

# **ERCALL MAGNA NEIGHBOURHOOD DEVELOPMENT PLAN 2020 -2031**

**REFERENDUM VERSION**



**ERCALL MAGNA PARISH COUNCIL**

## Table of Contents

<b>FOREWORD .....</b>	<b>3</b>
<b>1. INTRODUCTION.....</b>	<b>4</b>
<b>2. PREPARING THE PLAN .....</b>	<b>6</b>
<b>3. HOUSING POLICIES .....</b>	<b>10</b>
<b>3.1. STRATEGIC POLICIES .....</b>	<b>10</b>
<b>3.2. POLICY OBJECTIVES .....</b>	<b>11</b>
<b>3.3. POLICY OPTIONS.....</b>	<b>11</b>
<b>3.4. POLICIES.....</b>	<b>12</b>
<b>3.5. JUSTIFICATION.....</b>	<b>13</b>
<b>4. POLICIES FOR ECONOMY AND JOBS .....</b>	<b>144</b>
<b>4.1. STRATEGIC POLICIES .....</b>	<b>144</b>
<b>4.2. POLICY OBJECTIVES .....</b>	<b>144</b>
<b>4.3. POLICY OPTIONS.....</b>	<b>144</b>
<b>4.4. JUSTIFICATION .....</b>	<b>155</b>
<b>5. POLICIES FOR TOURISM AND LEISURE .....</b>	<b>166</b>
<b>5.1. STRATEGIC POLICIES .....</b>	<b>166</b>
<b>5.2. POLICY OBJECTIVES .....</b>	<b>166</b>
<b>5.3. JUSTIFICATION .....</b>	<b>166</b>
<b>6. POLICIES FOR ENVIRONMENT AND GREEN SPACES.....</b>	<b>177</b>
<b>6.1. STRATEGIC POLICIES .....</b>	<b>177</b>
<b>6.2. POLICY OBJECTIVES .....</b>	<b>188</b>
<b>6.3. JUSTIFICATION .....</b>	<b>19</b>
<b>7. POLICIES FOR CONSERVATION AND HERITAGE .....</b>	<b>200</b>
<b>7.1. STRATEGIC POLICIES .....</b>	<b>200</b>
<b>7.2. JUSTIFICATION .....</b>	<b>200</b>
<b>8. POLICIES FOR PEDESTRIANS, TRAFFIC AND TRANSPORT .....</b>	<b>222</b>
<b>8.1. STRATEGIC POLICIES .....</b>	<b>222</b>
<b>8.2. POLICY OBJECTIVES .....</b>	<b>233</b>
<b>8.3. JUSTIFICATION .....</b>	<b>233</b>
<b>9. POLICIES FOR COMMUNITY WELLBEING.....</b>	<b>244</b>
<b>9.1. STRATEGIC OBJECTIVES .....</b>	<b>244</b>
<b>9.2. POLICY OBJECTIVES .....</b>	<b>244</b>
<b>9.3. JUSTIFICATION .....</b>	<b>244</b>

<b>10. POLICIES FOR ACHIEVING SUSTAINABLE DEVELOPMENT AND RESPONDING TO THE CHALLENGE OF CLIMATE CHANGE.....</b>	<b>266</b>
<b>10.1. STRATEGIC POLICIES .....</b>	<b>266</b>
<b>10.2. JUSTIFICATION.....</b>	<b>277</b>
<b>11. MEETING THE BASIC CONDITIONS .....</b>	<b>288</b>
<b>12. IMPLEMENTATION OF THE PLAN .....</b>	<b>288</b>
<b>13. MONITORING AND REVIEW .....</b>	<b>288</b>
<b>14. ERCALL MAGNA NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES AREA &amp; BOUNDARY MAP .....</b>	<b>300</b>
<b>15. APPENDIX .....</b>	<b>311</b>
<b>15 .1. APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA .....</b>	<b>311</b>
<b>15.2. DECISION IN RESPECT OF APPLICATION FOR DESIGNATION OF ERCALL MAGNA PARISH AS A NEIGHBOURHOOD AREA.....</b>	<b>322</b>
<b>15.3. CONSULTATION EVIDENCE.....</b>	<b>33</b>
<b>15.4. STRUCTURE OF MEETINGS AND CONSULTATION EVENTS .....</b>	<b>333</b>
<b>15.5. LIST OF DOCUMENTS USED IN COMPILING THE REVIEW .....</b>	<b>333</b>
<b>15.6. PARISH PROFILE AND SUPPORTING MAPS .....</b>	<b>344</b>

## **FOREWORD**

This Neighbourhood Development Plan (NDP) is a community led planning policy framework for guiding the future development, regeneration and conservation of Ercall Magna Parish. The Plan contains a vision, objectives and policies and proposals for improving the area and managing specific kinds of development.

The Plan deals with a wide range of social, economic and environmental matters such as housing, employment, conservation, heritage, transport, environment and landscape. The Plan addresses the matters that were brought to the attention of the Parish Council during numerous public consultations and engagement that began in 2011. An initial consultation survey was made available to every household and the results of this survey together with evidence gathered from Telford & Wrekin Council, government agencies, local landowners, developers and local groups was published in November 2018. This process has resulted in the Ercall Magna NDP.

The findings from the public consultations are set out in the published 'Evidence Review, Early Engagement and Consultation' report and the contents of that report form the basis for the Policies in this Plan.

The settlements in Ercall Magna are recorded in the Domesday Book and it is thought that a church may have existed in High Ercall in Saxon times. The Parish has been agricultural throughout its history and its agricultural landscape and rural villages are highly valued by residents. The largest village, High Ercall, is clustered around High Ercall Hall, originally a 13th Century Manor but rebuilt in 1608. The Hall was the location of a significant Civil War battle between 1644 and 1646 culminating in surrender to Parliamentary forces. The Hall together with the medieval St Michael's Church are at the heart of the village and its Conservation Area.

