

**DONNINGTON AND MUXTON NEIGHBOURHOOD
DEVELOPMENT PLAN 2017-2031**



Referendum Submission

DONNINGTON AND MUXTON PARISH COUNCIL

SEPTEMBER 2021



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FOREWORD

The planning profession's history of working with communities can be traced back to the late 1960s and the publication of the Skeffington report 'People and Planning' 1969. That report accepted the need to involve the public in planning and made far-reaching recommendations that influenced subsequent legislation in the early 1970s. Publicity and consultation became required components of the statutory planning system providing local people with opportunities to comment on and object to development plans and planning applications.

A Neighbourhood Plan is a community-led framework for guiding the future development, regeneration and conservation of an area. Donnington and Muxton Parish Council's Neighbourhood Plan contains a vision, aims, planning policies, proposals for improving the area or providing new facilities. It deals with a wide range of social, economic and environmental issues (such as housing, employment, heritage and transport) which were brought to the attention of the Parish Council as a result of a consultation survey delivered to every household in the parish resulting in the Evidence Review Document.

The history of Donnington extends as far back to the Domesday Book. In the early years, it was mainly agricultural, but time would show the rise of industrial developments not only in, but also the surrounding areas of, Donnington, the main ones being coalmining and ironworks. Today the centre of Donnington is actually the centre of New Donnington, a housing development that began in the late 1930s when the War Office bought land to house the workers who would be employed at the Donnington Army Ordnance Depot, which was established in 1936 and remains in use as a logistics base.

Muxton is an ancient village situated between Lilleshall and Donnington and originally grew up around the dwelling of the swineherd to the Manor of Lilleshall. The name comes from Mocs (pigs) and tun (house). It, along with Donnington and part of The Humbers, forms part of Telford and is located on the town's very northern outskirts. Over the years it has seen a number of large residential developments and is now the equivalent in size of Donnington.

This Parish Council would like to thank all those that have participated in the creation of this document which will give the local community a greater say and more control over the future development of this parish.



A handwritten signature in dark ink, appearing to read 'Phil Loughlin', written over a light-colored background.

Phil Loughlin, Chairman Donnington and Muxton Parish Council
November 2019

1. INTRODUCTION

1.1 The Parish of Donnington and Muxton is located in North Eastern Telford. It is made up of Donnington East, Donnington West, Muxton and The Humbers. The Parish has a total population of around 14,000. Donnington makes up the largest part with around 7,300 people, Muxton has around 5,700 and the part of The Humbers within the parish has around 1,000 (ONS 2015).

1.2 Donnington has been an important mining community, but this came to an end in 1979 with the closure of the Granville Colliery, which was also the largest local employer. Donnington is also the location of a nationally important Ministry of Defence (MoD) facility, which is also an important local employer.



1.3 Muxton was originally a small village that dates back to Saxon times. It has grown steadily in recent years with the construction of a significant number of new homes.

1.4 The Parish forms the urban boundary of Telford and also includes a significant and important area of open countryside extending towards Lilleshall to the north. The Parish and Neighbourhood Area contains the Borough's only Country Park at Granville (located on the former colliery site). There is also a regionally important Golf Course (The Shropshire), which is the venue for golf events. The Golf Course is adjacent to Granville Country Park. In the southern part of the Parish is a local landfill site.



Granville Country Park

1.5 The Neighbourhood Area comprises both historic and older areas and more modern development. There are four Scheduled Ancient Monuments (SAM) and thirteen Listed Buildings. In addition to the Granville Country Park and Local Nature Reserve there is a Site of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) and Local Wildlife Sites. The older parts of the Parish and Neighbourhood Area reflect its important industrial past and the newer parts its strong and steady growth in recent decades.

1.6 There are two local shopping centres at Donnington district centre and Muxton local centre.

1.7 Housing within the Neighbourhood Area is a mixture of older housing and recently built new housing giving the neighbourhood a diverse character. There is a strategic employment site at Donnington Wood and a range of smaller areas of employment spread across the Area.

1.8 The Parish Council has produced this Neighbourhood Plan from consultation evidence, documentary evidence and surveys gathered during the early consultation undertaken at the outset of the Plan's preparation. The information that has been gathered provides the basis for the Plan and the Policies that are supported by local

people. The Plan provides a policy framework that will guide future development. The details of this survey work and evidence gathering are set out in the Evidence, Review and Early Consultation document that was published in January 2019.

1.9 From the survey evidence the Parish Council has been able to define a number of broad areas of interest to the local community:

- **Housing.** The issues in relation to housing are about the scale and location of any new development and the provision of affordable homes. The provision of bungalows is a priority for residents.
- **Quality and Energy Efficiency in New Development.** To create a high quality Neighbourhood.
- **Environment and Green Spaces.** To create a green environment with accessible and protected green spaces.
- **Local Economy and Jobs.** To create a prosperous and sustainable local economy with jobs for local people.
- **Recreation and Play spaces.** To provide recreation facilities and play areas for children and young people to address the deficiencies in some parts of the Neighbourhood.
- **Community Facilities.** To maintain and where possible improve access to community facilities, especially in Muxton.
- **Increased and Improved Car Parking Provision.** To discourage pavement parking and reduce the obstructions that are caused.
- **Local Renewable Energy.** To support the provision of local renewable energy schemes.
- **Sustainable Communities.** To work to secure sustainable communities within the Neighbourhood.

1.10 The **Community Vision** for the Neighbourhood can be summarized as seeking to achieve a Neighbourhood that provides a high-quality environment, protects the well-being of residents and retains the character and identity of both the urban and rural parts of Donnington and Muxton. The survey evidence demonstrates a strong sense of community and a robust view about the important qualities of the Neighbourhood. Residents were clear about what they want to see in their Neighbourhood Plan and the local qualities that they wish to retain.

1.11 The Neighbourhood Plan is a planning document that will guide future development within the designated area. That means that it is about land use and associated social, economic and environmental matters. The Neighbourhood Plan cannot deal with non-planning matters. The Neighbourhood Plan will become part of the statutory development Plan for Telford & Wrekin (hereby referred to as '*The Council*') and as such its policies will carry material planning weight.

1.12 Neighbourhood Plans were introduced by the government under the 2011 Localism Act to offer local people the opportunity to guide what happens in their neighbourhood.

1.13 The Neighbourhood Plan must meet certain Basic Conditions set out in the Town and Country Planning Act, which means that it must:

- Have appropriate regard to National Policy and Guidance
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies in the Development Plan for the local area
- Be compatible with human rights requirements
- Be compatible with EU Regulations

1.14 This means that the Neighbourhood Plan does not just restate the Telford & Wrekin Local plan, it sets out the communities' views on development and the use of land in Donnington and Muxton. The Basic Conditions are to make sure that there is an acceptable balance between community control of their Neighbourhood and the delivery of important national and local policies for development in the Neighbourhood Area.

1.15 The Telford & Wrekin Local Plan sets out the scale and location of development for both housing and employment up to 2031. The Local Plan Policies are intended to meet local needs and include housing sites with planning permission, sites under construction, sites completed, windfall sites and allocations. The Local Plan identifies additional employment sites to support the economic development of the Borough and generate future jobs.

1.16 The Policies that have been set out in the Neighbourhood Plan have been prepared taking into account the policy requirements of the National Planning Policy Framework (NPPF) and the Telford & Wrekin Local Plan 2011-2031. The Neighbourhood Plan Policies are based on the objectives derived from the evidence and representations received during community consultation. The choice of Policies is justified through the consideration of policy options that take into account the national and local strategic policies that have undergone Strategic Environmental Assessment (SEA). As part of the Telford & Wrekin Local Plan adopted February 2018 the Council commissioned the following assessments; the Telford & Wrekin Council Integrated Appraisal (IA); Strategic Environmental Assessment (SEA); Health Impact Assessment (HIA); Equality Impact Assessment (EqIA) Report 2016 and the Sustainability (Integrated) Appraisal (SA) Addendum Report 2017. As a result of the findings of these Assessment and Appraisal Reports the Parish Council is satisfied that the Policies and associated contents contained in the Neighbourhood Plan are covered by the Telford & Wrekin Integrated Appraisal and Addendum and that therefore the Neighbourhood Plan has no adverse Environmental impacts and that no further detailed assessments are required.

