrop but managed to post GDP growth of 0.3% q/q for October to December.

With Eurozone headline inflation close to 2%, the ECB has been able to reduce its Deposit Rate to 2%. Whether it rises from that low point will very much be driven by how energy prices trend over the coming months. The Euro has appreciated against the dollar from 1.08 at the start of April 2025 to 1.16 at the end of March.

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Treasury Management – 2025/26 Annual Report and 2026/27 Update Report – Appendix C

1.0 Treasury Management Portfolio

Treasury Management Portfolio (£m)	2024/25 Outturn	Average Interest Rate %	2025/26 Outturn	Average interest Rate %	Movement in Principal
Fixed rate funding:					
- PWLB	251.693	3.13%	331.537	3.39%	79.844
- Municipal Loans	0.178	2.10%	0.110	2.1%	(0.068)
- Market Loans (inc, LOBOs)	35.000	4.15%	30.000	4.14%	(5.000)
Variable rate funding:					
- Temporary	148.032	5.13%	131.013	4.61%	(17.019)
Total debt	**434.903**	**3.85%**	**492.660**	**3.82%**	**57.757**
Loans CFR	**563.740**		**629.211**		**65.471**
Over / (under) borrowing	**(128.837)**		**(136.551)**		**(7.714)**
Banks (inc. in transit)	3.482		3.086		(0.396)
DMADF (HM Treasury)	13.600		15.800		2.200
Money Mark Funds	4.980		4.980		0.000
Total Treasury investments	**22.062**	**4.91%**	**23.866**	**4.02%**	**1.804**
Net Treasury debt	**412.841**		**468.794**		**55.953**

2.0 Maturity Structure of Debt

	2025/26 Original Limits %		2025/26 Outturn			2024/25 Outturn	
	Lower	Upper	£m	%		£m	%
Under 12 months	0.0	70.0	196.612	39.9		187.257	43.1
12 months and within 24 months	0.0	30.0	123.252	25.0		34.062	7.8
24 months and within 5 years	0.0	50.0	56.725	11.5		36.787	8.5
5 years and within 10 years	0.0	75.0	11.072	2.2		55.725	12.8
Maturing in more than 10 years*	25.0	100.0	105.000	21.4		121.072	27.8
Total Borrowing			**492.660**	**100.0**		**434.903**	**100.0**

** this includes £30m Lenders Option Borrowers Options (LOBO) loans in 2025/26 that are potentially callable at certain points before the maturity date. The compar*

3.0 PWLB Loans Raised during 2025/26

Type	Date Raised	Duration	Principal £m	Interest Rate*
**Maturity	07/04/2025	2.5 years	10,000,000.00	4.51%
**EIP	07/04/2025	5 years	10,000,000.00	4.51%
**Maturity	15/10/2025	2 years	10,000,000.00	4.77%
**Maturity	22/10/2025	2 years	5,000,000.00	4.65%
**Maturity	03/12/2025	2 years	10,000,000.00	4.47%
EIP	10/02/2026	4 years	10,000,000.00	4.12%
Maturity	16/02/2026	1 year	17,000,000.00	4.28%
Maturity	16/02/2026	1.5 years	18,000,000.00	4.31%
Maturity	06/03/2026	1.5 years	10,000,000.00	4.55%
Maturity	17/03/2026	1 year	10,000,000.00	4.68%
Maturity	18/03/2026	1.5 years	10,000,000.00	4.78%

*This compares with a budget assumption of borrowing at an interest rate of 4.8% for 2025/26 and 4.5% 2026/27.
**loans included in 2025/26 Treasury Update Report presented to Audit Committee 28 January 2026

4.0 Maturity Structure of Treasury Investment Portfolio

Treasury Investment Portfolio (at 31 March)	**2025/26 Original £m**	**2025/26 Outturn £m**		**2024/25 Outturn £m**
Longer than 1 year	0	0		0
Up to 1 year	15.000	23.866		22.062
Total Treasury Investments	**15.000**	**23.866**		**22.062**

5.0 Leases arranged during 2025/26

Draw Down Date	Purpose	Length / Type	Lessor	Value
December 2025	Gym equipment	5-year Finance Lease	TPLP Leasing	£144,162
September 2025	Vehicle hire – school transport	5-year Finance Lease	Enterprise rent a car	£501,187

Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Borough of Telford and Wrekin

Full Council

26 November 2026

Interim Review of Polling Districts, Polling Places and Polling Stations

Cabinet Member:	Cllr Zona Hannington – Cabinet Member for Finance and Resident Services.
Lead Director:	Anthea Lowe – Director: Policy & Governance
Service Area:	Policy & Governance
Report Author:	Jon Power – Head of Policy Insight, Partnerships & Elections
Officer Contact Details:	**Tel:** 01952 380141 **Email:** jon.power@telford.gov.uk
Wards Affected:	Church Aston & Lilleshall, Dawley & Aqueduct, Ercall, Ironbridge Gorge, Lawley, Madeley & Sutton Hill, Malinslee & Dawley Bank, Muxton, Newport South, Oakengates & Ketley Bank, Priorslee, The Nedge and Woodside
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Boundary Review Committee – 9 November 2026 Full Council – 26 November 2026

1.0 Recommendations for decision/noting:

It is recommended that Full Council:

1.1 Approves the revised polling district, polling place and polling station arrangements as presented in Appendix A, Appendix B and Appendix C.

1.2 Notes that the (Acting) Returning Officer will determine the number and location of polling stations within the designated polling places, and make such operational adjustments as are necessary for the effective conduct of elections, in accordance with electoral law.

2.0 Purpose of Report

2.1 The purpose of this report is to seek Full Council's approval of the proposed changes to polling districts, polling places and polling stations set out in Appendices A, B and C, following the interim review of those arrangements.

2.2 The proposals in this report seek to ensure that polling arrangements remain compliant with legislative requirements, reflect changes arising from the Community Governance Review 2025 and, where reasonably practicable, provide electors with accessible and convenient facilities for voting.

3.0 Background

3.1 Under the Representation of the People Act 1983, local authorities are responsible for dividing their area into polling districts and designating polling places and polling stations for those districts.

- Polling district – a geographical area into which wards and constituencies may be sub divided – these are designated by the local authority;
- Polling place – the building or area in which a polling stations will be located – these are decided by the local authority;
- Polling station –the room(s) or area(s) within the polling place where the voting actually takes place – these are decided by the Returning Officer.

3.2 In carrying out the review, the Council must ensure:

- Each parish forms a separate polling district unless special circumstances apply;
- Every polling district has a designated polling place;
- Polling places are accessible and convenient for electors;
- Disabled electors have, so far as is reasonably practicable, the same opportunity to vote independently and in secret as other electors.

3.3 Whilst local authorities are required to review their polling districts, polling places and polling stations at least once every five years, this interim review was considered necessary as a result of changes to town and parish boundaries arising from the Community Governance Review, which will come into effect from April 2027.

Review Process

3.4 The interim review process is set out in statute and commenced with publication of a formal notice of review and supporting consultation documentation. This was published on 13 February 2026.

3.5 Consultation was undertaken with:

- Members of Parliament;
- Town and Parish Councils;
- Political parties;
- Disability representative groups;
- Staff groups
- Community organisations;
- Electors;
- Shropshire Council
- Shropshire Association of Local Council
- Acting Returning Office.

3.6 Site visits were undertaken to polling places, and stations, across the Borough to assess:

- Accessibility;
- Suitability of facilities;
- Voter experience;
- Staff welfare arrangements;
- Availability and resilience of venues.

3.7 Members of the Making it Real Board participated in polling place visits to provide lived experience feedback regarding accessibility.

Outcome of Consultation and Site Visits

3.8 The interim review found that the majority of polling places continue to provide suitable accommodation for elections and meet the required standards.

3.9 A number of locations were identified where improvements are desirable, including:

- Enhanced ramp provision;
- Improved lighting;
- Better directional signage;
- Altered internal layouts;
- Improved facilities for polling station staff.

3.10 Lived experience feedback emphasised the importance of:

- Accessible entrances;
- Suitable toilet facilities;
- Adequate manoeuvring space for wheelchair users (both manually propelled and mechanical wheelchairs);
- Availability of accessible polling booths;
- Providing a dignified and independent voting experience.

3.11 The interim review also identified a limited number of polling districts where boundary amendments are required to align with revised parish boundaries resulting from the Community Governance Review 2025.

3.12 The interim review also found several areas where polling districts can be merged because they are within the same parish or parish ward and use the same polling place and as such there is little practical benefit in retaining them as separate polling districts.

3.13 In addition, the interim review identified a number of polling stations where the number of registered voters (excluding postal voters) exceeds the recommended maximum ordinarily used for electoral planning purposes. To address this, an additional polling station will be created in the polling place and the register split between the two polling stations.

Proposed Changes

3.14 The proposals seek to:

- Align polling district boundaries with approved parish arrangements;
- Maintain convenient voting locations for electors; and,
- Improve accessibility wherever practicable.

3.15 Full details of proposed polling district, polling place and polling stations changes are contained within Appendix A.

3.16 Maps showing the proposed boundary changes to polling districts are contained within Appendix B.

3.17 The changes to polling districts proposed within Appendix A requires the renaming of some polling districts. To ensure this is consistent across the borough, it is proposed that a new naming scheme is adopted based on a 4-letter code which is then applied across the borough.