Recent times have seen some new housing developments in the Parish, but the rural character with its quiet way of life are qualities that residents wish to retain. The NDP aims to conserve the character and features that are valued by residents and its Policies are intended to make sure that any future development is planned to meet local needs and is designed to complement the character of the Neighbourhood and its settlements.

The Parish Council would like to thank all those who have participated in preparing this document, which will give the local community a greater say and more control over future development in this Parish.

Councillor Kevin Connor OBE  
Chairman of the Parish Council.

## **1. INTRODUCTION**

**1.1** The Parish is located in the north west of the Borough of Telford & Wrekin and has an area of 3739 hectares. In the centre of the Parish is the largest village of High Ercall, with other settlements at Cold Hatton, Cotwall, Ellerdine, Ellerdine Heath, Moortown, Osbaston, Poynton, Poynton Green, Roden, Rowton, Shirlowe and Walton. The settlements that make up the Parish date back to Saxontimes.

**1.2** The Parish has a population of around 1639 people recorded in the 2011 Census, a fall of 43 from the 2001 figure. The average age of residents is 49.2 years, older than the Telford & Wrekin average of 43.5 years. The Parish is populated by well-established rural communities with a relatively high level of home working (around 17%) which is consistent with other rural areas across England. Almost half of the population of the Parish use a car to travel to and from work (ONS 2018) and a majority of residents own one or two cars. However, the Covid 19 Pandemic has increased the level of home working across England and the effect of this will be felt in Ercall Magna. The nature of these effects are not clear at this stage, but it is likely that there will be an increase in people working from home and a corresponding in travel to and from work.

**1.3** The ONS survey records that 68% of households own their own home, an increase of 17% since 2001. The current level of home ownership is consistent with the rest of the Borough. The average of social rented housing is lower than the Borough as a whole while private renting is higher. Private renting has increased by 58% since 2001. High Ercall has a significant number of residents in social rented housing as a result of two Wrekin Housing Group developments in the village.

**1.4** The Neighbourhood Area comprises both historic older properties and more modern development. There is a Conservation Area in the Parish around the village of High Ercall. It was designated in 1981 and extended in 2008. A Conservation Area Management Plan was also adopted in 2008. The Parish contains 28 Listed Buildings and one Scheduled Ancient Monument (SAM). Most of the countryside surrounding the settlements is high quality agricultural land, mainly Grade 2 and Grade 3.

**1.5** The survey evidence indicates an ageing population with a small fall in the number of people living in the Neighbourhood. This is reflected in the working population with about 20% of the adult population being retired. As noted above there is a significant dependence on travel using the private car and a slight increase in homeownership and the private renting of houses. The general health and level of disability in the Neighbourhood also reflects the ageing population.

**1.6** From the survey evidence the Parish Council has been able to establish a community vision for Ercall Magna. The vision can be defined as seeking to build and sustain a Neighbourhood that enhances the quality of life and wellbeing of its residents, protects the local environment and maintains the rural character and unique identity of the community now and in the future.

**1.7** 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 NDP and the local qualities that they wish to retain. From the survey evidence the Parish Council has been able to list a number of key themes that are important to local people. These are:

- To protect the villages and settlements from uncontrolled large scale or poorly located development.
- To recognise High Ercall as a named settlement in the Telford & Wrekin Local Plan 2011 - 2031 (February 2018) (TWLP) and defined as a location for a limited amount of infill housing.
- To spread the future development required by the Local Planning Authority around the settlements and across a number of small sites.
- To make sure that future new development is sympathetic to and respects the character of the settlements.
- To minimise the loss of greenfield sites by using previously developed land (brownfield<sup>1</sup>) wherever possible.

**1.8** This allowed the Parish Council to define seven broad objectives for the NDP:

1. To provide existing and future Parish residents with the opportunity to live in a decent<sup>2</sup> home.
2. To minimise the impact of new development on the surrounding countryside, landscape and ecosystems.
3. To reduce harm to the environment by seeking to reduce pollution.
4. To reduce the need to travel by car.
5. To reduce traffic congestion at busy locations within the Neighbourhood Area.
6. To enhance the prospects for local employment.
7. To maintain the character and long-term sustainability of the settlements within the Parish.

**1.9** These broad objectives have enabled the Steering Group to determine the most appropriate and effective Policies for Ercall Magna and to contribute to the achievement of sustainable development as required by the Neighbourhood Planning (General) Regulations 2012. The NDP sets out the detailed policies that will guide development during the Plan period and how they will be delivered over the lifetime of the Plan.

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<sup>1</sup> The National Planning Policy Framework defines brownfield land as: 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 structure. This excludes land that has been occupied by agriculture or forestry buildings, land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures, land in built up areas such as private 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 in the process of time

<sup>2</sup> A decent home means one of high-quality design, energy-efficient and to nationally described space standards.

## **2. PREPARING THE PLAN**

**2.1** The Parish Council has produced this Plan from consultation evidence, documentary evidence and surveys gathered during the early consultation undertaken at the outset of the Plan's preparation. The information and data that has been gathered provides the basis for the Plan and the justification for the Policies that are supported by the Parish Council. The details of this survey work and the support from local people is set out in the Evidence Review and Early Engagement report that was published by the Parish Council in November 2018 which incorporated the 2015 Parish Survey.

**2.2** The NDP is a planning document that will help to guide future development in the Neighbourhood Area. That means that it is about land use and associated social, economic and environmental matters. The NDP cannot deal with non-planning matters. The Plan will form part of the statutory Development Plan for Telford & Wrekin together with the TWLP and any other adopted planning documents. As such the NDP Policies will carry material planning weight in respect of planning decisions taken by the Local Planning Authority.

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

**2.4** The NDP must meet a number of basic conditions as set out in paragraph 8(2) of the Town and Country Planning Act 1990 as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004 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 requirement
- Be compatible with EU Regulations<sup>3</sup>

**2.5** This means that the NDP does not just restate the TWLP; it sets out the views of the local community on development and the use of land throughout Ercall Magna. 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 Neighbourhood Area.