1.17 It is important that the Policies in the Neighbourhood Plan can be achieved and implemented over the plan period and that measures are in place that make sure that this happens. The Parish Council will monitor progress. The Telford & Wrekin Local Plan included measures for delivering and monitoring its Policies.

1.18 It is recognized that opportunities, challenges and pressures may change during the plan period and in order to keep the Plan up to date the Parish Council will monitor and, if necessary, review its housing and employment Policies throughout the plan period.

2. PREPARING THE PLAN

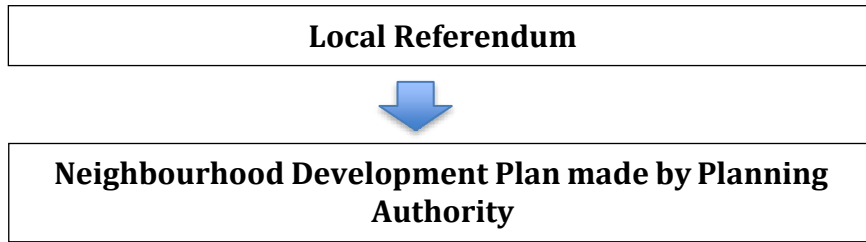
2.1 The Parish Council decided to produce a Neighbourhood Development Plan in 2017. A Steering Group was formed by local councillors to oversee the preparation of the Plan. The Steering Group's aim was to consult as widely as possible to capture the views of the local community and identify their vision for the Neighbourhood. The details of the consultation and survey are set out in the document published by the Parish Council in January 2019.

2.2 The Parish Council applied for the designation of a Neighbourhood Area in April 2017. After a six-week public consultation from 6th April to 19th May it was approved by Telford & Wrekin Council on 15th June 2017 together with recognition of the Parish Council as the qualifying body to produce the Neighbourhood Plan.

2.3 Neighbourhood Development Plans have to be prepared in accordance with national regulations approved by government. This process is set out below:

Table 1: Preparing the Plan





2.4 It is a government requirement for Neighbourhood Plans that they contribute to the achievement of sustainable development. The Parish Council is satisfied that the Donnington and Muxton Neighbourhood Development Plan fulfils this requirement as set out in the following paragraphs.

2.5 A sustainable community is one that is able to provide for its residents, manage its green spaces and generally care for the environment. Residents want the Neighbourhood to have a pleasant and attractive environment of which they can be proud. Many residents considered that the Neighbourhood needs a stronger centre and better access to local shops, particularly in Muxton. Residents want their Neighbourhood to provide accessible services and jobs to support the local economy for the need of both the young and the elderly.

2.6 Support for local employment was considered necessary to allow young people growing up in the Neighbourhood to be able to secure local jobs and to be able to live in the Neighbourhood with their families.

2.7 Residents expect Telford & Wrekin Council to maintain the local services and the infrastructure necessary to achieve these objectives.

2.8 The Policies set out in this Neighbourhood Development Plan comply with National Planning Policy (NPPF) and are in general conformity with Strategic Local Planning Policy. The Neighbourhood Plan Policies meet the Basic Conditions for Neighbourhood Plans as set out in the Town and Country Planning Act and make a contribution to the achievement of sustainable development. The ongoing monitoring and review of the Neighbourhood Plan will make sure that the Plan continues to meet these requirements throughout the Plan Period.

3. POLICIES

3.1 HOUSING

3.1.1 **Strategic Policies.** The Telford & Wrekin Local Plan 2011-2031 sets out the target for new housing up to 2031 and directs most of the new housing to existing sites and sites with unimplemented planning permission. A significant number of the dwellings required to deliver the Local Plan's growth target have already been identified and it is likely that supply, including from site allocations, will be sufficient to deliver the level of growth planned for the short term.

3.1.2 Nonetheless, a residue of land remains to be identified in order that the planned level of growth can be delivered by 2031. Local Plan Policy HO1 sets out the target for

new dwellings up to 2031 and Policy HO2 identifies the housing supply, including additional site allocations that will contribute towards the delivery of the Council's housing requirements as set out in Policy HO1. The Council will identify further sites to achieve the Local Plan's housing requirements through the preparation of a Housing Site Allocation Local Plan.

3.1.3 In order to support the delivery of the strategy and growth aspirations, the Local Plan has identified a range of sources for housing supply. Having built in a measure of flexibility into the supply from existing and future supply, the Council is confident that it has identified a sufficient supply of land to deliver the housing requirement in Policy HO1 and as set out in Table 10 in the Local Plan. These include sites with planning permission, a 'resolution to grant' status, site allocations and windfall sites. This provides a measure of flexibility with the supply from existing and future supply, allowing the Council to compensate in delivering its housing requirements in Policy HO1. The Council publishes an Annual Monitoring Report (AMR) providing an annual update which is shown on Table 10.

3.1.4 **Policy Objectives.** The responses received during the period of early consultation and engagement indicated that several matters in relation to housing were important to residents:

- The scale of any new housing development
- The provision of affordable homes for young people and families
- The provision of homes for the elderly
- The build quality and energy efficiency of new housing
- The locations where new housing may be proposed
- The need for some new housing to be bungalows

3.1.5 **Policy Options.** A significant number of respondents supported the provision of sites for affordable housing to meet local needs. With regard to tenure there was support for both a limited amount of market housing and social rented dwellings. The Parish Council notes that Local Plan policy HO5 includes percentages for the provision of affordable housing in Telford, including Donnington and Muxton. The provision of affordable housing for all age groups was an objective arising from the early consultation and the Parish Council expects the Local Planning Authority to use its best endeavours to secure the delivery of the highest percentage that they can achieve in appropriate locations within the Neighbourhood Area.

3.1.6 Overall the possible number of new homes was of concern to the majority of respondents, with most people indicating support only for small scale schemes. Respondents indicated that they would generally oppose large scale developments for new housing.

3.1.7 When considering the possible location of any new housing, a majority of respondents would prefer to see any new development within the existing urban development boundary and the use of previously developed land (brownfield sites), derelict land sites and existing empty properties.

3.1.8 Telford & Wrekin Local Plan Policy H07 supports the provision of specialist housing to meet the needs of residents, including the elderly. Such provision is supported by the community. The Parish Council notes that Local Plan Specialist Housing Policy H07 sets out the requirements for housing that meets a range of needs. The supporting paragraphs refer to meeting the needs of 'older people' and the Parish Council expects the Planning Authority to recognize the value of bungalows in providing housing for 'older people'. The Parish Council supports an appropriate mix of dwellings in larger new residential developments that could include bungalows.

3.1.9 **Policies.** Consultation responses indicate support for a balance of housing types and tenure together with a balance of numbers across the existing built up area. Most respondents considered that if new housing is to be provided it should include affordable homes that could include bungalows. Respondents also expect that the necessary infrastructure should be in place when the homes are built. Respondents considered the necessary infrastructure to be roads, schools, shops and medical services.

3.1.10 A significant amount of the new housing required in the Telford & Wrekin Local Plan has already been identified and the Council states that it has a 6.58 years supply of deliverable housing land between 2018 and 2023. It therefore seems reasonable that only small sites within the built-up area and windfall sites would be appropriate in the short term to meet local needs. The Neighbourhood Plan recognises the strategic approach to development in the Local Plan both within and outside the built-up area.

Policy H1 Housing Development in Donnington and Muxton.

Development of new housing will be supported within the built-up area, on sites identified within the Local Plan, on other sites with extant permission or committed development; and on appropriate windfall sites.