- First letter is parliamentary e.g. T or W.
- Letters two and three Borough ward e.g. Brookside BR
- Fourth letter parish – Stirchley & Brookside A

3.18 Based on this convention, the polling districts across Stirchley & Brookside Parish Council would be coded as follows:

Code	Parliamentary		Borough		Parish		Label
TTNC	Telford	T	The Nedge	TN	Stirchley & Brookside	C	Nedge-Stirchley-Holmer
TTND	Telford	T	The Nedge	TN	Stirchley & Brookside	D	Nedge-Stirchley-Stirchley (part of)
TTNE	Telford	T	The Nedge	TN	Stirchley & Brookside	E	Nedge-Stirchley-Stirchley (part of)

3.19 Appendix C presents the full list of proposed polling districts and polling places for adoption from April 2027, together with electorate information. It includes full details of the proposed polling district name changes.

Next Steps

3.20 Following approval by Council, the new arrangements will be implemented in readiness for April 2027 when new and revised parish arrangements are implemented.

4.0 Summary of main proposals

4.1 The proposals are to align polling district boundaries with revised parish boundaries, merge suitable districts, improve accessibility, add polling stations where needed and introduce consistent four-letter district codes across the borough.

5.0 Alternative Options

5.1 The proposed polling place and polling district arrangements need to be implemented by April 2027 in readiness for the May 2027 local elections. Failure to implement these changes would put delivery of those elections at risk.

6.0 Key Risks

6.1 The key risks associated with the proposals in this report are delays or errors in implementing revised polling districts by April 2027; failure to address accessibility issues at specific polling places in time; and delays in identifying new polling places in readiness for the May 2027 local elections.

7.0 Council Priorities

7.1 The report supports the Council's vision to "Protect, care and invest to create a better borough" and Vision 2032's focus on inclusion and tackling inequalities in three main ways:

- **Every child, young person and adult lives well in their community:** Accessible polling facilities help eligible electors, particularly disabled residents, participate independently and with dignity.
- **All neighbourhoods are a great place to live:** Convenient local voting locations and boundaries aligned with parish arrangements support community participation.
- **A community-focused, innovative council providing efficient, effective and quality services:** the proposed amendments to electoral arrangements support responsive and effective election delivery..

8.0 Financial Implications

8.1 There is currently no funding identified to cover any improvement/accessibility works detailed in this report. These costs would need to be met from the Elections budgets. Scheme's will need to be assessed on a case-by-case basis.

9.0 Legal and HR Implications

9.1 The Council has a statutory duty under the Representation of the People Act 1983 to keep polling districts and polling places under review, having regard to accessibility and the reasonable needs of electors. The proposed arrangements have been informed by consultation and accessibility considerations and must also be considered in accordance with the Council's duties under the Equality Act 2010. Operational decisions relating to polling stations remain the responsibility of the relevant Returning Officer.

10.0 Ward Implications

10.1 The revised polling district and polling place arrangements submitted to Full Council for approval will have implications for particular Borough wards.

11.0 Health, Social and Economic Implications

11.1 The communities served by the current Town and Parish Councils have diverse needs, the location of polling stations is important in terms of economic implications and travelling distance, particularly in those areas where the socio-economic data indicates deprivation as turnout is also lower in those area.

12.0 Equality and Diversity Implications

12.1 Accessibility has been a central consideration throughout the review process.

12.2 The Council has engaged with individuals with lived experience of disability and has considered the accessibility of all polling places against Electoral Commission guidance and statutory requirements.

12.3 Any remaining accessibility issues identified through the review will be addressed prior to implementation where reasonably practicable.

13.0 Climate Change, Biodiversity and Environmental Implications

13.1 There are no direct environmental implications arising from this report.

14.0 Background Papers

1 Interim Review of Polling Districts, Polling Places and Polling Stations Terms of Reference

2 Interim Review of Polling Districts, Polling Places and Polling Stations Consultation Pack

15.0 Appendices

A Appendix A Full details of proposed polling district, polling place and polling station changes
B Appendix B Maps showing proposed boundary changes to polling districts
C Appendix C Proposed polling districts, polling places and electorate for 2027

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Legal	03/11/2026	04/11/2026	DTW
Finance	03/11/2026	05/11/2026	ER

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Appendix A: Details of proposed polling district, polling place and polling station amendments

Polling Districts

To accommodate the boundary changes required by the Community Governance Review, the following changes to polling districts are required:

Malinslee & Dawley Bank Borough Ward

The changes to polling districts that impact on this borough ward are, where a polling district is not mentioned it is unchanged.

Existing polling district(s)	Borough ward	Parish 2027 (parish ward)	Description of change	New polling district code & polling place	Estimated total electorate
TME	Malinslee & Dawley Bank	Great Dawley Town Council (Malinslee)	The existing boundary is extended along Dawley Green Way to the Old Park Roundabout before running along West Centre Way until parallel with Thomas Telford School.	TMDA Old Park Primary School & Children's Centre – Sports Hall, Brunel Road.	2,631
TML	Malinslee & Dawley Bank	Great Dawley Town Council (Malinslee)	The existing boundary is extended north along Concorde and then down the centre of Milners Lane to Old Park Roundabout and then down Dawley Green Way.	TMDC Dawley Baptist Church, Bank Road,	792
TMH	Malinslee & Dawley Bank	Lawley & Overdale (Town Centre)	The existing boundary is moved such that it runs north along Concorde then down the centre of Milners Lane to the Old Park Roundabout before running along West Centre Way until parallel with Thomas Telford School.	TMDD Dawley Baptist Church, Bank Road	690

Oakengates & Ketley Bank Borough Ward

The changes to polling districts that impact on this borough ward are, where a polling district is not mentioned it is unchanged.

Existing polling district	Borough ward	Parish 2027 (ward)	Description of change	New polling district code & polling place	Estimated total electorate
TOB	Oakengates & Ketley Bank	Ketley Parish Council (Beveley)	The boundary of the polling district is moved such that all dwellings on Beveley Road and Ley Brook that are currently in TOB are moved into a new polling district together with dwellings that form part of the current TOO polling district. It is proposed that the revised TOB is merged with TOK as they are within the same parish or parish ward and use the same polling place and, as such, there is little practical benefit in retaining them as separate polling districts	TOAG Ketley Community Centre, Holyhead Road	1,052
TOO	Oakengates & Ketley Bank	Greater Oakengates Town Council (Oakengates & Ketley Bank)	The boundary of the polling district is moved such that a new polling district is created incorporating residential dwellings on Beveley Road, Ley Brook, Hill Top Road, Hartsbridge Road, Stallard Court and Hama Drive. This new polling district will serve the Oakengates & Ketley Bank borough ward and Greater Oakengates Town Council Oakengates & Ketley Bank parish ward.	TOAB The polling station for TOO will be Oakengates United Church, Stafford Road For the new polling district (TOAC), location of polling station to be confirmed.	2,176 262

It is proposed that the following polling districts are merged as they are within the same parish or parish ward and use the same polling place and, as such, there is little practical benefit in retaining them as separate polling districts.

Existing polling district	Borough ward	Parish 2027 (ward)	New polling district code & polling place	Estimated total electorate
WCA and WCB	Church Aston & Lilleshall	Church & Chetwynd Aston Parish Council (Church Aston)	WCLB Church Aston Village Hall, Wallshead Way.	1,075
TDP and TDX	Dawley & Aqueduct	Great Dawley Town Council (Dawley)	TDAC Dawley Christian Centre, High Street.	1,716
TOH and TOW	Oakengates & Ketley Bank	Greater Oakengates Town Council (Wrockwardine Wood South)	TOAE Oakengates United Church, Stafford Road,	748
TLB and TLS	Lawley	Lawley & Overdale Parish Council (Lawley Common)	TLAA Horsehay Village Golf Club, Wellington Road	3,453
WNS and WNX	Newport South	Newport Town Council (Newport South)	WNSA Newport Bowling Club, Granville Avenue,	2,532

For TLB and TLS this will result in an electorate (excluding postal voters) greater than 2,250, which is the maximum number of electors that a station should have allocated to it. To address this, an additional polling station will be created in the polling place and the register split between the two polling stations.

Proposed Polling Place and Station Change

The review identified a number of polling places and stations where there were concerns about the suitability of the existing building. These are as follows:

Existing polling district	Borough ward	Parish 2027 (ward)	New polling district code & current polling place	Information
TOL	Oakengates & Ketley Bank	Hadley & Leegomery Parish Council (Trench Lock)	TOAF Wilsons Auctions	There is some concern about ease of access to this building. It is proposed that an alternative location is found.
TOT	Oakengates & Ketley Bank	Greater Oakengates Town Council (Oakengates & Ketley Bank)	TOAD Wilsons Auction	There is some concern about ease of access to this building. It is proposed that an alternative location is found.
WGE	Ercall	Wellington Town Council (Ercall)	WERA Red Lion Annex, Holyhead Road	There is some concern about ease of access to the Annex building. It is proposed that a portacabin is located on the Red Lion car park
TIR	Ironbridge Gorge	The Gorge Parish Council (Coalport & Jackfield)	TIGC Jackfield Community Centre	There is concern about ease of access to this building. It is proposed that an alternative location is found in Jackfield
TIB	Ironbridge Gorge	The Gorge Parish Council (Ironbridge Gorge)	TIGD The Toll House, Ironbridge	There is concern about ease of access to this building. It is proposed that a portacabin is located on the Station Road car park in Ironbridge.
TMB	Madeley & Sutton Hill	Madeley Town Council (Cuckoo Oak)l	TMSA Chillcot Gardens	This building is no longer available as polling place. It is proposed that an alternative location is found.