**2.6** The TWLP sets out both 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

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<sup>3</sup> The EU Regulations relate to Environmental Impact assessment (EIA), Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). These EU Directives have been transposed into UK legislation by way of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) and the Conservation of Habitats and Species Regulations 2010 (the Habitat Regulations). Although the UK has now left the EU these Regulations continue to be part of UK planning legislation at the present time.

sites and allocations. The Local Plan identifies additional employment sites to support the economic development of the Borough and generate future jobs.

**2.7** The Policies in the NDP have been prepared taking into account the policy requirements of the National Planning Policy Framework (July 2021) (NPPF) and the TWLP. The NDP 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 national and local strategic policies that have undergone Strategic Environmental Assessment (SEA). As part of the TWLP the Council commissioned the following assessments; the Telford & Wrekin Council Integrated Appraisal (IA); Strategic Environment 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 in the NDP are covered by the Telford & Wrekin Integrated Appraisal and Addendum and therefore the NDP has no adverse environmental impacts and that no further detailed assessments are required.

**2.8** However, in order to comply with neighbourhood planning regulations and to justify and support the NDP a SEA Screening Statement, a HRA Screening Statement, a Consultation Statement and a Basic Conditions Statement have been prepared and made available to Telford & Wrekin Council and the Independent Examiner with the Regulation 15 Submission Plan. All of the NDP documents can be viewed online at the Parish Council's website and the Telford & Wrekin Council website.

**2.9** It is important that the Policies in the NDP can be achieved and implemented over the plan period and that measures are in place that makes sure that this happens. The Parish Council will monitor progress in association with the Telford & Wrekin Annual Monitoring Report. The TWLP includes measure for delivering and monitoring its Policies.

**2.10** It is recognised 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.

**2.11** The Parish Council considered the production of a NDP in 2011 at the time of the Localism Act and a Steering Group was formed including local residents and local Councillors to oversee the preparation of the Plan. The aim of the Steering Group was to consult as widely as possible to capture the views of the local community and identify their vision for their Neighbourhood. The details of the consultation are set out in the document published by the Parish Council in November 2018.

**2.12** The Parish Council decided to prepare the NDP and applied to Telford & Wrekin Council for the designation of a Neighbourhood Area in 2013. After a six-week public consultation, it was approved by Telford & Wrekin Council in October 2013 together with recognition of the Parish Council as the qualifying body to produce the Plan.

**2.13** Neighbourhood Plans have to be produced in accordance with national regulations approved by government. This process is set out below:



1. DESIGNATION OF NEIGHBOURHOOD PLAN AREA
2. CONSULTATION AND ENGAGEMENT
3. PREPARE DRAFT PLAN
4. SIX WEEK PUBLIC CONSULTATION (REGULATION 14)
5. REVISE DRAFT PLAN
6. SUBMIT TO LOCAL PLANNING AUTHORITY (TELFORD & WREKIN COUNCIL) (REGULATION 15)
7. PUBLIC CONSULTATION (REGULATION 16) BY LOCAL PLANNING AUTHORITY (TELFORD & WREKIN COUNCIL)
8. INDEPENDENT EXAMINATION
9. LOCAL REFERENDUM
10. NEIGHBOURHOOD DEVELOPMENT PLAN MADE BY LOCAL PLANNING AUTHORITY (TELFORD & WREKIN COUNCIL)

**2.14** It is a requirement of neighbourhood plans that they contribute to the achievement of sustainable development. A sustainable community can be defined as one that is able to provide for its residents, manage its open spaces and generally care for the environment. The community vision established by the Parish Council encompasses this requirement.

**2.15** The Policies set out in the Ercall Magna NDP comply with National Policy and are in general conformity with strategic policies in the TWLP. The Ercall Magna NDP meets the Basic Conditions for Neighbourhood plans as set out in the Town and Country Planning Act and makes a contribution to the achievement of sustainable development. The Parish Council consider that all of the Policies set out in the Ercall Magna NDP are in conformity with the TWLP Policy SP4 Presumption in Favour of Sustainable Development. The on-going monitoring and review of the NDP will make sure that the Plan continues to meet these requirements throughout the plan period. A Consultation Statement and a Basic Conditions Statement have been prepared and made available to Telford & Wrekin Council and the Independent Examiner in order to demonstrate that the Basic Conditions have been met and that the Plan is in general conformity with national planning policy and local strategic development policies. These documents can be viewed online at the websites of the Parish Council and Telford & Wrekin Council.

**2.16** The statutory public consultation on the Regulation 14 Plan was undertaken by the Parish Council between 31 December 2020 and 5 February 2021.

**2.17** It is also important to note that Telford & Wrekin Council is undertaking a review of the TWLP. The review of the Local Plan is required in order to comply with the Town & Country Planning (Local Planning) (England) Regulations 2012. The Local Plan Review is expected to be completed by 2023 and will address local opportunities and/or challenges. As the Review progresses Telford & Wrekin Council will make relevant consultation and evidence available via its Local Plan webpage. The Council has recently completed the first round of consultations at the Issues and Options stage.

**2.18** Although a draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the Basic Conditions against which the NDP is tested.

### **3. HOUSING POLICIES**

#### **3.1. Strategic Policies**

**3.1.1** The TWLP 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 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 in 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 is undertaking a review of the TWLP.

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

**3.1.4** The Local Plan adopts a more restrictive approach to the rural area given the limited amounts of physical and social infrastructure. Additionally, the Local Plan Policies seek to protect the character of the rural area. The Council will support development in the rural area where it addresses the needs of rural communities. Development is directed to previously used development land and settlements with good infrastructure.