Policy H2 Design of New Housing in Donnington and Muxton.

New housing development that achieves high standards of place-led design will be supported and it should:

- Be in keeping with the character and appearance of the area;
- Maintain, protect and enhance biodiversity;
- Protect important trees, hedgerows and woodland;
- Avoid an adverse environmental impact on neighbouring properties;
- Provide safe and secure access and not result in harm to highway safety; and
- Be provided with adequate parking.
- Seek opportunities for pedestrian links to adjoining residential areas, open spaces and services.
- Include high quality green spaces

3.1.11 **Justification.** These Policies conform to Local Plan Policies SP4 Presumption in Favour of sustainable development, HO1 Housing Requirement, HO2 Housing site allocations, BE1 Design Criteria, C3 Impact of Development on Highways, C4 Design of Roads and Streets, C5 Design of Parking.

3.1.12 These Policies will help to deliver the Neighbourhood Plan objectives for housing and local parking. The Parish Council notes that the Telford & Wrekin Local Plan includes an Appendix setting out the Planning Authorities' guide to the parking spaces for new residential development in suburban areas. The provision of off-street residential parking spaces was an important matter for respondents during early consultation. The Parish Council expects the Local Planning Authority to recognize that many new households will have a number of cars and to seek an appropriate number of freestanding parking spaces per dwelling in new residential developments consistent with the residential parking standards in the Local Plan.

3.2 ECONOMY AND JOBS

3.2.1 **Strategic Policies.** The Telford & Wrekin Local Plan 2011-2031 sets out the Borough-wide policies for strategic employment and economy over the lifetime of the Plan. The Local Plan allocates additional sites (listed in the Plan) and two of those are located at Donnington Wood.

3.2.2 The Local Plan Policy for employment in the urban area indicates a preference for the use of previously developed land, with green field sites only considered where it can be demonstrated that no appropriate previously developed land is available. Telford & Wrekin Council has a variety of employment land and premises available with planning permission. This includes former new town development land within employment parks and industrial estates. These include Donnington Wood. A number of these allocations are completed, under construction or reserved for expansion of existing businesses. Demand for employment land continues with requirements from smaller businesses to larger companies.

3.2.3 **Policy Objectives.** Consultation respondents generally supported the provision of a wide range of jobs to meet the needs of local residents and incoming workers. Most respondents indicated a preference for the use of previously used land or existing buildings for employment uses. A majority of respondents considered that employment uses be best located around existing centres.

3.2.4 Consultation respondents recognized the importance of purpose-built premises and the importance of providing small industrial units, workshops, and storage space and office accommodation. Respondents also highlighted the importance of good public transport to serve the needs of people travelling to and from work without the need to rely on private transport. The Parish Council considers that developers should be required to make contributions to public transport as part of planning obligations attached to planning permissions.

3.2.5 Respondents broadly supported the existing distribution of employment sites but expressed concern about the impact of any new employment sites on residential areas. There was a general preference for the use of previously developed land.

3.2.6 Consultation respondents did not indicate support for new large-scale employment sites within the Neighbourhood Area. Respondents generally considered that the currently allocated strategic sites would provide sufficient opportunities for local jobs.

3.2.7 Policy Options. The Telford & Wrekin Local Plan allocations will provide local job opportunities. Consultation indicated that residents support growth in local employment particularly for young people. There is a preference for the use of previously developed land (PDL).

3.2.8 The provision of B Class employment development on previously developed land, or in existing premises, would create areas of employment that would support the local economy (this refers to office, research, development of products and processes and light industry).

Policy B1 Class Employment in Donnington and Muxton.

Industrial, business and commercial development within Use Class E(g) will be supported subject to the following criteria:

- The scale and nature of the proposal would not have a significant harmful effect on the amenity of neighbouring residential areas;
- The proposal would not have unacceptable impacts on the local road network;
- The proposal provides adequate access including walking, cycling, public transport and parking;
- The proposal has access to appropriate infrastructure;
- The proposal does not have a significant adverse impact on adjacent lands uses; and
- The proposal does not have a significant adverse impact on the character of the area..

Policy B2 Existing Employment Land in Donnington and Muxton

Outside existing Strategic Employment Areas proposals to change existing employment land in Use Class E to alternative non-employment uses will be supported where it can be shown that:

- Other sites have been assessed and evidence provided as to why these sites are not appropriate or available;
- the site is no longer viable through an active marketing exercise in which the property has been offered for sale or rent on the open market for a minimum continuous 12 month period at a realistic rate that takes into consideration the age, condition and location of the employment site and no reasonable offers have been refused.

3.2.9 Justification. This policy conforms to Local Plan Policies SP4 Presumption in Favour of Sustainable Development, EC2 Employment in the urban area, C3 Impact of development on highways, and C4 Design of roads and streets.

3.2.10 This Policy will help to deliver the Neighbourhood Plan objectives for Economy and Jobs.

3.3 ENVIRONMENT AND GREEN SPACES

3.3.1 Consultation emphasized the importance of the environment, green areas and open space to residents. Respondents generally considered it important that the quality of the environment is maintained and protected and where possible enhanced when development takes place.



Wood Carving Granville Country Park

3.3.2 The protection of the countryside within the Neighbourhood Area was important to residents with a majority of respondents wanting to see open land, farmland and woodland protected. Specific areas within the Neighbourhood that respondents identified as locally important green spaces and highlighted for protection, and where possible enhancement, were:

- Granville Country Park and Local Nature Reserve
- The green corridor along Donnington Wood Way
- The open countryside between Muxton and Lilleshall
- Existing recreation areas and playing fields

3.3.3 The protection of Granville Country Park was strongly supported because of its unique nature and important industrial history in the Neighbourhood. Policies for the Country Park will be addressed in detail later in the Plan.

3.3.4 **Strategic Policies.** Telford & Wrekin Local Plan 2011-2031 sets out a number of policies intended to protect the natural environment and protect biodiversity assets. Within the Neighbourhood Area nationally protected sites, Scheduled Ancient Monuments (SAM) and Sites of Special Scientific interest (SSSI) are afforded the highest level of protection. Local Wildlife Sites, Local Nature Reserves and Ancient Woodlands are afforded local protection to secure net gains in biodiversity. The Council also expects existing trees, hedgerows and woodlands with biodiversity value, visual amenity and landscape value to be retained, protected and appropriately managed.

3.3.5 The Council will protect and maintain the provision of formal and informal sports and recreation facilities and public open space, including locally important incidental open spaces. The Council will protect, maintain, enhance and, where possible, extend the Green Network.

3.3.6 The Council has also designated a number of Green Guarantee Sites that will be maintained as public open spaces protected from development. These sites provide locally accessible open spaces. The Local Plan identifies an area of open countryside between Muxton and the village of Lilleshall as the Lilleshall Gap. The purpose of this is to protect the appearance and intrinsic landscape quality of this area and to prevent development, which would be inconsistent with and detrimental to the visual landscape quality.

3.3.7 Donnington and Muxton Parish Council recognises the role and value of biodiversity within the Neighbourhood and has produced a Biodiversity Statement. This Statement is attached as an Appendix to the Neighbourhood Plan for information. The Parish Council considers biodiversity to be important within the parish because it boosts

local ecology and helps to sustain a varied range of species. Policy GS3 is included in the Neighbourhood Plan to add local detail to the Telford & Wrekin Local Plan 2011 – 2031 policies to protect biodiversity within the neighbourhood.

3.3.8 Policy Objectives. Consultation indicated that residents want their Plan to:

- Protect and where possible enhance existing open spaces
- Provide new green spaces within new development and improve the linkage between them
- Provide new and accessible green spaces as set out in “Fields in Trust Guidance for Outdoor Sport and Play”.