The review has identified a number of polling stations where the number of registered voters (excluding postal voters) was greater than 2,250 which is the maximum number of electors a station should have allocated to it. To address this, an additional polling station will be created in the polling place and the register split between the two polling stations.

Existing polling district	Borough ward	Parish 2027 (ward)	New polling district code & polling place	Estimated electorate (excluding postal voters)
TBR	Brookside	Stirchley & Brookside Parish Council	TBRA Brookside Central Community Centre, Bembridge	2,568
THZ	Horsehay & Lightmoor	Dawley Hamlets Parish Council	THOA Horsehay Village Hall, Bridge Road.	2,450
TPP	Priorslee	Priorslee Parish Council	TPRA TBC	3,218
TWO	Woodside	Madeley Town Council	TWOA Park Lane Centre, Park Lane	4,115
TWR	Wrockwardine Wood & Trench	Greater Oakengates Town Council	TWWB Wrockwardine Wood & Trench PC Centre, Church Road	2,382
WHC	Hadley & Leegomery	Hadley & Leegomery Parish Council	WHAA Hadley Old Folks Rest Room, Hadley Park Road	2,294
WMO	Muxton	Muxton Parish Council	WMUA Muxton Community Centre	2,977

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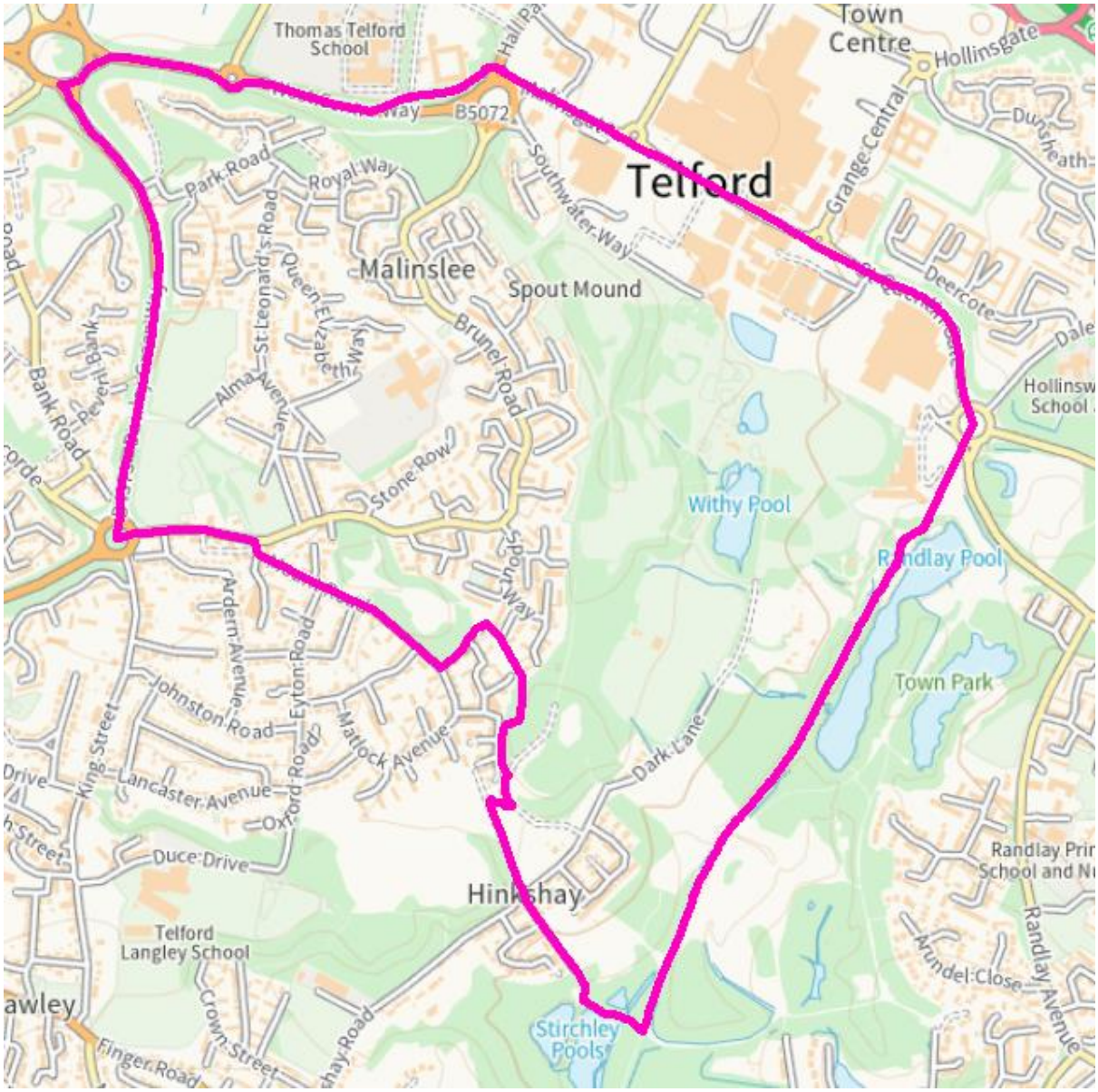
Appendix B: Maps of Proposed Changed Polling Districts

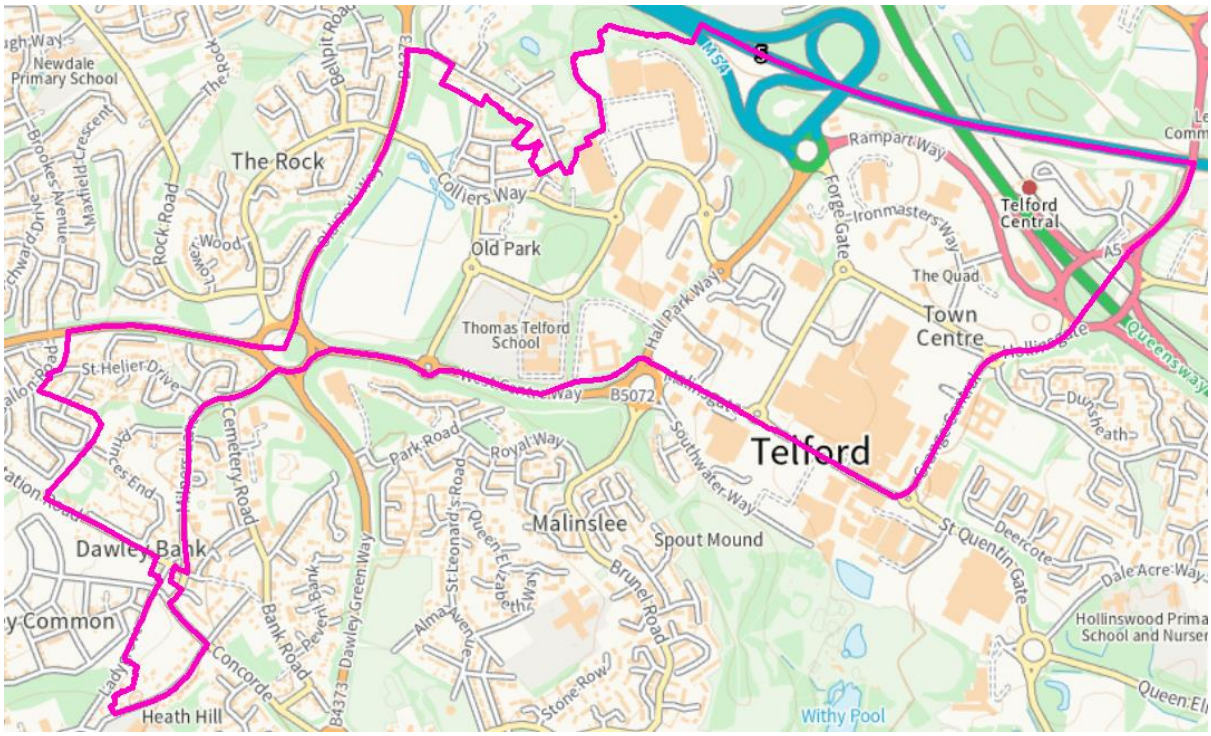
Name	TMDA
Borough Ward	Malinslee & Dawley Bank
Parish (ward)	Great Dawley Town Council (Malinslee)