**3.1.5** The Council will support the delivery of approximately 1000 net new homes in the rural area up to 2031. The Council will direct most of the new rural housing to sites with unimplemented planning permission. The council will also support a limited amount of infill housing in a number of settlements including High Ercall. Elsewhere in the rural area residential development will be strictly controlled as set out in Local Plan Policy HO10. Policy HO11 sets out an Affordable Rural Exceptions Policy that supports small-scale affordable housing schemes, including affordable self-build and custom-built housing as an exception to normal rural housing policy. The Policy sets out the exceptional circumstances that would be supported. The paragraphs explaining the Policy define "a local connection" in terms of the residency qualification and the employment qualification. Developments under this Policy will be resisted in more isolated locations and where sustainability issues are likely to be significant.

## **3.2. Policy Objectives**

**3.2.1** The responses received during the period of early consultation and engagement indicated that several matters in relation to housing are important to residents. They are as follows:

1. That new development is generally located within existing settlement boundaries.
2. To provide existing and future residents with the opportunity to live in well-designed high-quality homes.
3. To provide a limited amount of new housing to meet local needs, including a range of affordable dwellings.
4. To provide a mix of housing types including smaller homes and bungalows for elderly residents wishing to downsize and homes for those looking to enter the housing market for the first time.
5. To make sure that new housing development is of high-quality design and built to a high standard that reinforces local distinctiveness.
6. To consider the possibility of self-build development in appropriate locations
7. To make sure that all new developments are proportionate in scale and design to the setting and their immediate surroundings in order to reinforce the principle of organic growth in the rural setting.
8. To make sure that the design and location of new development is resilient to the impact of climate change and flood risk.

## **3.3. Policy Options**

**3.3.1** A number of residents supported the provision of small sites for affordable housing to meet local needs. With regard to tenure there was some support for both a limited amount of market housing and social rented dwellings. The Parish Council notes that the TWLP Policy HO5 sets a percentage of 35% for Newport and any other locations including the rural area the provision of affordable housing within the rural area. The provision of affordable housing for all age groups was an objective arising from early consultation. To help achieve this objective the Parish Council expects the Local Planning Authority to achieve an appropriate mix of housing in the most appropriate locations in the Neighbourhood Area.

**3.3.2** The number and location of any new homes was of concern to the majority of respondents to the consultation and most people would only support small-scale developments.

**3.3.3** When considering the possible location of any new housing the Parish Council recognises that Local Plan Policy HO10 would support a limited amount of infill housing in High Ercall. Outside High Ercall residents want to see the rural character of the Neighbourhood Area protected. Within the remaining settlements only the infill of small-restricted gaps in existing street frontages would be supported. Any new development in these settlements should be within the existing boundaries.

**3.3.4** The Parish Council notes that the Local Plan Specialist Housing Policy HO7 sets out requirements for housing that meet a range of needs. The supporting paragraphs refer to meeting the needs of older people, which is particularly relevant in relation to the residents of Ercall Magna with its ageing population. The Parish Council expects the Local Planning Authority to recognise the benefit of bungalows in providing homes for older people. The Parish Council therefore expects an appropriate mix of dwelling types in new housing development that could include bungalows.

### **3.4. Policies**

**3.4.1** Consultation responses indicate support for a balance of housing types and tenure with any development in the form of small infill housing. Most residents considered that where new housing is to be provided it should include affordable homes that could include a number of bungalows. Residents also expect the necessary infrastructure of roads, school places, access to shops and medical services and green spaces to be made available alongside any new housing.

**3.4.2** A significant amount of the new housing required in Telford & Wrekin has already been identified and the Council states that it has a 6.58 years supply of deliverable housing land between 2019 and 2024. The NDP recognises the strategic approach to residential development in the rural area set out in the Local Plan.

**3.4.3** The adopted TWLP identifies a growth target for the rural area that takes into account sites with extant planning permission that have not been completed, sites under construction, sites with ‘resolution to grant’ status, allocated sites and windfall sites. Within Ercall Magna the contribution to the Local Plan limited infill sites in High Ercall can help to deliver the target for new housing for the rural area.

<b>POLICY H1 New Housing Development in High Ercall.</b>
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<p><b>Development of new infill housing and the conversion of non-residential buildings to residential use will be supported within the village of High Ercall provided the proposed development does not have a significant adverse impact on the physical landscape of the village or the quality of its setting.</b></p>
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<b>POLICY H2 Design of New Housing in High Ercall.</b>
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<p><b>New housing development within the village of High Ercall will be expected to achieve high standards of design and high quality place-led design will be supported provided that it meets all of the following criteria:</b></p>
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- |   |
|---|
| <ol style="list-style-type: none"><li><b>1. Does not have a significant adverse impact on the character and appearance of the village;</b></li><li><b>2. Maintains, protects and enhances biodiversity;</b></li><li><b>3. Ensures the protection of trees, woodland and hedgerows;</b></li><li><b>4. Has no significant adverse impact on the amenity of neighbouring properties;</b></li><li><b>5. Provides safe and secure access and does not result in harm to road safety;</b></li><li><b>6. Provides development that is well connected to the existing built form including community facilities and services where possible; and,</b></li><li><b>7. Includes high quality landscaping and boundary treatment.</b></li></ol> |
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**POLICY H3 New housing within the High Ercall Conservation Area.**

**New housing development within the High Ercall Conservation Area should have regard to the High Ercall Conservation Area Management Plan 2009 (see link at paragraph 15.6.14<sup>4</sup>) and any subsequent updates.**

**3.4.4** As a result of the proximity to the Rivers Roden and Tern and the Lakemoor Brook some parts of the Neighbourhood Area are considered to be flood risk zones. These are predominantly within Flood Zone 3, with small areas in the north of the Neighbourhood Area in Flood Zone 2.

**3.4.5** The NPPF states that development in areas of flood risk should be avoided by directing development away from areas at highest risk. The TWLP plays an important role in protecting developments and property from flooding from all sources through sustainable on-site drainage, flood storage compensation measures, improved capacity of watercourses and buffering between water sources and development. Local Plan Policy ER12 Flood Risk Management sets out the Council's requirements.