3.3.9 Policy Options. The quality and distribution of green spaces were assessed in a study undertaken in 2013. Green spaces can help to achieve social and economic benefits in the Neighbourhood. Green spaces contribute to the quality of place together with the buildings, urban spaces and public realm. Quality of place is important in attracting investment, jobs and creating an attractive environment in which to live and work. This makes a significant contribution to one of the Basic Conditions for Neighbourhood Plans, that is, of achieving sustainable development. Planning for green space is an integral component of this Plan.

Policy GS1 Protecting Open Spaces in Donnington and Muxton.

Areas of public open space will be protected and development on these sites should demonstrate:

- The proposal will provide a replacement facility to an equal or improved standard in a suitable alternative location or
- The proposal will provide alternative areas of public open space to an equal or improved standard and replace that being lost or
- The proposal can secure other wider benefits, which outweigh the loss of such open space or
- Appropriate mitigation measures are provided to compensate for the impact upon existing provision.

Policy GS2 Provision of Open Space and Pedestrian and Cycle Links.

The provision of new spaces and accessible pedestrian and cycle links and bridleways to and between open spaces, recreation areas and the Green Network will be supported.

Policy GS3 Biodiversity in Donnington and Muxton

Development that would cause significant harm to local biodiversity should be avoided. Development whose primary objective is to conserve or enhance biodiversity will be supported, together with encouraging opportunities to incorporate biodiversity improvements in and around developments where this can be achieved.

3.3.10 Justification. These Policies conform to the National Planning Policy Framework (NPPF) and the Telford & Wrekin Local Plan Policies SP4 Presumption in Favour of Sustainable Development, NE1 Biodiversity and Geodiversity, NE2 Trees Hedgerow and Woodlands, NE3 Existing Public Open Space, NE4 Provision of Public Open Space, NE6 Green Network and NE7 Strategic Landscapes.

3.3.11 These Policies will help to achieve the Neighbourhood Plan Objectives as expressed through consultation.

3.4 GRANVILLE COUNTRY PARK AND LOCAL NATURE RESERVE

3.4.1 Granville Country Park and Nature Reserve is owned by Telford & Wrekin Council which works in partnership with Shropshire Wildlife Trust and the Friends of Granville. The Country Park covers an area of 61.4 hectares (around 150 acres) and is one of the largest and most wildlife rich of Telford's green spaces.



Dingy Skipper Butterfly

It is unique in being the Borough's only Country Park. The importance of the Country Park is recognized through multiple and overlapping designations. The entire Park is designated as a Local Nature Reserve and there is the nationally important Muxton Marsh Site of Special Scientific Interest (SSSI) as well as an important Shropshire Wildlife Trust Nature Reserve.

3.4.2 Remains of Granville's former industrial history are also present with the remains of blast furnaces, the tub boat canal and winding house. The site of the former Muxton Bridge Colliery pumping engine and the headgear of the former grange colliery are scheduled Ancient Monuments. The former Granville Colliery, which employed 560 men, was the last coal mine in the Shropshire Coal Field and closed in 1979.



The whole of the former colliery has now been reclaimed by nature, with former pit mounds transformed into grassland and heath. These habitats support a wide range of flowers, trees, birds and other animals. The Country Park is now widely used by the local community, walking groups, schools and visitors to the Borough.

3.4.3 **Strategic Policies.** The Telford & Wrekin Local Plan supports visitor and leisure facilities such as Granville Country Park. The Country park is managed and maintained through a Management Plan in order to protect its character and qualities and to provide access from the surrounding urban areas. The Country Park is included in the Green Network.

3.4.4 **Policy Objectives.** Consultation responses indicated that residents' value the Country Park and its multi-functional green qualities. The Country Park is a major part of the Borough's green infrastructure that contributes to the health and wellbeing of residents. Green infrastructure should be seen as a vital and integral part of the urban fabric of the Neighbourhood Area and this part of Telford & Wrekin. Green infrastructure is an essential component of urban design.

3.4.5 The historic industrial past and the recreational future of the Country Park were strongly valued by residents who wish to see the continued protection and enhancement of the Park together with good and effective management.

3.4.6 **Policy Options.** As one of Telford's largest and richest green spaces the protection and preservation of the Country Park are considered vital in the Neighbourhood.

Policy GCP1 Granville Country Park and Local Nature Reserve.

- Development that would significantly adversely affect the Country Park and Local Nature Reserve will not be supported.
- Measures that enhance the qualities of the Country Park through effective management and improved accessibility will be encouraged and supported. This includes protection and enhancement of the ecology and trees within the Country Park and local nature reserve.

3.4.7 **Justification.** These Policies conform to the National Planning Policy Framework (NPPF) and Telford & Wrekin Local Plan Policies NW1 Biodiversity and Geodiversity, NE2 Trees, Hedgerows and Woodlands, NE3 Existing Public Open Space, NE4 Provision of Public Open Space, and NE6 Green Network.

3.4.8 These Policies will help to achieve the Neighbourhood Plan objectives as expressed through consultation.

3.4.9 The Country Park is a major recreation and leisure asset that serves the residents of Telford as a whole as well as local residents and visitors from outside the Borough. The Parish Council therefore expects Telford & Wrekin Council to consider how funds are to be provided to improve and enhance the Country Park in order to maintain its borough-wide facilities and environmental quality.

3.5 TRANSPORT AND ROADS

3.5.1 Car parking was considered by many consultation respondents to be a major issue in the Neighbourhood, particularly in residential areas. Respondents generally considered that new developments should be provided with sufficient off-street parking. The control of inappropriate and inconsiderate parking was considered to be a serious negative factor in many parts of the Neighbourhood.

3.5.2 The provision of more parking spaces in the Neighbourhood was considered by residents to be an important matter. Parking on pavements causing obstruction to pedestrians, pushchairs and wheelchairs was highlighted as an on-going issue. Problems caused by parking near schools were universally considered to be a serious issue in the Neighbourhood. Respondents indicated that a robust approach to parking enforcement would significantly improve the quality of life for residents.

3.5.3 **Strategic Policies.** The Telford & Wrekin Local Plan 2011-2031 recognises the need to reduce the overall reliance on the car and to encourage the use of more sustainable modes of travel, particularly for short distance trips.

3.5.4 Local Plan Policy C1 seeks to reduce the need to travel by car by providing a balanced mix of land uses, retention of local services, encouraging the use of information and communications technology and delivering a more sustainable transport system. Policy C3 requires all development to demonstrate site-specific highway issues. Policy C4 requires all development to demonstrate accordance with government guidance and is designed to an acceptable standard. Policy C5 will require all development to demonstrate that all parking has been designed as integral to the proposal.

3.5.6 Policy Objectives. The importance of sustainable transport was highly rated by consultation responses. Regular bus services, adequate off-street parking and improved facilities for cycling and walking were important objectives arising from consultation.

3.5.7 Respondents would support new developments that have sufficient car parking to meet current and future needs. Respondents also supported enhancement and improvement of existing public rights of way and the provision of new routes and links as part of new development to improve accessibility for residents.

Policy TR1 Public Rights of Way

The enhancement and/or improvement of public rights of way, including pedestrian, cycle links and bridleways especially those that improve access to schools and community facilities will be supported.

TR2 Public Off-Street Parking in Donnington and Muxton.

Development that would result in the loss of public off-street parking should demonstrate that equivalent or better capacity will be provided elsewhere in the locality.

3.5.8 **Justification.** These Policies conform to the Nation Planning Policy Framework (NPPF) and Telford & Wrekin Local Plan Policies C1 Promoting Alternatives to the Car, C3 Impact of Development on Highways, C4 Design of Roads and Streets and C5 Design of Parking.

3.5.9 These Policies will help to achieve the Neighbourhood Plan Objectives as expressed through consultation.

3.6 COMMUNITY FACILITIES

3.6.1 A significant number of respondents to consultation referred to the importance of community facilities to serve local people. In particular, support for the elderly and access to GP medical services were the subject of respondent's detailed comments. In addition, respondents would like to see stronger local centres with shops and more services, particularly in Muxton.