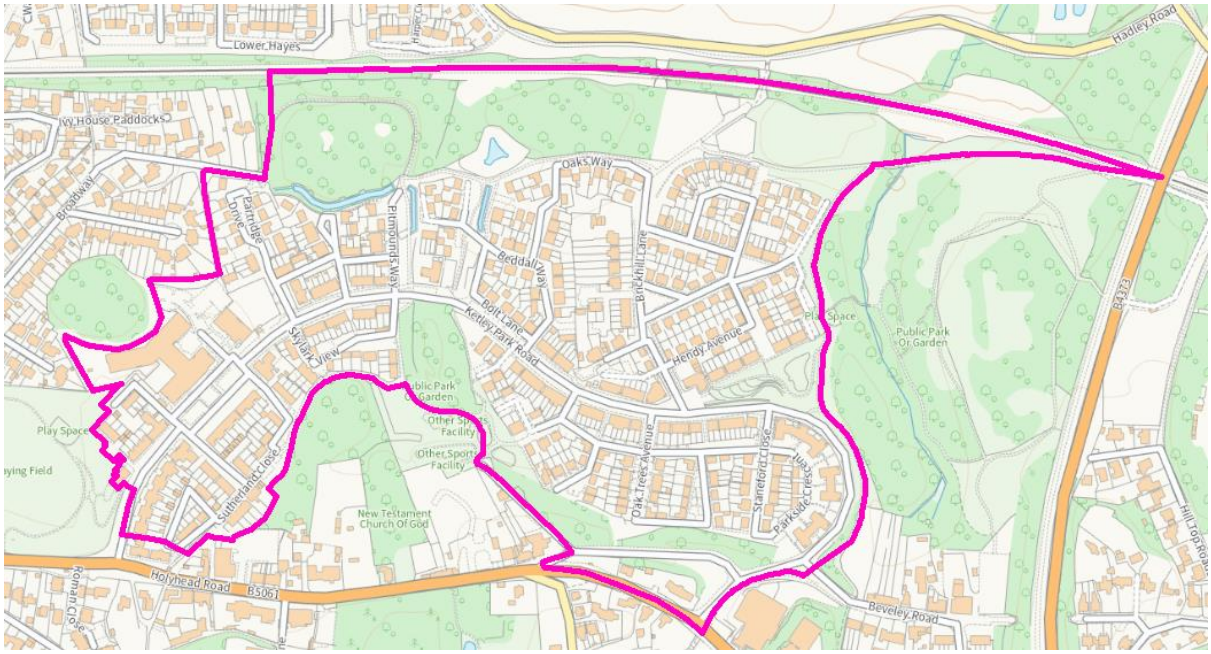
Name	TMDC
Borough Ward	Malinslee & Dawley Bank
Parish (ward)	Great Dawley Town Council (Malinslee)



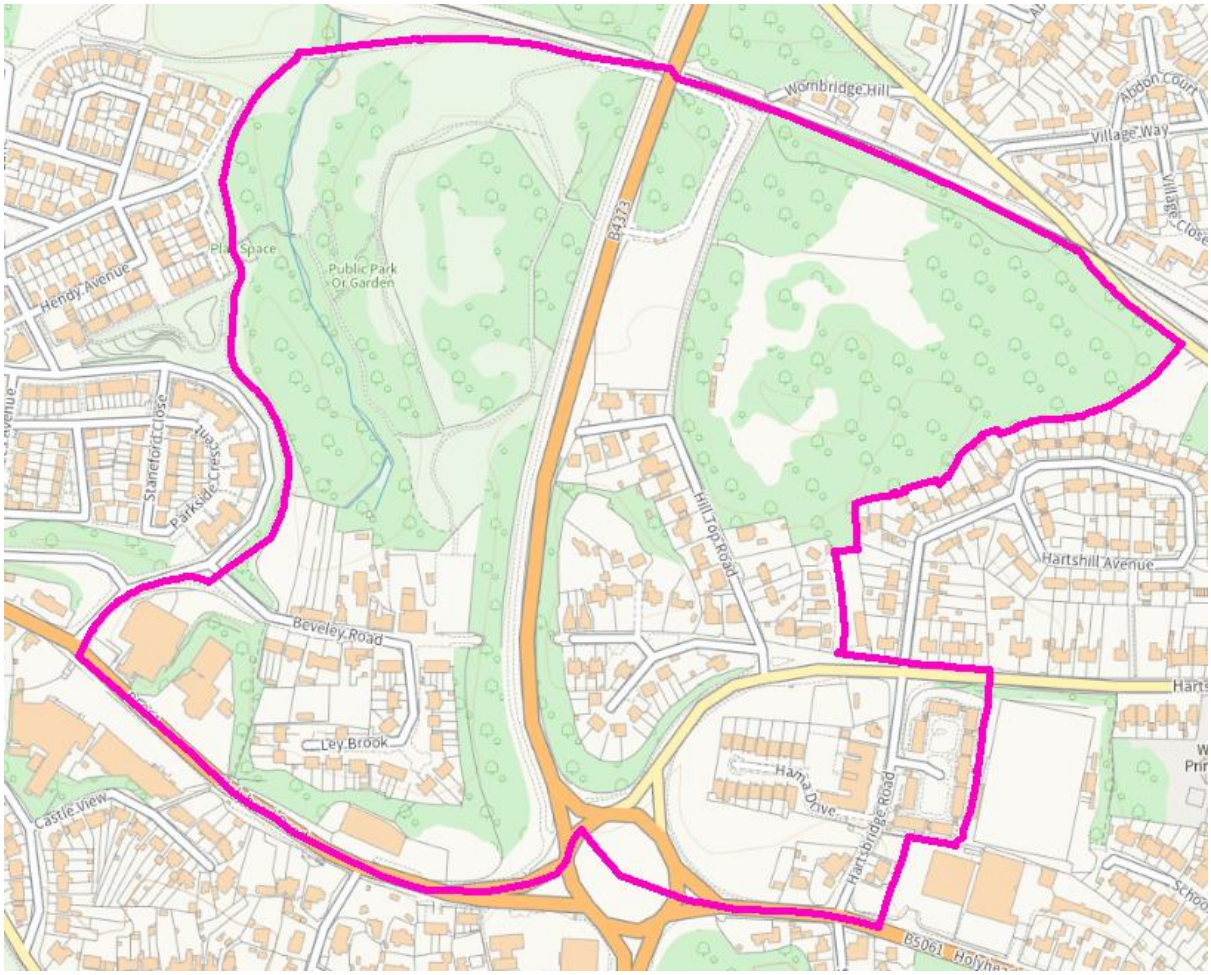
Name	TMDD
Borough Ward	Malinslee & Dawley Bank
Parish (ward)	Lawley & Overdale (Town Centre)



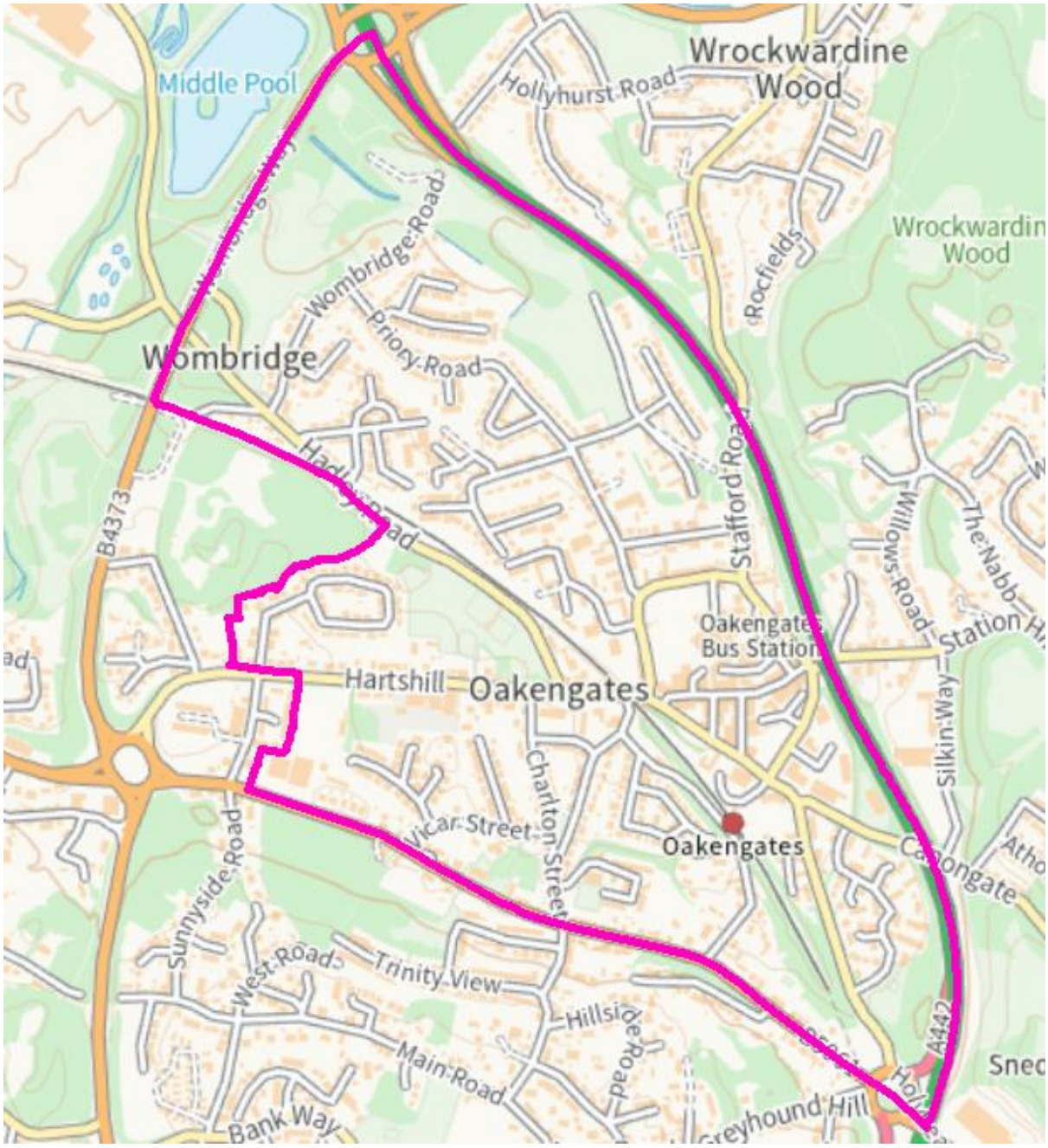
Name	TOAG
Borough Ward	Oakengates & Ketley Bank Borough Ward
Parish (ward)	Ketley Parish Council (Beveley)