### **3.5 Justification**

**3.5.1** These Policies conform to the NPPF and TWLP Policies HO1 Housing Requirements, HO5 Affordable Housing Thresholds and percentages, HO6 Delivery of Affordable Housing, HO7 Specialist Housing Needs, HO10 Residential Development in the Rural Area, HO11 Affordable Rural Exceptions, BE1 Design Criteria, C3 Impact of Development on Highways, C4 Design of Roads and Streets, C5 Design of Parking, ER12 Flood Risk Management and SP4 Presumption in Favour of Sustainable Development.

**3.5.2** These Policies will help to deliver the NDP Objectives for housing and parking associated with new or renovated housing, housing in the High Ercall Conservation Area and housing in flood risk zones within the Neighbourhood Area. The Parish Council notes that the Local Plan includes an appendix setting out the Local Planning Authority's guide to parking spaces for new residential development in rural areas. The provision of adequate parking in association with new dwellings was an important matter for respondents during the early consultation. The Parish Council expects the Local Planning Authority to recognise the high level of dependence on travel by car in Ercall Magna and that many new households will have more than one car and consequently to seek an appropriate number of free standing parking spaces per dwelling in new residential developments approved within the Neighbourhood Area.

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<sup>4</sup> Although the title page states 'Draft Management Plan November 2008', the document is the 2009 adopted version.

## **4. POLICIES FOR ECONOMY AND JOBS**

### **4.1. Strategic Policies**

**4.1.1** The TWLP sets out the Borough-wide Policies for strategic employment and economy over the lifetime of the Plan. The Local Plan allocates additional employment sites within the urban area. Within the rural area and in order to generate extra employment and promote the expansion of existing businesses the Council will provide flexibility to develop diversification opportunities as set out in the Local Plan. The NPPF supports the conversion of existing buildings and well-designed new buildings in the countryside for economic purposes. Conversions or refurbishments to provide facilities for manufacturing, crafts or service business, office premises or retail are among the range of uses that would be considered suitable.

**4.1.2** At the Local level the Telford & Wrekin Spatial Strategy commits the Council to address the needs of rural communities. However the Council will balance the desire to promote rural employment with the need to protect the existing character and fabric of the countryside.

### **4.2. Policy Objectives**

**4.2.1** Most working residents of Ercall Magna work outside the villages/settlements, commuting to Telford or other nearby towns. In general respondents to the early consultation would support the provision of jobs to meet the needs of local people and to enhance the prospects for local employment, particularly for young people. There was also evidence of support for home working and the provision of local affordable housing for local employees. Local people also indicated a preference the use of previously used development land or the conversion and/or re-use of redundant existing buildings for employment uses.

**4.2.2** Respondents to the early consultation were concerned that any proposed new employment development should take account of known infrastructure constraints. Where new employment uses are proposed development should be phased appropriately to allow the simultaneous delivery of the necessary infrastructure improvements.

### **4.3. Policy Options**

**4.3.1** Consultation respondents were broadly in support of economic and business development that would support growth in local employment, particularly for young people. Economic measures that would attract a younger population would generally be supported. Small-scale economic development that would support the local economy, for example: office, research, product development and light agricultural businesses would also be generally supported. What respondents opposed would be large-scale employment developments and large-scale agricultural facilities, such as large chicken farms (sheds) or other large-scale facilities that would attract significant numbers of commercial vehicles and HGV traffic to the rural roads within the Neighbourhood Area. Respondents considered that any large scale commercial or business development should be located in the larger settlements outside the Neighbourhood Area.

**POLICY B1 New Employment Development in Ercall Magna.**

**New business and commercial development (Use Classes B2 or E) on previously developed land that creates opportunities for local employment will be supported subject to the following criteria:**

- 1. The scale and nature of the proposal would not have a significant adverse impact on the amenity of neighbouring areas and properties;**
- 2. The proposal would not have significant adverse impacts on the local road network;**
- 3. The proposal provides adequate access, including walking, cycling, public transport and parking as appropriate;**
- 4. The proposal has access to appropriate infrastructure to support its function; and,**
- 5. The proposal does not have a significant adverse impact on adjacent land uses.**

**POLICY B2 Existing Employment Land and Premises in Ercall Magna.**

**Proposals to change the use of existing employment land or premises in Use Classes B (2 & 8) and E to alternative uses will be supported where it can be demonstrated that the site or building 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 valuation that takes into account the condition, age and location of the site or premises and no reasonable offer has been refused.**

**4.4. Justification**

**4.4.1** These Policies will help to deliver the NDP Objectives in respect of retaining and enhancing local businesses and employment; and, where possible, creating new job opportunities within the Neighbourhood Area.

**4.4.2** These Policies conform to the NPPF and the TWLP Policies SP3 Rural Area, SP4 Presumption in Favour of Sustainable Development, EC3 Employment in the Rural Area, C3 Impact of Development on Highways and C4 Design of Roads and Streets.

**4.4.3** It is recognised that a new Use Class E has been introduced replacing Classes A1/A2/3, B1, D1(a-b) and indoor sport from D2(c). Policy B1 takes this into account and it is understood that Classes B2 and B8 remain valid.



## **5. POLICIES FOR TOURISM AND LEISURE**

### **5.1. Strategic Policies**

**5.1.1** From comments made during early consultation the Parish Council has recognised that there is scope for small-scale tourism and leisure development within Ercall Magna. Tourism and leisure enterprises could contribute to the local economy and employment opportunities. The NPPF and the TWLP would support such small-scale development in appropriate and accessible locations.

**5.1.2** The TWLP supports development for new cultural, tourism and leisure activities, including visitor accommodation subject to a number of criteria as set out in Local Plan Policy EC12. The NPPF sets out policies that support a prosperous rural economy and states that planning policies and decisions should enable “sustainable rural tourism and leisure developments which respect the character of the countryside”.