3.6.2 **Strategic Policies.** Policy Com1 in the Telford & Wrekin Local Plan 2011-2031 states that development will be expected to preserve existing community facilities and sustain, enhance and provide new social infrastructure to meet the demand arising from new development.

3.6.3 **Policy Objectives.** Respondents to consultation and early engagement strongly supported the inclusion of policies in respect of community facilities in the Neighbourhood Plan. Respondents identified a number of objectives in respect of community facilities:

- To seek to protect existing community facilities in order to contribute to community wellbeing and to support new facilities for the benefit of residents and visitors
- To encourage new facilities for families, young people and the elderly
- To protect and retain existing community premises and facilities

Policy CF1 Provision of New community Facilities in Donnington and Muxton

Proposals for new and/or improved local community facilities in Donnington and Muxton will be supported subject to the proposal not having a significant and harmful impact on the amenity of surrounding residential areas or the local environment.

3.6.4 **Justification.** These Policies conform to the National Planning Policy Framework (NPPF) and Telford & Wrekin Local Plan Policy Com1.

3.6.5 These Policies will help to achieve the Neighbourhood Plan Objectives as expressed through consultation.

3.7 LOCAL RENEWABLE ENERGY

3.7.1 Respondents to the consultation provided a range of views and solutions to address renewable energy. The incorporation of renewable energy technologies into new development in Donnington and Muxton that is well adapted to the impacts of climate change where energy conservation is considered and designed at the earliest stage is strongly supported. Respondents supported the use of energy efficient management systems in new development.

3.7.2 Following the Deregulation Act 2015 the Building Regulations provide the minimum standards for energy efficiency in new buildings.

3.7.3 **Strategic Policies.** The National Planning Policy Framework (NPPF) requires planning authorities to help shape places to secure radical reductions in greenhouse gas emissions, minimizing vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable energy and low carbon energy and associated infrastructure.

3.7.4 Local planning authorities are required to plan for new development in locations and ways that reduce greenhouse gas emissions. Where setting any local requirement for a building's sustainability, planning authorities should do so in a way consistent with the government's zero carbon building policy and adopt nationally prescribed standards. To help increase the use and supply of renewable and low carbon



Solar Panels, Muxton

energy local planning authorities should recognize the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should have a positive strategy to promote energy from renewable and low carbon sources.

3.7.5 The NPPF sets out a number of policies to guide local authorities in design, the location of renewable infrastructure and support community-led initiatives for renewable and low carbon energy including through neighbourhood planning and identifying opportunities where development can draw its energy supply from

decentralized, renewable, or low carbon energy systems and from co-locating potential heat customers and suppliers.

3.7.6 In determining planning applications local planning authorities should expect new development to comply with any development plan policies or local requirements for decentralized energy supply. Also, to take account of landform, layout, building orientation, massing and land supply to minimize energy consumption.

3.7.7 The Telford & Wrekin Local Plan 2011-2031 states that the Council promotes and supports low carbon development that is well adapted to the impacts of climate change and where energy conservation is considered and designed at the earliest stages through the use of energy efficiency management systems.

3.7.8 In order satisfy the stated expectations of respondents, the Parish Council expects Telford & Wrekin Council, in its role as local planning authority, to use its best endeavors to secure a high standard of energy efficiency in any new development permitted within the Neighbourhood Area. The Parish Council also expects Telford & Wrekin Council to positively consider local renewable or low carbon energy projects within the Neighbourhood Area.

Policy LRE1 Energy Efficient Development in Donnington and Muxton

New development proposals in Donnington and Muxton should be designed to be energy efficient. Relevant planning applications should include a statement setting out how the development will achieve this, including as appropriate:

- Siting and orientation to optimize passive solar gain, and
- The use of energy efficient measures such as loft and wall insulation and double glazing.

The retrofitting of heritage buildings (listed buildings and non-designated heritage assets) is encouraged to reduce energy consumption where appropriate, providing it safeguards the historic characteristics of the building.

Non-residential development meeting the Building Research Establishment (BREEAM) “excellent” standard will be supported.

3.7.9 **Justification.** This Policy conforms to the National Planning Policy Framework (NPPF) and Telford & Wrekin Local Plan Policy ER1.

3.8 TRAFFIC, ROAD SAFETY, WALKING AND CYCLING

3.8.1 Consultation respondents were generally concerned about the volume and speed of traffic passing through the Neighbourhood Area and the consequent impact on road safety and pedestrians. In particular, respondents highlighted the importance of reducing speed within residential streets, enforcing speed limits, enforcing parking regulations, managing parking around schools and introducing CCTV cameras where appropriate.

3.8.2 The issue that attracted most comments was the need to slow down traffic within residential areas.

3.8.3 Improving walking routes and cycling facilities and the safety of pedestrians were matters raised by a large number of respondents. Generally, residents wanted safer walking routes and better street lighting. In particular, safe walking and cycle routes to and from schools were considered to be priorities.

3.8.4 **Strategic Policies.** The Telford & Wrekin Local Plan 2011-2031 sets out the requirements for the design of roads and streets. In summary Local Plan Policy C4 requires all development to demonstrate that a proposal:

- Accords with Government Guidance
- Takes into consideration the needs of pedestrians and cyclists, buses and bus users as well as freight, deliveries and refuse collection vehicles
- Is safe, convenient, well designed with accessible and appropriately lit walking, cycling and public transport routes that provide opportunities for safe sustainable travel within the development as well as links to the surrounding community
- Encourages permeability for walking, cycling and traffic calming measures such as shared surfaces
- Is designed to an adoptable standard with energy efficient lighting where it is intended that these be adopted by the Borough Council

3.8.5 The Parish Council recognizes that matters relating to highways and traffic are the responsibility of the Highways Authority and expects Telford & Wrekin Council to monitor traffic speeds and seek speed limits appropriate to the urban environment. The enforcement of speed limits and parking regulations are matters that the appropriate authorities should manage effectively.

Policy RWC1 Traffic in Residential Areas in Donnington and Muxton

Proposals for major new residential development should consider opportunities to calm traffic speeds and manage traffic volumes.

3.8.6 Major Residential Development consists is where a development proposal results in 10 or more homes, or the site has an area of 0.5 hectares or more in line with national and local planning policy.

3.9 IMPLEMENTATION OF THE PLAN

3.9.1 The Parish Council recognizes that most of the new development will be carried out by private sector developers. The Parish Council is also aware that the Planning Authority will consider the overall viability of the development as part of the process of determining planning applications. The Parish is also aware that the planning authority will seek to secure additional developer contributions to help fund the cost of essential infrastructure and community benefits. This is set out in an appendix to the Local Plan addressing Delivery and Monitoring and including working with partners and delivering infrastructure. The appendix lists the type of infrastructure and community benefits that would be expected and are supported by Policies in the Local Plan.

3.9.2 Projects such as traffic calming, lower speed limits in new residential areas and around schools and play areas, open spaces and greenfield playing areas in major developments, Granville Country Park and community facilities in Donnington and Muxton. Projects will be identified over the lifetime of the Neighbourhood Plan that could be funded from S106 contributions that are agreed as part of the planning permissions for new developments within the Neighbourhood Area.

3.9.3 The Parish Council would urge prospective developers meet with the parish Council in advance of submitting their planning applications in order to discuss the potential benefits to Donnington and Muxton and to make sure that proposed developments achieve the standard of quality, layout and design set out in the Policies of the Neighbourhood Plan.