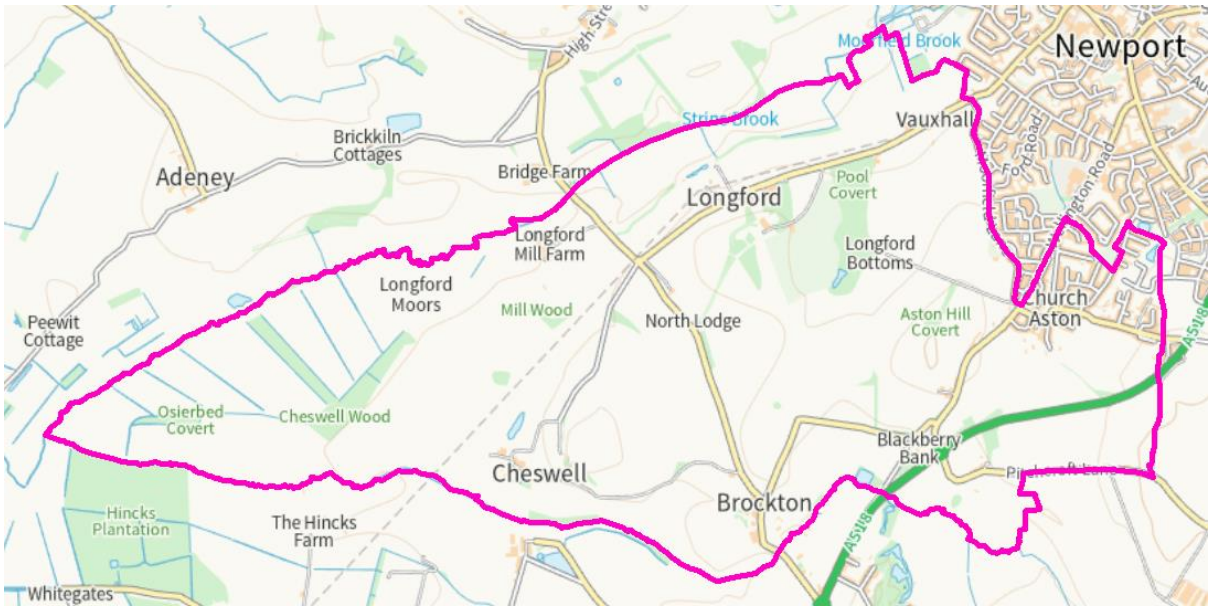
Name	TOAB
Borough Ward	Oakengates & Ketley Bank
Parish (ward)	Greater Oakengates Town Council (Oakengates & Ketley Bank)



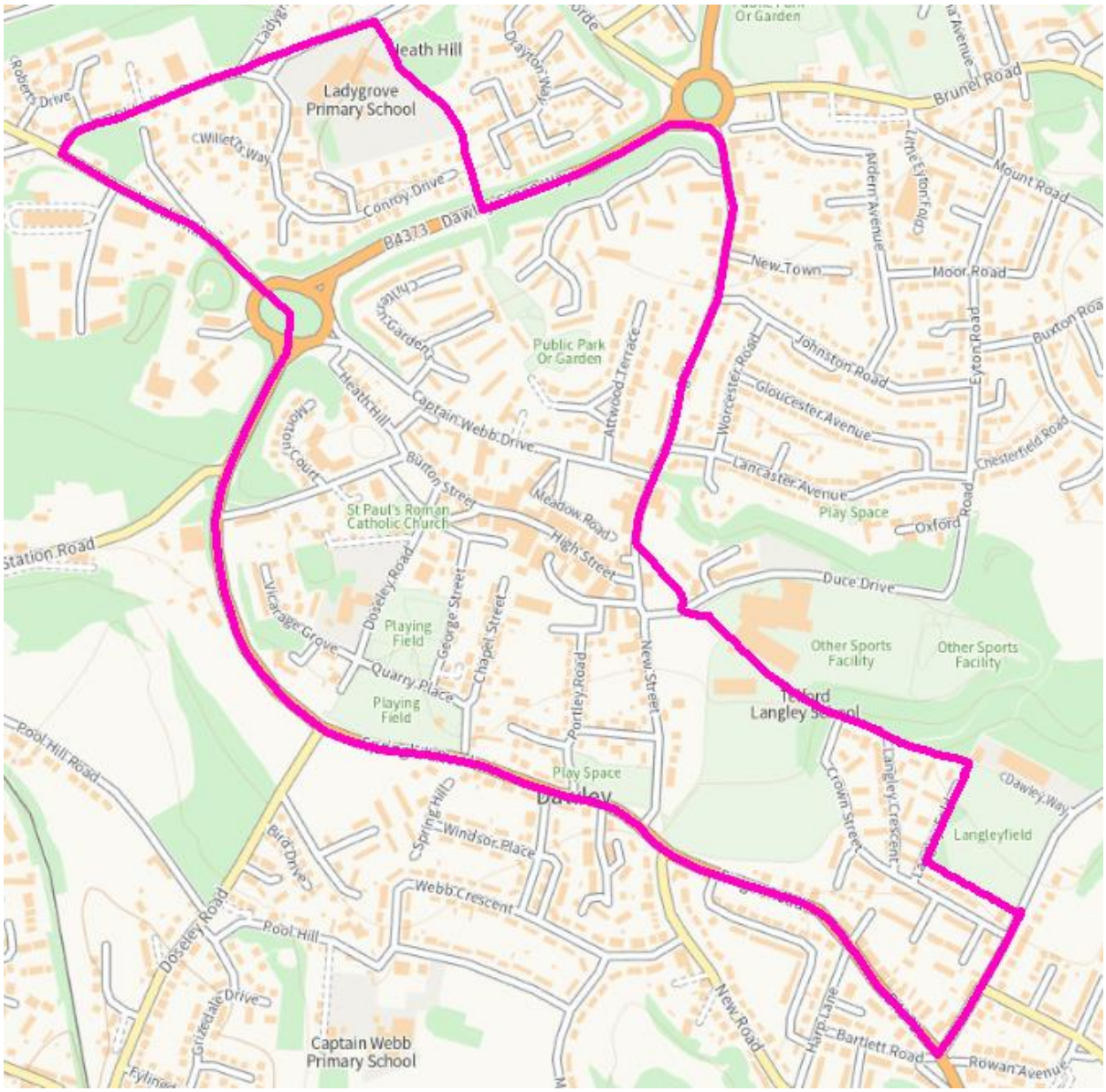
Name	TOAC
Borough Ward	Oakengates & Ketley Bank
Parish (ward)	Greater Oakengates Town Council (Oakengates & Ketley Bank)



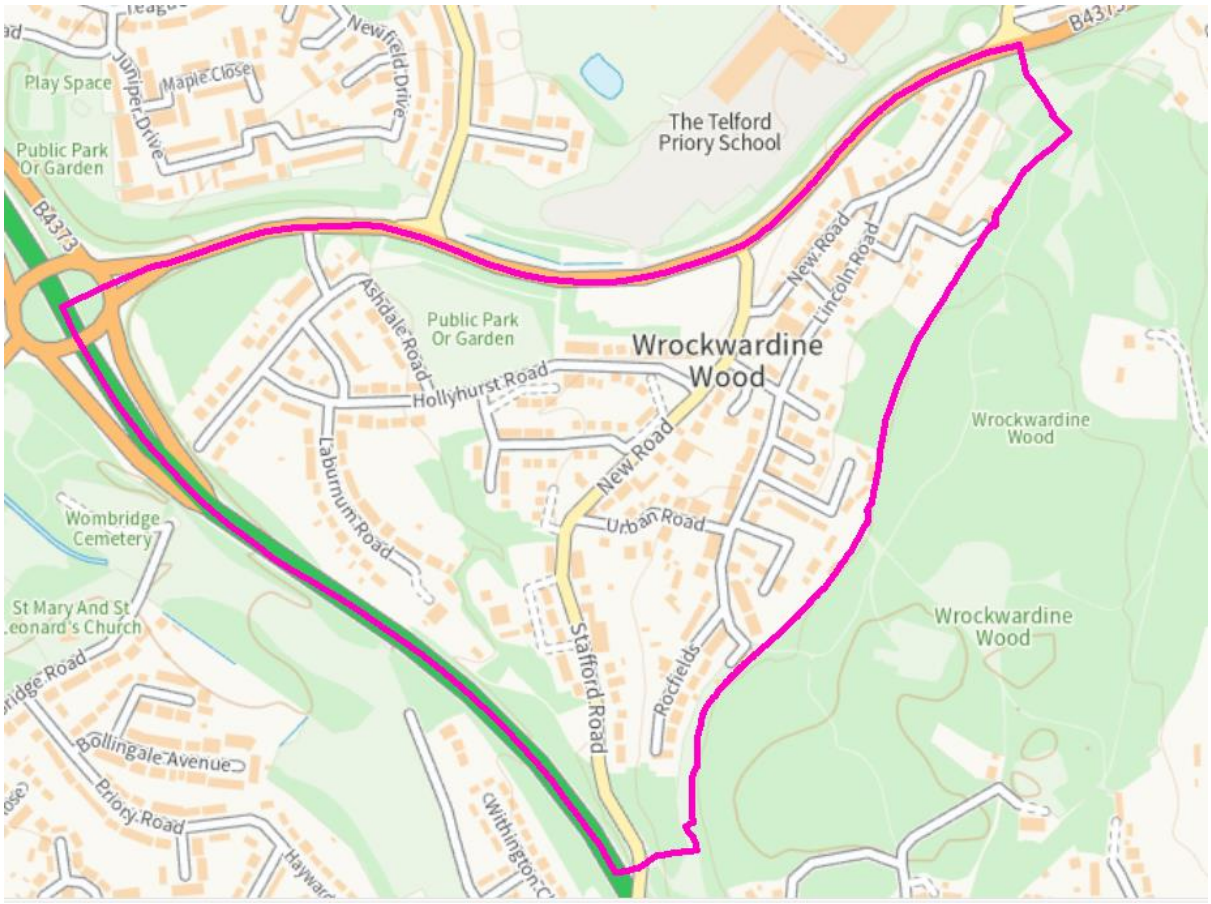
Name	WCLB
Borough Ward	Church Aston & Lilleshall
Parish (ward)	Church & Chetwynd Aston (Church Aston)