### **5.2. Policy Objectives**

**5.2.1** Detailed Policies for Tourism and Leisure in Ercall Magna can complement the Borough-wide Policy in the Local Plan.

#### **POLICY TL1 Tourism and Leisure in Ercall Magna.**

**Development that provides or improves the quality and diversity of new or existing tourist facilities, attractions, accommodation and infrastructure will be supported where there is:**

- 1. No significant adverse impact on the distinct character of the rural landscape;**
- 2. No significant adverse impact on the surrounding infrastructure, in particular the local road network, water supply and sewerage system;**
- 3. Benefit to the local community through the provision of local employment opportunities and improvements to local services;**
- 4. Development proportionate to the size of the settlement in which it would be located; and/or,**
- 5. The re-use of existing buildings or farm diversification.**

#### **POLICY TL2 Development Proposals for New Tourist accommodation in Ercall Magna.**

**Development proposals for new tourist accommodation that re-use rural buildings (including change of use) will generally be supported. Proposals for the use of greenfield sites will be supported where the proposal can demonstrate the necessity for a greenfield site and its proposed location.**

### **5.3. Justification**

**5.3.1** These Policies conform to the NPPF and to TWLP Policies EC3 Employment in the Rural Area, EC12 Leisure, Cultural and Tourism Development, SP3 Rural Area and SP4 Presumption in Favour of Sustainable Development. The Policies will help to deliver the NDP Objectives for the local economy and jobs.

## **6. POLICIES FOR ENVIRONMENT AND GREEN SPACES**

### **6.1. Strategic Policies**

**6.1.1** Early consultation emphasised the importance of the environment and open spaces to local people. Respondents generally considered it to be important that the quality of the environment is maintained and protected and where possible enhanced whenever development takes place in the locality.

**6.1.2** The protection of the countryside within Ercall Magna was a theme strongly expressed during consultation. The majority of respondents wanted to see open land, farmland, woodland, areas of open water and open spaces protected. Specifically, respondents identified a number of priorities:

1. Protecting and enhancing open spaces in the villages/settlements
2. Protecting and enhancing the Conservation Area in High Ercall (the historic core of the village)
3. Conserving and enhancing biodiversity
4. Preserving the highest quality agricultural land
5. Protecting the environment by reducing pollution

**6.1.3** The NPPF seeks to promote healthy communities and provide residents with a high quality of life. Green spaces play an important role in providing play areas, recreation grounds and sports facilities. The open spaces within the villages/settlements in Ercall Magna are an important part of their character and enhance the quality of life for local people. The NPPF states that planning policies and decisions should contribute to and enhance the natural and local landscape and protect and enhance biodiversity and geodiversity. Additionally, the NPPF allows<sup>5</sup> communities to designate land as Local Green Space (LGS) through neighbourhood plans, provided that three conditions<sup>6</sup> are met. The following areas of land meet the required criteria:

1. Ellerdine Village Hall playing field. Recreational value, site includes an outdoor gym;
2. High Ercall Village Hall playing field. Recreational value, site includes a children's play park;
3. Field (known locally as Piddock's Paddock) south of Park Lane and the adjoining field west of Shrewsbury Road, High Ercall. Ecological and historic significance. These Lowland Meadow grasslands, within the Conservation Area, are a priority habitat and also contain the last known example of ancient ridge and furrow in the neighbourhood area as well as possible Civil War era artefacts; and,
4. Roden playing field. Recreational value, site includes a children's play park.

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<sup>5</sup> NPPF paragraph 101.

<sup>6</sup> NPPF paragraph 102. The LGS should be: in reasonably close proximity to the community it serves; demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and, local in character and not an extensive tract of land.

**6.1.4** The TWLP Policy SP3 sets out the Policy for the rural area, directing development to previously used land and settlements with good infrastructure. In addition there are a number of Policies intended to protect the natural environment and its 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. The Council will protect and maintain the provision of formal and informal sports and recreation facilities and public open spaces, including locally important incidental open spaces.

## **6.2. Policy Objectives**

**6.2.1** Protection of the countryside and farmland within Ercall Magna is important to residents, with a majority wanting to see open land, farmland, woodlands and significant wetlands protected from development. Consultation representations also indicated that residents want their NDP to protect and where possible enhance green spaces. Residents expect any new housing development to be provided with appropriately sized and located green spaces accessible to all. Where appropriate any new development should also make a contribution to improve and enhance existing green spaces as set out in TWLP Policy NE4. Consultation responses indicated that residents want existing open spaces to be protected together with the landscape around the villages and settlements in order to retain the countryside setting of open fields and woodlands that characterises the countryside of Ercall Magna that is highly valued by residents.

**6.2.2** During consultations, respondents used a variety of terms (e.g. open space, green space) to describe parts of the neighbourhood area. Open spaces perform different functions including recreation, biodiversity and amenity. Additionally, the term Local Green Space has a specific meaning within the NPPF. All these terms describe constituents of the overall green infrastructure, which includes public and private spaces including sports pitches, children's play areas, meadows and grasslands, woods and fields, rivers and ponds and rights of way. Green infrastructure is important in maintaining and improving the health and wellbeing of residents and should be protected and, where possible, enhanced. This NDP identifies open spaces at Ellerdine Lakes, Hoo Coppice; Long Plantation; Mytton Coppice; Roden Coppice; and, Rough Marl. Together with the Local Green Spaces in Ellerdine, High Ercall and Roden and the rights of way connecting them, these form a key component of the green infrastructure within the neighbourhood area.