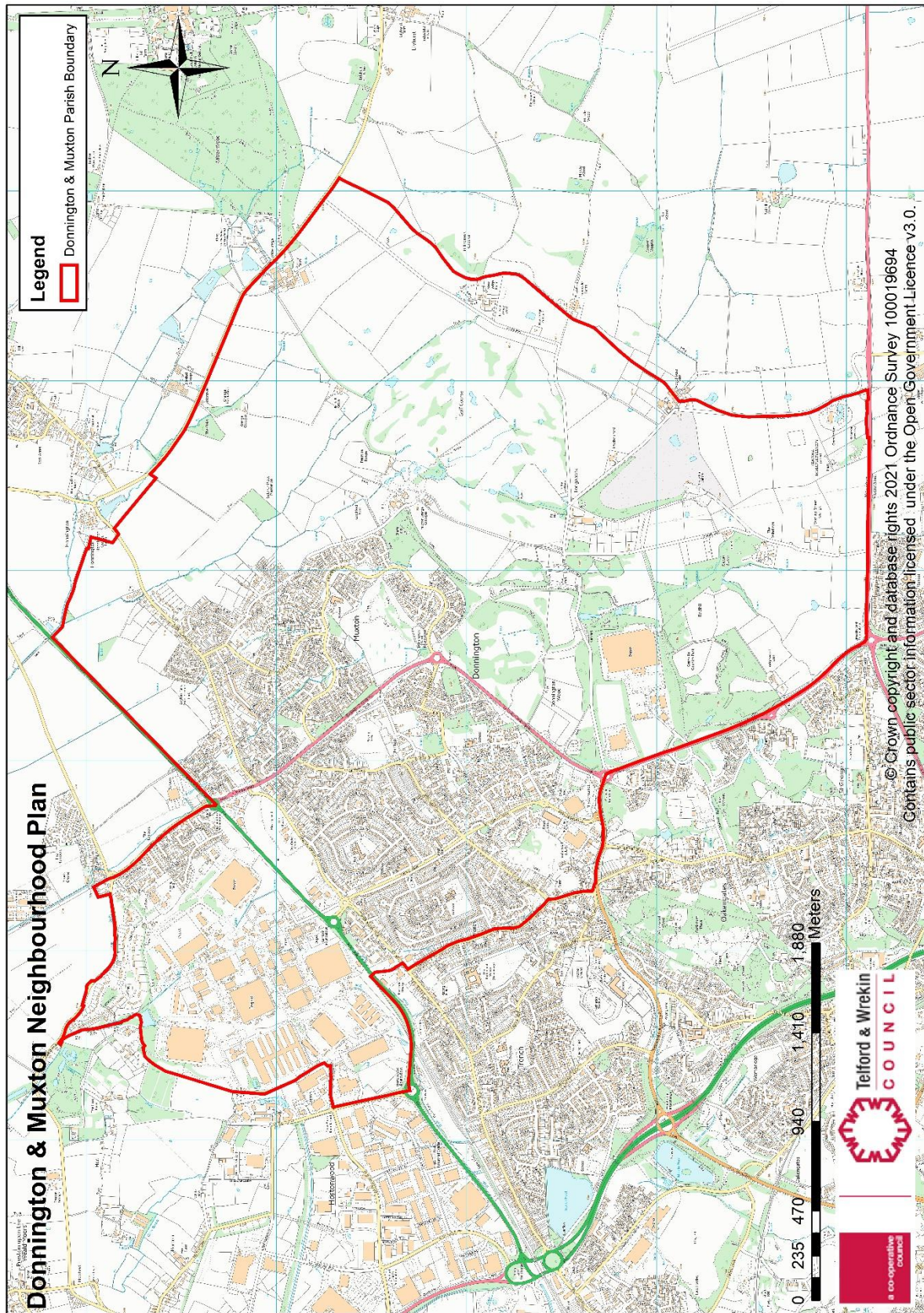
4. MONITORING AND REVIEW

4.1 Telford & Wrekin Council, as the Local Planning Authority, will monitor progress relating to the implementation of the Local Plan. This will include housing and employment and the other components of development as part of the Annual Monitoring Report (AMR). Donnington and Muxton Parish Council will work with Telford & Wrekin Council to assist in this process and contribute to the AMR.

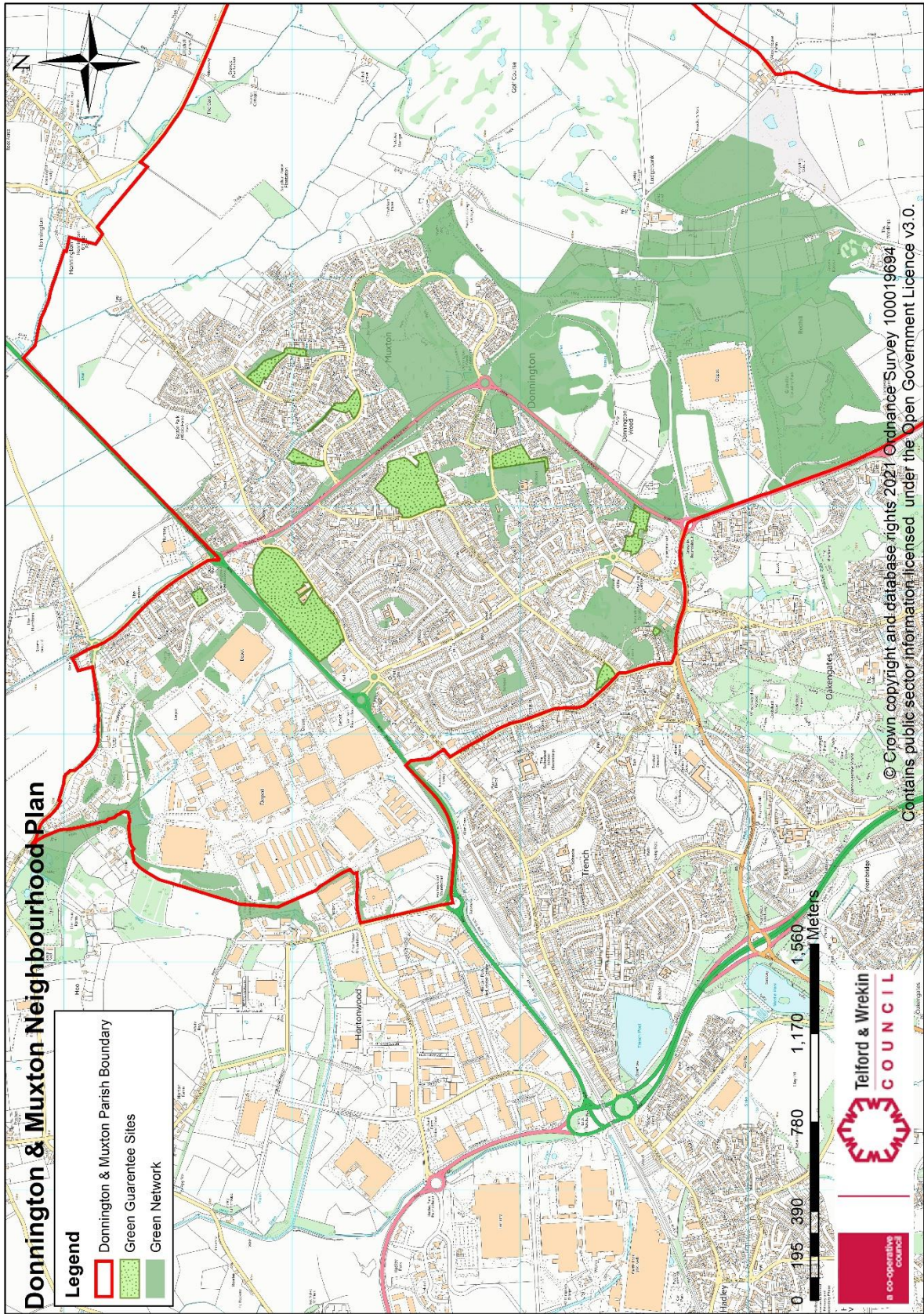
4.2 The Parish Council will monitor the implementation of the Neighbourhood Plan to make sure that its objectives are achieved over the lifetime of the Plan. The Parish Council will receive annual reports summarizing developments and changes in respect of the policy areas included in the plan over the previous twelve months and look ahead to consider any significant changes that have taken place or can be anticipated. The Parish Council will undertake a more comprehensive review of the Plan every four years in order to maintain public confidence in the Plan.