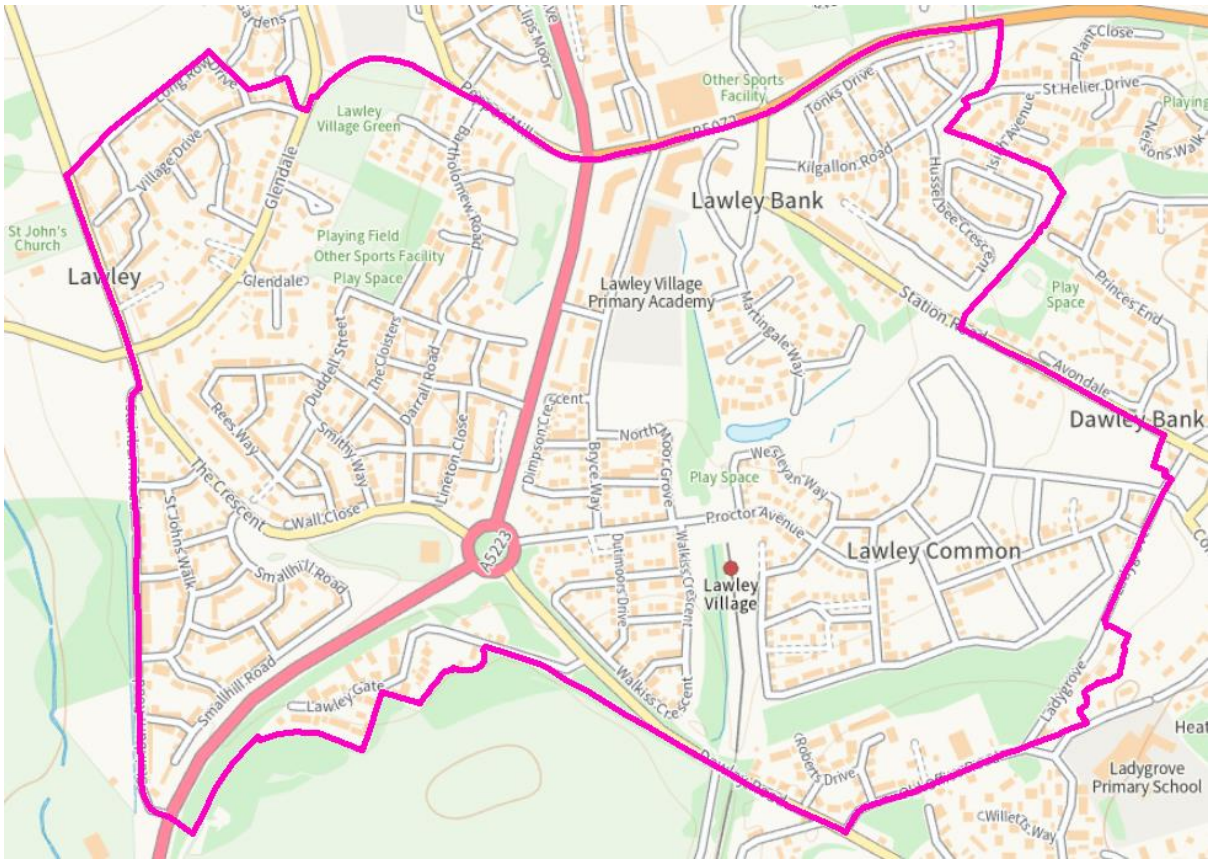
Name	TDAC
Borough Ward	Dawley & Aqueduct
Parish (ward)	Great Dawley (Dawley)



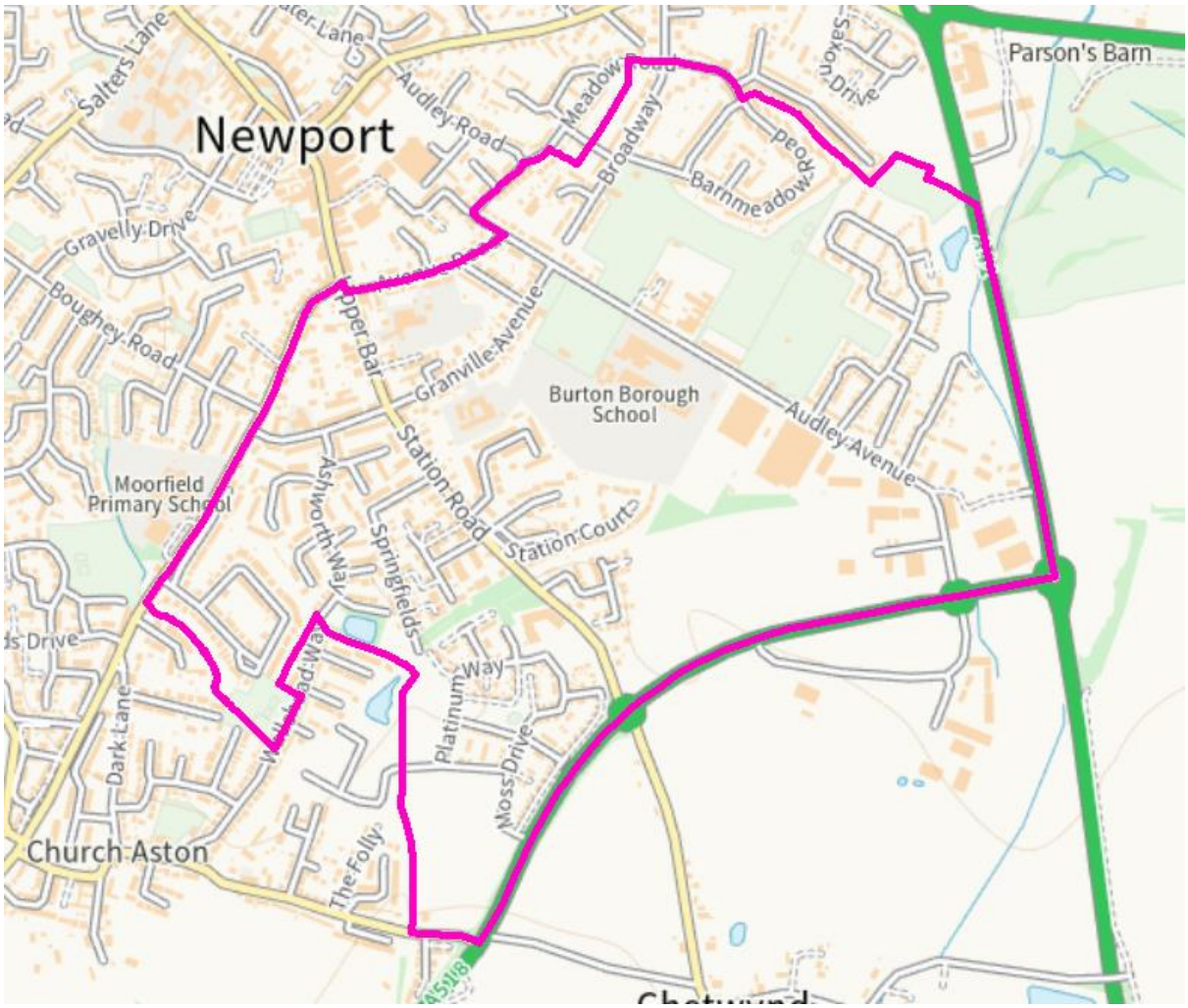
Name	TOAE
Borough Ward	Oakengates & Ketley Bank
Parish (ward)	Greater Oakengates (Wrockwardine Wood South)



Name	TLAA
Borough Ward	Lawley
Parish (ward)	Lawley & Overdale (Lawley Common)



Name	WNSA
Borough Ward	Newport South
Parish (ward)	Newport (South)



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Appendix C: Proposed Polling Districts, Polling Places and Electorate