<b>POLICY EG1 The Provision of New Public Open Spaces with appropriate access to all within Ercall Magna.</b>
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<b>The provision of new public open spaces with appropriate access to all will be supported, especially when connected to new or existing footpaths / cycle ways.</b>
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<b>POLICY EG2 New Development and Open Space within Ercall Magna.</b>
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<b>New development will be supported where it does not have a significant adverse impact on the open spaces identified in the map at paragraph 15.6.21.</b>
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**POLICY EG3 Local Green Spaces in Ercall Magna.**

The following locations (see maps at paragraph 15.6.22) are designated as Local Green Spaces:

1. Ellerdine Village Hall playing field;
2. High Ercall Village Hall playing field;
3. Fields south of Park Lane and west of Shrewsbury Road, High Ercall; and,
4. Roden playing field.

**POLICY EG4 Public Rights of Way and Open Spaces within Ercall Magna.**

Development proposals should protect public rights of way, especially those through or between open spaces (see map at paragraph 15.6.21) or Local Green Spaces (see maps at paragraph 15.6.22), and where possible enhance them to provide well connected routes and open spaces.

**POLICY EG5 Green Infrastructure within Ercall Magna.**

Development proposals should, as appropriate, retain green infrastructure and provide new green infrastructure which links built and open areas.

**POLICY EG6 Protection of the Countryside within Ercall Magna.**

New development proposals that would have a significant impact on the quality and visual appearance of the countryside within the Neighbourhood Area should provide appropriate mitigation.

### **6.3. Justification**

**6.3.1** The Policies will help to protect and where possible enhance the connectivity through and between green spaces and help to achieve the NPPF aim of promoting healthy communities. These policies will also contribute to the achievement of sustainable development by allowing for the protection of play and recreation facilities that contribute to the environmental, social, economic and cultural wellbeing of Ercall Magna. The Policies will make sure that the settlements within Ercall Magna are attractive to visitors and continue to be valued places in which to live, work and invest. These Policies will help to achieve the NDP objectives for the environment and valued green spaces. The policies will protect connectivity through and between green spaces and areas of built environment and along footpaths and bridleways.

**6.3.2** These Policies conform to the NPPF and the TWLP Policies NE1 Biodiversity and Geodiversity, NE2 Trees, Hedgerows and Woodlands, NE3 Existing Public Open Space, NE4 Provision of Public Open Space and SP4 Presumption in Favour of Sustainable Development.

## **7. POLICIES FOR CONSERVATION AND HERITAGE**

### **7.1. Strategic Policies**

**7.1.1** There are 28 Listed Buildings and the High Ercall Conservation Area within the Ercall Magna Neighbourhood Area. The High Ercall Conservation area was designated in 1981 and extended in 2010 after a Conservation Area Appraisal was carried out. A Conservation Area Management Plan was adopted in 2008. The Conservation Area and the Management Plan both contain descriptions of the historic character and qualities of High Ercall and provide the basis for the Policies to conserve and protect High Ercall's historic buildings, character, structures and landscape.

**7.1.2** Together the Conservation Area and the Management Plan contain detailed guidance on planning policies, sub-division of plots, highway/boundary treatments, trees and open space, public realm, services, vacant properties, building maintenance and buildings of local interest. The Conservation Area forms the historic core of High Ercall and helps to define its importance and value in the present day. The survival of its simple street pattern with its Listed and historically important buildings and features is central to the conservation of the village. The building styles and their architectural details define the character of High Ercall.

**7.1.3** The two documents set out how planned development should be carried out so that it is compatible with the historic character and appearance of High Ercall. Their aim is to make sure that any new development contributes to the Conservation Area of High Ercall and where possible enhances the local environment. The Management Plan is an integral part of this NDP, setting out design principles based on the local vernacular.

**7.1.4** The NPPF states that heritage assets including sites and buildings of historic value are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. The TWLP sets out Policies for Listed Buildings and Buildings of Local Interest. High Ercall is listed as one of the Conservation Areas. Within the Conservation Area there are extra controls placed on development and permission is required to fell most trees whether or not they are covered by a Tree Preservation Order (TPO).

<b>POLICY CH1 The Design of Proposed New Development within Ercall Magna</b>
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<b>The design of new planned development within the Neighbourhood Area should be in keeping with the style, height, mass, density, scale, form and materials that define the character of the local area.</b>
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### **7.2. Justification**

**7.2.1** The Landscape around Ercall Magna provides a valued countryside setting for High Ercall and its Conservation Area. These Policies will help to deliver the NDP Objectives for the conservation and preservation of the character and viability of the villages and settlements of Ercall Magna.

**7.2.2** This Policy conforms to the NPPF and the TWLP Policies BE1 Design Criteria, BE4 Listed Buildings, BE5 Conservation Areas, BE6 Buildings of Local Interest and SP4 Presumption in Favour of Sustainable Development.

## **8. POLICIES FOR PEDESTRIANS, TRAFFIC AND TRANSPORT**

### **8.1. Strategic Policies**

**8.1.1** The early consultation respondents were generally concerned about the flow and speed of traffic passing through the villages of Ercall Magna, in particular High Ercall. Residents were especially concerned about the volume and speed of heavy goods vehicles (HGV) travelling to and from commercial and storage premises near to High Ercall and at Osbaston. Deliveries to and from larger farms were also of concern to people living around them. The impact of HGVs on road safety and the safety of pedestrians and other road users were prominent topics of discussion at the public meetings held during the early consultation period.

**8.1.2** The impact of HGVs on residential properties alongside the most frequently used routes were raised as matters that must be addressed by many residents attending the public meetings. Residents highlighted the importance of reducing traffic speed, enforcing speed limits and parking regulations and enforcing planning conditions in respect of existing development and agreed routes for HGVs to and from the commercial premises within the Neighbourhood Area. The matters that attracted most comments were keeping vehicles to the approved routes and slowing them down through the villages/settlements.

**8.1.3** Improving routes for pedestrians and cycling, with the aim of reducing the need to travel by car, were matters raised by a large number of residents. Generally residents wanted safer walking routes and better street lighting.