4.3 The Parish Council will receive regular reports on the Neighbourhood Plan to make sure that it is kept up to date. The Parish Council will periodically determine whether a more comprehensive review is required to maintain public confidence in the Plan.

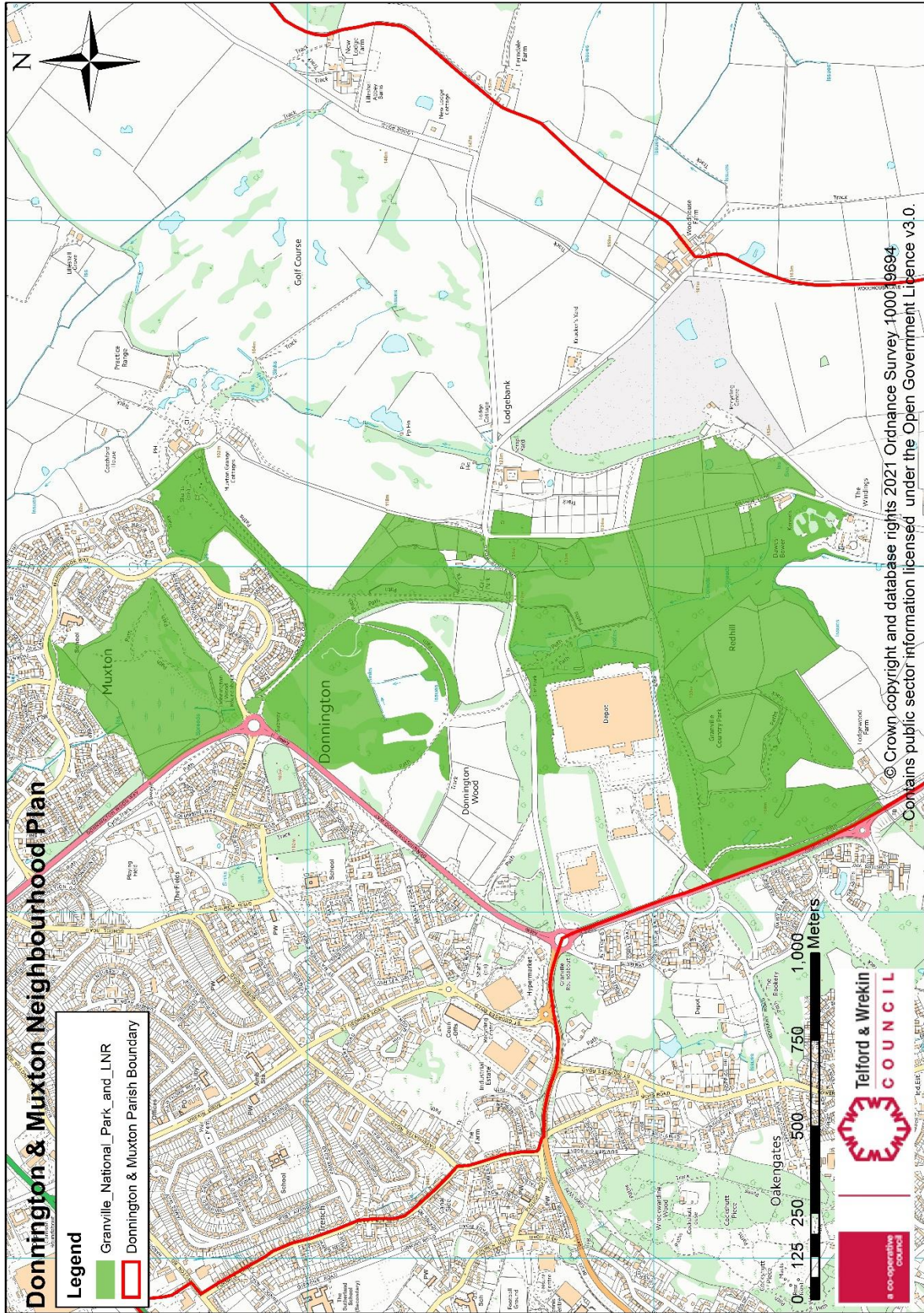
POLICIES MAP



GREEN NETWORK AND GREEN GUARANTEE SITES

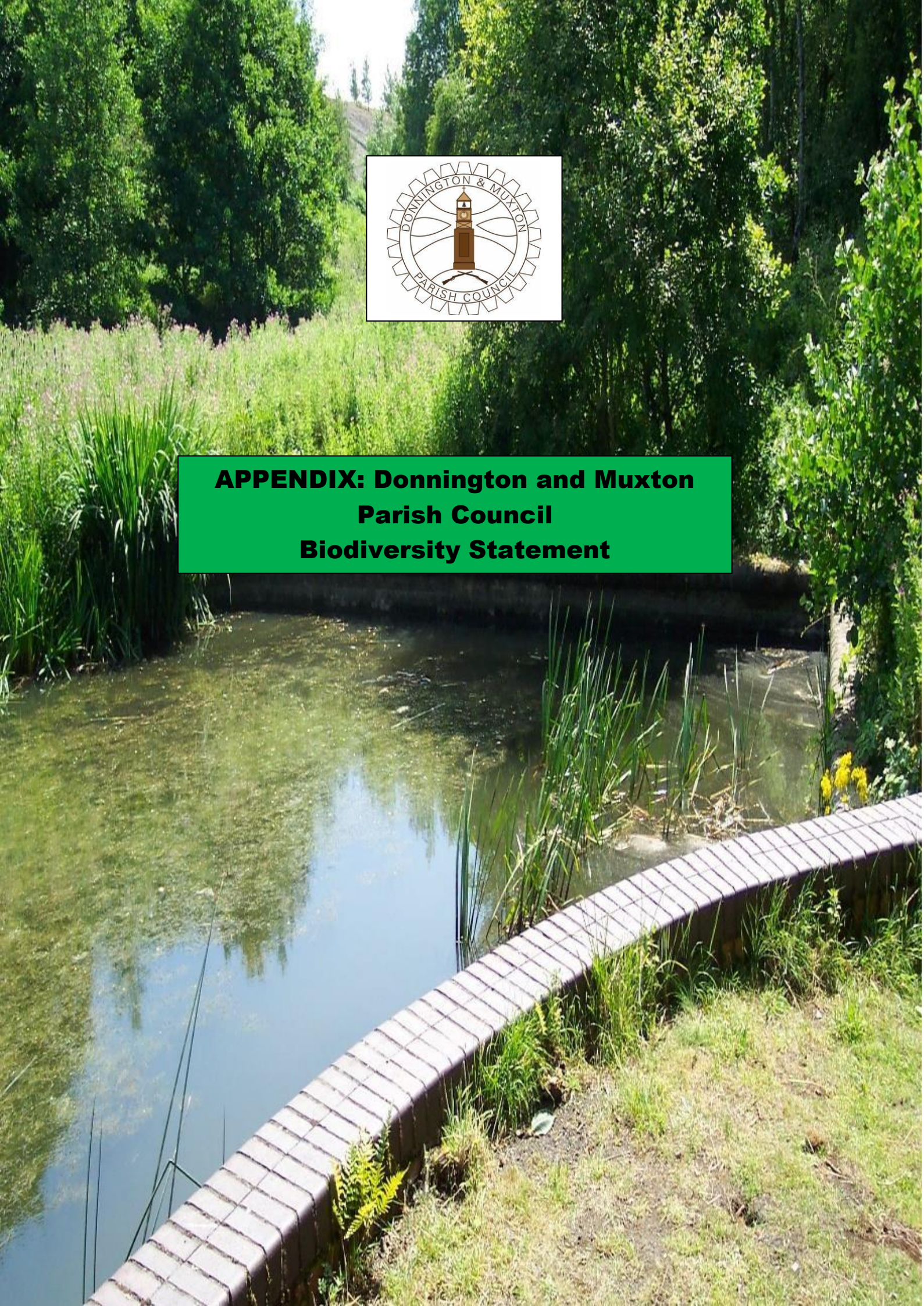


Granville Country Park and Local Nature Reserve





**APPENDIX: Donnington and Muxton
Parish Council
Biodiversity Statement**



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INTRODUCTION

The Natural Environment and Rural Communities Act 2006 introduced a duty for all public authorities to have regard to the conservation of biodiversity. Section 40 of the Act states: *“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”*. The duty affects all public authorities and aims to raise the profile and visibility of biodiversity. Conservation of biodiversity requires an all-inclusive approach, integrating it into a wide variety of activities.