2027 Poll District	Parliamentary	Borough	Parish	Parish Ward	Polling Place	Electors Total
TBRA	Telford	Brookside	Stirchley & Brookside	Brookside	Brookside Central Community Centre, Bembridge, Brookside, Telford, Shropshire, TF3 1LP	3,010
TDAA	Telford	Dawley & Aqueduct	Dawley Hamlets	Aqueduct	Aqueduct Primary School, Castlefields Way, Aqueduct, Telford, TF4 3RP	2,146
TDAB	Telford	Dawley & Aqueduct	Great Dawley	Dawley	The Linden Centre, Webb Crescent, Dawley, Telford, Shropshire, TF4 3DU	837
TDAC	Telford	Dawley & Aqueduct	Great Dawley	Dawley	Dawley Christian Centre, High Street, Dawley, Telford, Shropshire, TF4 2EX	1,716
TDAD	Telford	Dawley & Aqueduct	Great Dawley	Dawley	Portacabin, Beechwood Road, Dawley, Telford, Shropshire, TF4 3PH	768
TDOD	Telford	Donnington	St Georges & Donnington	St Georges East	Donnington Community Hub, St Matthews Road, Donnington Wood, Telford, Shropshire, TF2 7RB	362
THOA	Telford	Horsehay & Lightmoor	Dawley Hamlets	Horsehay	Horsehay Village Hall, Bridge Road, Horsehay, TF4 2NF	2,923
THOB	Telford	Horsehay & Lightmoor	Dawley Hamlets	Lightmoor	The Oak Tree Centre, Lightmoor Way, Lightmoor Village, Telford, TF4 3EG	1,022
THOC	Telford	Horsehay & Lightmoor	Dawley Hamlets	Little Dawley	Aqueduct Primary School, Castlefields Way, Aqueduct, Telford, TF4 3RP	775
THOD	Telford	Horsehay & Lightmoor	Great Dawley	Doseley Road	Horsehay Village Hall, Bridge Road, Horsehay, TF4 2NF	328
THOE	Telford	Horsehay & Lightmoor	Great Dawley	Trinity	The Linden Centre, Webb Crescent, Dawley, Telford, Shropshire, TF4 3DU	397
TIGA	Telford	Ironbridge Gorge	The Gorge	Coalbrookdale	Coalbrookdale Community Centre, 2 Wellington Road, Coalbrookdale, Telford, Shropshire, TF8 7DX	675
TIGB	Telford	Ironbridge Gorge	The Gorge	Coalport & Jackfield	Coalport Village Hall, High Street, Coalport, Telford, Shropshire, TF8 7HT	247
TIGC	Telford	Ironbridge Gorge	The Gorge	Coalport & Jackfield	TBC	285
TIGD	Telford	Ironbridge Gorge	The Gorge	Ironbridge Gorge	TBC	1,058

2027 Poll District	Parliamentary	Borough	Parish	Parish Ward	Polling Place	Electors Total
TIGE	Telford	Ironbridge Gorge	The Gorge	Madeley Road	Abraham Darby Sports & Leisure Centre, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5HX	210
TKEA	Telford	Ketley	Ketley	Ketley	Ketley Community Centre, Holyhead Road, Ketley, Telford, Shropshire, TF1 5AN	2,693
TLAA	Telford	Lawley	Lawley & Overdale	Lawley Common	Horsehay Village Golf Club, Wellington Road, Horsehay, TF4 3BT	3,453
TLAB	Telford	Lawley	Lawley & Overdale	Lawley East	Anytime Fitness, 13-14 Gresham Drive, Overdale, Telford, TF3 5ES	2,539
TMDA	Telford	Malinslee & Dawley Bank	Great Dawley	Malinslee	Old Park Primary School & Children's Centre - Sports Hall, Brunel Road, Malinslee, Telford, TF3 2BF	2,631
TMDB	Telford	Malinslee & Dawley Bank	Great Dawley	Malinslee	Community Room at George Chetwood Court, 45 George Chetwood Court, Dawley, Telford, Shropshire, TF4 2QS	1,630
TMDC	Telford	Malinslee & Dawley Bank	Great Dawley	Malinslee	Dawley Baptist Church, Bank Road, Dawley Bank, Telford, Shropshire, TF4 2QF	792
TMDD	Telford	Malinslee & Dawley Bank	Lawley & Overdale	Town Centre	Dawley Baptist Church, Bank Road, Dawley Bank, Telford, Shropshire, TF4 2QF	690
TMSA	Telford	Madeley & Sutton Hill	Madeley	Cuckoo Oak	TBC	1,426
TMSB	Telford	Madeley & Sutton Hill	Madeley	Cuckoo Oak	Hub on the Hill, 104-106 Southgate, Sutton Hill, Telford, Shropshire, TF7 4HG	2,553
TMSC	Telford	Madeley & Sutton Hill	Madeley	Madeley Village	The Anstice, 1 Anstice Square, Madeley, Telford, Shropshire, TF7 5BD	2,743
TMSD	Telford	Madeley & Sutton Hill	Madeley	Madeley Village	Abraham Darby Sports & Leisure Centre, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5HX	966
TOAA	Telford	Oakengates & Ketley Bank	Greater Oakengates	Oakengates & Ketley Bank	The Bungalow, Lantern Accademy, Yates Way, Ketley Bank, Telford TF2 0AZ	2,090
TOAB	Telford	Oakengates & Ketley Bank	Greater Oakengates	Oakengates & Ketley Bank	Oakengates United Church, Stafford Road, Oakengates, Telford, Shropshire, TF2 6JH	2,176
TOAC	Telford	Oakengates & Ketley Bank	Greater Oakengates	Oakengates & Ketley Bank	TBC	262

2027 Poll District	Parliamentary	Borough	Parish	Parish Ward	Polling Place	Electors Total
TOAD	Telford	Oakengates & Ketley Bank	Greater Oakengates	Oakengates & Ketley Bank	TBC	435
TOAE	Telford	Oakengates & Ketley Bank	Greater Oakengates	Wrockwardine Wood South	Oakengates United Church, Stafford Road, Oakengates, Telford, Shropshire, TF2 6JH	748
TOAF	Telford	Oakengates & Ketley Bank	Hadley & Leegomery	Trench Lock	TBC	1,234
TOAG	Telford	Oakengates & Ketley Bank	Ketley	Beveley	Ketley Community Centre, Holyhead Road, Ketley, Telford, Shropshire, TF1 5AN	1,052
TOVA	Telford	Overdale & The Rock	Lawley & Overdale	Overdale & The Rock	The Carpenter Family Centre, Oak Road, Overdale, Telford, Shropshire, TF3 5BT	1,109
TOVB	Telford	Overdale & The Rock	Lawley & Overdale	Overdale & The Rock	The Carpenter Family Centre, Oak Road, Overdale, Telford, Shropshire, TF3 5BT	1,636
TPRA	Telford	Priorslee	Priorslee	Priorslee East	TBC	3,848
TPRB	Telford	Priorslee	Priorslee	Priorslee West	Priorslee Community Centre, Priorslee Avenue, Priorslee, Telford, Shropshire, TF2 9NR	1,802
TPRC	Telford	Priorslee	St Georges & Donnington	Snedshill	Priorslee Community Centre, Priorslee Avenue, Priorslee, Telford, Shropshire, TF2 9NR	398
TSTA	Telford	St Georges	St Georges & Donnington	St Georges East	St Georges Sports & Social Club, Church Street, St Georges, Telford, Shropshire, TF2 9LU	1,169
TSTB	Telford	St Georges	St Georges & Donnington	St Georges West	St Georges & Priorslee Parish Council, London Road, St Georges, Telford, Shropshire, TF2 9LH	1,716
TSTC	Telford	St Georges	St Georges & Donnington	St Georges West	St Georges Methodist Church, Church Street, St Georges, Telford, TF2 9JY	2,057
TSTD	Telford	St Georges	St Georges & Donnington	The Lamb	Portacabin, Johnstone Close, Wrockwardine Wood, Telford, TF2 7DA	449
TTNA	Telford	The Nedge	Hollinswood & Randlay	<None>	Randlay Community Centre, Randlay Centre, Telford, Shropshire, TF3 2HZ	2,135
TTNB	Telford	The Nedge	Hollinswood & Randlay	<None>	Hollinswood Community Centre, 7 Downemead, Hollinswood, Telford, Shropshire, TF3 2EW	2,270