Donnington and Muxton Parish Council understands that biodiversity is a crucial component of the quality of life for the communities it serves and is aware of its responsibility to conserve and enhance biodiversity and recognises it as a natural and integral part of policy and decision making.

Raising community awareness of local biodiversity can help support specific initiatives within the parish and the surrounding areas and through Community Engagement provides an opportunity to both deliver biodiversity projects and activities alongside community regeneration or neighbourhood empowerment initiatives.

WHAT IS BIODIVERSITY AND WHY IS IT IMPORTANT?

Biological Diversity (Biodiversity) refers to the variety of life on Earth at all its levels, from genes to ecosystems, and can encompass the evolutionary, ecological, and cultural processes that sustain life. Biodiversity includes not only species we consider rare, threatened, or endangered but also every living thing – from humans to organisms we know little about, such as microbes, fungi, and invertebrates.

Biodiversity = Nature.

Biodiversity is important as it boosts ecosystem productivity where each species has an important role to play, for example:

- A larger number of plant species means a greater variety of crops
- Greater species diversity ensures natural sustainability for all life forms
- Healthy ecosystems can better withstand and recover from a variety of disasters.

Biodiversity itself is recognised as an essential, but diminishing, resource and its loss can have considerable consequences for communities and habitats.

MANAGEMENT OF PARISH COUNCIL OWNED LAND

Donnington and Muxton Parish Council owns approximately 16 acres of open space land and allotments. It has planted wildflower borders on some of this land to help provide food for pollinating insects (such as honeybees and butterflies). The land is located:

- Opposite Muxton Primary School, Marshbrook Way, Muxton
- At Brands Meadow Play area and woods, Muxton



- Adjacent to Muxton Primary School, Marshbrook Way, Muxton through to the junction of Winchester Drive, Muxton
- At the southern end of Saltwell's Drive running northwards between Thornton Park Avenue and Broomhurst Way, Muxton

Situated within the parish is Granville Country Park and Nature Reserve, owned by Telford & Wrekin Council which works in partnership with Shropshire Wildlife Trust and the Friends of Granville. The Country Park covers an area of 61.4 hectares (around 150 acres) and is one of the largest and most wildlife rich of Telford's green spaces. It is unique in being the Borough's only Country Park.

The importance of the Country Park is recognized through multiple and overlapping designations. The entire Park is designated as a Local Nature Reserve and there is the nationally important Muxton Marsh Site of Special Scientific Interest (SSSI) as well as an important Shropshire Wildlife Trust Nature Reserve.



Dingy skipper butterfly

Biodiversity and endangered species can be conserved and protected by:

- sites of special scientific interest (SSSI)
- National Parks
- local biodiversity action plans

These forms of conservation and protection are local, national and international. Much of this work depends upon dedicated volunteers. Other examples such as the protection of land as National Parks, depends upon governments. This requires legislation which can take time to pass into law - governments need to use reliable sampling data, often from ongoing monitoring, to do this. It is often challenging for all parties to weigh up whether protection of species and ecosystems is more or less important than other priorities such as healthcare and infrastructure like roads and schools.

Donnington and Muxton Parish Council will continue to work with the Borough Council, Shropshire Wildlife Trust and the Friends of Granville to ensure the protection and sustainability of the species and ecosystems found in the Country Park, SSSI and land that it owns. The Parish Council realises that the importance of the future of our species on Earth depends on maintaining high biodiversity which is important for human wellbeing as it provides food, potential foods, industrial materials and new medicines.

PLANNING INFRASTRUCTURE AND DEVELOPMENT

There are a number of positive and negative effects that plans for infrastructure and development can have on biodiversity. If biodiversity is recognised at key points within the planning process, then the overall impact should be beneficial. Forward planning is essential to ensure all opportunities are maximised:

- Develop good baseline evidence of current biodiversity.
- Seek biodiversity enhancement in regional and local development plans.
- Identify sites that are really important.
- Include biodiversity targets in monitoring reports for local development plans.

Biodiversity conservation should be given full and proper weight in planning decisions and development control. Planning conditions and obligations are useful tools for protecting and enhancing biodiversity and as such, this Parish Council will work with the Local Planning Authority and potential developers to highlight the importance of protecting the biodiversity within its boundary and surrounding areas.

Relevant POLICIES

The principles for considering biodiversity are set out in national planning policy. Planning Policy Statement 9 (PPS9) sets out the Government's key principles to ensure that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered.

To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks.
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has

concluded that the plan or project will not adversely affect the integrity of the habitats site.

Telford and Wrekin Council Local Plan Policies relating to biodiversity and Geodiversity are as follows:

- Policy NE1 – Biodiversity and geodiversity assets will be protected, maintained and enhanced. Nationally and internationally protected sites and species will be afforded the highest level of protection.
- Policy NE2 – The Council expects existing trees, hedgerows and woodland with biodiversity value, visual amenity value and landscape value to be retained, protected and appropriately managed. Aged and veteran trees, ancient woodland and Important Hedgerows will be valued and protected.

Additional policies are:

- Policy NE3 – Existing Public Open Space
- Policy NE4 – Provision of Public Open Space
- Policy NE6 – Green Network
- Policy GCP1 – Granville Country Park and Local Nature Reserve – Development that would adversely affect the Country Park and Local Nature Reserve will not be supported.
- Policy GCP2 – Enhancement of Granville Country Park – Measures that enhance the qualities of the Country Park through effective management and improved accessibility will be encouraged.

EDUCATION ADVICE AND AWARENESS

Education at school and in the community should include biodiversity where possible. Also, school grounds should be enhanced for biodiversity. Community engagement provides an opportunity to both deliver biodiversity projects and activities alongside community regeneration or neighbourhood empowerment initiatives. Raising community awareness of local biodiversity can help support specific initiatives and foster attitudes. Donnington and Muxton Parish Council will look toward working with local schools and investigate suitable locations/places where people can learn informally about biodiversity and communicating information through campaigns or education programmes.

CONCLUSION

Biodiversity is often taken for granted, particularly small habitats in our local area. It is important to remember that action to improve biodiversity can reinforce other Council objectives such as reducing health inequalities, economic development and regeneration.

There are many practical reasons to preserve biodiversity. It saves us money and effort, protects our lives and livelihoods, and ensures we have enough to eat. It's also worth noting, however, that biodiversity is bigger than any one species, including humans.

By leaving biodiversity intact, we let natural evolutionary processes continue. That's a long-term benefit beyond the scale of human lifetimes, but that doesn't mean it's not important. Evolution lets organisms adapt to environmental change.

Finally, the most basic beauty of biodiversity is the beauty itself. Spending time in nature offers many perks for people, like more creativity, better memory and faster healing.

Section 40 of the Natural Environment and Rural Communities Act 2006 should therefore be seen as an opportunity to integrate biodiversity into the way this Parish Council and other Local Authorities work.