2027 Poll District	Parliamentary	Borough	Parish	Parish Ward	Polling Place	Electors Total
TTNC	Telford	The Nedge	Stirchley & Brookside	Holmer Lake	The Sambrook Centre, Grange Avenue, Stirchley, Telford, Shropshire, TF3 1FL	340
TTND	Telford	The Nedge	Stirchley & Brookside	Stirchley	The Sambrook Centre, Grange Avenue, Stirchley, Telford, Shropshire, TF3 1FL	2,171
TTNE	Telford	The Nedge	Stirchley & Brookside	Stirchley	The Sambrook Centre, Grange Avenue, Stirchley, Telford, Shropshire, TF3 1FL	1,687
TWOA	Telford	Woodside	Madeley	Woodside	Park Lane Centre, Park Lane, Woodside, Telford, Shropshire, TF7 5QZ	4,740
TWOB	Telford	Woodside	The Gorge	Coalbrookdale	Park Lane Centre, Park Lane, Woodside, Telford, Shropshire, TF7 5QZ	125
TWOC	Telford	Woodside	The Gorge	Ironbridge Gorge	Abraham Darby Sports & Leisure Centre, Ironbridge Road, Madeley, Telford, Shropshire, TF7 5HX	233
TWWA	Telford	Wrockwardine Wood & Trench	Greater Oakengates	Wrockwardine Wood North	Teagues Bridge Primary School, Teagues Crescent, Trench, Telford, Shropshire, TF2 6RE	1,614
TWWB	Telford	Wrockwardine Wood & Trench	Greater Oakengates	Wrockwardine Wood North	Wrockwardine Wood & Trench Parish Council Centre, Church Road, Wrockwardine Wood, Telford, TF2 7AH	3,068
WABA	The Wrekin	Admaston & Bratton	Wellington	Admaston & Bratton	Shawbirch Community Centre, Oakfield Road, Shawbirch, Telford, Shropshire, TF5 0LT	132
WABB	The Wrekin	Admaston & Bratton	Wellington	Admaston & Bratton	Admaston House Community Centre, Wellington Road, Admaston, Telford, Shropshire, TF5 0BN	2,339
WAPA	The Wrekin	Apley Castle	Hadley & Leegomery	Apley Castle	The Leegate Centre, Leegate Avenue, Leegomery, Telford, Shropshire, TF1 6NA	2,936
WARA	The Wrekin	Arleston & College	Wellington	Arleston & College	Arleston Community Centre, 22 St Giles Close, Wellington, Telford, Shropshire, TF1 2AB	2,750
WARB	The Wrekin	Arleston & College	Wellington	Arleston & College	All Saints Parish Centre, Lytchgate Walk, Wellington, Telford, Shropshire, TF1 3HA	2,504

2027 Poll District	Parliamentary	Borough	Parish	Parish Ward	Polling Place	Electors Total
WCLA	The Wrekin	Church Aston & Lilleshall	Church & Chetwynd Aston	Chetwynd Aston	Church Aston Village Hall, Wallshead Way, Church Aston, Newport, Shropshire, TF10 9JG	369
WCLB	The Wrekin	Church Aston & Lilleshall	Church & Chetwynd Aston	Church Aston	Church Aston Village Hall, Wallshead Way, Church Aston, Newport, Shropshire, TF10 9JG	1,075
WCLC	The Wrekin	Church Aston & Lilleshall	Lilleshall	<None>	Hill Side Meeting Room, Hillside, Lilleshall, Newport, Shropshire, TF10 9HG	1,109
WDOA	The Wrekin	Donnington	St Georges & Donnington	Donnington	Turreff Hall, Turreff Avenue, Donnington, Telford, Shropshire, TF2 8HG	2,128
WDOB	The Wrekin	Donnington	St Georges & Donnington	Donnington	Turreff Hall, Turreff Avenue, Donnington, Telford, Shropshire, TF2 8HG	2,032
WDOC	The Wrekin	Donnington	St Georges & Donnington	Donnington Wood	Donnington Community Hub, St Matthews Road, Donnington Wood, Telford, Shropshire, TF2 7RB	1,235
WEDA	The Wrekin	Edgmond	Chetwynd	<None>	Sambrook Village Hall, Sambrook, Shropshire, TF10 8AL	500
WEDB	The Wrekin	Edgmond	Edgmond	<None>	Edgmond Village Hall, Shrewsbury Road, Edgmond, Newport, Shropshire, TF10 8HU	1,101
WEDC	The Wrekin	Edgmond	Tibberton & Cherrington	<None>	Tibberton Village Hall, Tibberton, Newport, Shropshire, TF10 8NL	808
WEMA	The Wrekin	Ercall Magna	*Eyton upon the Weald Moors*	<None>	St Lawrence C of E Primary School, Preston Upon The Weald Moors, Preston, Telford, Shropshire, TF6 6DH	75
WEMB	The Wrekin	Ercall Magna	*Preston upon the Weald Moors*	<None>	St Lawrence C of E Primary School, Preston Upon The Weald Moors, Preston, Telford, Shropshire, TF6 6DH	226
WEMC	The Wrekin	Ercall Magna	Ercall Magna	Ellerdine & Rowton	Ellerdine Village Hall, Heath Lanes, Ellerdine, Shropshire, TF6 6QT	398
WEMD	The Wrekin	Ercall Magna	Ercall Magna	High Ercall & Walton	High Ercall Village Hall, Park Lane, High Ercall, Telford, Shropshire, TF6 6QT	834
WEME	The Wrekin	Ercall Magna	Hadley & Leegomery	Horton	St Lawrence C of E Primary School, Preston Upon The Weald Moors,	155

2027 Poll District	Parliamentary	Borough	Parish	Parish Ward	Polling Place	Electors Total
					Preston, Telford, Shropshire, TF6 6DH	
WEMF	The Wrekin	Ercall Magna	Waters Upton	<None>	Kynnersley Village Hall, Kynnersley, Telford, Shropshire, TF6 6DX	158
WEMG	The Wrekin	Ercall Magna	Kynnersley	<None>	Waters Upton Village Hall, Waters Upton, Telford, Shropshire, TF6 6NP	1,117
WERA	The Wrekin	Ercall	Wellington	Ercall	Portacabin, The Red Lion carpark, Holyhead Road Wellington Telford Shropshire TF1 2EW	2,444
WHAA	The Wrekin	Hadley & Leegomery	Hadley & Leegomery	Hadley Castle	Hadley Old Folks Rest Room, Hadley Park Road, Hadley, Telford, Shropshire, TF1 6PW	2,933
WHAB	The Wrekin	Hadley & Leegomery	Hadley & Leegomery	Hadley Castle	The Leegate Centre, Leegate Avenue, Leegomery, Telford, Shropshire, TF1 6NA	2,686
WHAC	The Wrekin	Hadley & Leegomery	Hadley & Leegomery	Hadley Manor	Hadley Community Centre, High Street, Hadley, Telford, Shropshire, TF1 5NL	2,215
WHPA	The Wrekin	Haygate & Park	Wellington	Haygate & Park	Hesba Close Communal Centre, Hesba Close, Wellington, Telford, Shropshire, TF1 2BD	1,763
WHPB	The Wrekin	Haygate & Park	Wellington	Haygate & Park	Wellington Civic & Leisure Centre, Larkin Way, Tan Bank, Wellington, Telford, Shropshire, TF1 1LX	1,347
WHPC	The Wrekin	Haygate & Park	Wellington	Haygate & Park	The Children's Centre, Wrekin View Primary School and Nursery, North Road, Wellington,TF1 3ES	2,146
WHPD	The Wrekin	Haygate & Park	Wellington	Haygate & Park	Hesba Close Communal Centre, Hesba Close, Wellington, Telford, Shropshire, TF1 2BD	483
WLAC	The Wrekin	Lawley	Lawley & Overdale	Lawley West	Lawley Community Centre, Arleston Lane, Lawley, Telford, Shropshire, TF4 2PR	551
WMUA	The Wrekin	Muxton	Muxton	<None>	Muxton Community Centre, Saltwells Drive, Muxton, Telford, TF2 8RJ	3,874
WMUB	The Wrekin	Muxton	St Georges & Donnington	Redhill	Donnington Community Hub, St Matthews Road, Donnington Wood, Telford, Shropshire, TF2 7RB	908
WMUC	The Wrekin	Muxton	St Georges & Donnington	The Humbers	Muxton Community Centre, Saltwells Drive, Muxton, Telford, TF2 8RJ	674

2027 Poll District	Parliamentary	Borough	Parish	Parish Ward	Polling Place	Electors Total
WNEA	The Wrekin	Newport East	Newport	Newport East	Newport Baptist Church, Water Lane, Newport, Shropshire, TF10 7LD	2,388
WNNA	The Wrekin	Newport North	Newport	Newport North	Hallcroft Close Community Hall, 11 Hallcroft Close, Newport, Shropshire, TF10 7PG	2,577
WNSA	The Wrekin	Newport South	Newport	Newport South	Newport Bowling Club, Granville Avenue, Newport, Shropshire, TF10 7DX	2,532
WNWA	The Wrekin	Newport West	Newport	Newport West	Parish Church Room, New Street, Newport, Shropshire, TF10 7AX	2,707
WSDA	The Wrekin	Shawbirch & Dothill	Wellington	Shawbirch & Dothill	Church Hall, Severn Drive, Wellington, Telford, Shropshire, TF1 3JP	2,439
WSDB	The Wrekin	Shawbirch & Dothill	Wellington	Shawbirch & Dothill	Shawbirch Community Centre, Oakfield Road, Shawbirch, Telford, Shropshire, TF5 0LT	2,122
WWRA	The Wrekin	Wrockwardine	Ercall Magna	Roden & Poynton	Rodington Village Hall, Rodington, Nr Shrewsbury, Shropshire, SY4 4QS	211
WWRB	The Wrekin	Wrockwardine	Little Wenlock	<None>	Little Wenlock Village Hall, Malthouse Bank, Little Wenlock, Telford, Shropshire, TF6 5BJ	432
WWRC	The Wrekin	Wrockwardine	Rodington	<None>	Rodington Village Hall, Rodington, Nr Shrewsbury, Shropshire, SY4 4QS	455
WWRD	The Wrekin	Wrockwardine	Rodington	<None>	Longdon-on-Tern Village Hall, Longdon-on-Tern, Telford, Shropshire, TF6 6LE	307
WWRE	The Wrekin	Wrockwardine	Wrockwardine	<None>	Wrockwardine Parish Hall, Wrockwardine, Telford, Shropshire, TF6 5DG	1,336

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