**8.1.4** The NPPF sets out objectives for promoting sustainable transport. Of particular relevance to Ercall Magna are seeking opportunities to promote walking, cycling and public transport use. The mitigation of any adverse effects of traffic and transport infrastructure should be integral to the design of schemes and contribute to making high quality places. The planning system is directed to actively manage patterns of growth in support of the NPPF objectives. The NPPF recognises that sustainable transport solutions will vary between rural and urban areas and that this should be taken into account in both plan making and decision-making.

**8.1.5** The TWLP sets out the requirements for the design of roads and streets in Local Plan Policy C4 Design of Roads and Streets. The Local Plan recognises the need to reduce overall reliance on the car and to encourage the use of more sustainable modes of travel, particularly for short distance trips.

**8.1.6** The Parish Council recognises that matters relating to highways and traffic are the responsibility of the Local Highways Authority and expects Telford & Wrekin Council to monitor traffic speeds and seek speed limits appropriate to the rural environment. The Parish Council also expects the Local Planning Authority to enforce planning conditions that restrict or direct HGVs to specific route when travelling to and from commercial sites and locations within the Neighbourhood Area.

**8.1.7** The Parish Council also expects the Local Planning Authority to require new developments to provide high quality walking and cycling routes and supporting facilities such as bicycle parking when determining planning applications.

**8.1.8** Local Plan Policy C1 Promoting Alternatives to the Car seeks to reduce the need to travel by car, encouraging the retention of local services, encouraging the use of information technology and delivering a more sustainable transport system. Policies C3, C4 and C5 similarly require all new development to demonstrate their compliance with government guidance and that they are designed to an acceptable standard.

## **8.2. Policy Objectives**

**8.2.1** The importance of sustainable transport was highly rated by consultation responders. For example, regular and reliable bus services, adequate off street parking and improved facilities for cycling and walking were important objectives arising from consultation. Locating any new development within easy walking distance of bus stops and other village/settlement facilities were highlighted. Linking development to village/settlement centres with footpaths and cycle ways where possible was considered to be important. Also locating any new development where issues of congestion, parking and road safety would not be exacerbated. In order to be ready for further changes in modes of transport charging points for electric vehicles should be considered in new developments and conveniently located to community facilities.

<b>POLICY TR1 Traffic and Road Safety within Ercall Magna.</b>
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<b>Where new residential development is permitted, opportunities taken to calm traffic speeds and manage traffic volumes through highway design, street furniture, signage and road surface materials will be supported.</b>
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<b>POLICY TR2 Public Rights Of Way and Cycling in Ercall Magna.</b>
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<b>The enhancement or improvement of public rights of way providing access for all, including pedestrian and cycle links, especially those that provide or improve access to schools and community facilities and local services will be supported.</b>
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## **8.3. Justification**

**8.3.1** These Policies will help to achieve the NDP Objectives as expressed through consultation. These Policies conform to the NPPF and TWLP Policies C1 Promoting Alternatives to the Car, C3 Impact of Development on Highways, C4 Design of Roads and Streets, C5 Design of Parking and SP4 Presumption in Favour of Sustainable Development.



## **9. POLICIES FOR COMMUNITY WELLBEING**

### **9.1. Strategic Objectives**

**9.1.1** A significant number of respondents to the consultations referred to the importance of community facilities<sup>7</sup> to serve local people. In particular support for the elderly and access to GP medical services were the subject of respondents' detailed comments. In High Ercall there is currently a local shop, Post Office and active community groups, including tennis and bowls. Residents wish to see these services / facilities retained and protected.

**9.1.2** The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places. The NPPF sets out a number of ways in which planning can promote social interaction be safe and accessible and support healthy life styles. Planning policies and decisions should provide the social, recreational and cultural facilities that communities need.

**9.1.3** Policy COM1 of the TWLP 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.

### **9.2. Policy Objectives**

**9.2.1** Respondents to consultation strongly supported the inclusion of policies in respect of community facilities in the NDP. Respondents identified a number of objectives in respect of community facilities:

1. 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
2. To encourage new facilities for families, young people and the elderly
3. To protect and retain existing community premises and facilities

#### **POLICY CF1 Provision of New Community Facilities in Ercall Magna.**

**Proposals for new and/or improved community facilities will be supported where it can be demonstrated that the proposed development will not have a significant adverse impact on the amenity of surrounding residential areas or the local environment.**

### **9.3. Justification**

**9.3.1** To make sure that the villages and settlements of Ercall Magna remain socially sustainable places in which to live it is essential that community resources and facilities are retained and the loss of such facilities resisted and their improvement supported and encouraged.

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<sup>7</sup> For the purpose of the NDP, the term 'community facilities' has the same meaning as in the TWLP

**9.3.2** This Policy conforms to the NPPF and the TWLP Policies COM1 Community Facilities and SP4 Presumption in Favour of Sustainable Development. These Policies will help to achieve the NDP objectives as expressed through consultation.

## **10. POLICIES FOR ACHIEVING SUSTAINABLE DEVELOPMENT AND RESPONDING TO THE CHALLENGE OF CLIMATE CHANGE**

### **10.1. Strategic Policies**

**10.1.1** Consultation respondents provided a range of views in relation to renewable energy and climate change. The incorporation of renewable energy technologies into new developments in Ercall Magna would be strongly supported. Respondents would also support the use of energy efficient management systems in new developments.

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

**10.1.3** The 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 and low carbon energy and associated infrastructure.

**10.1.4** Local Planning Authorities are required to plan for new development in locations and ways that reduce greenhouse gas emissions. When 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 energy local planning authorities should recognise 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.

**10.1.5** 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 decentralised, renewable or low carbon energy systems and from low carbon sources.

**10.1.6** In determining planning applications Local Planning Authorities should expect new development to comply with any Development Plan or local requirements for decentralised energy supply. Also to take account of landform, layout, building orientation, massing and land supply to minimise energy consumption.

**10.1.7** The TWLP 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. In 2019 the Council declared a climate emergency in and committed to ensure its activities and operations are carbon neutral by 2030. A commitment was also made to remove single-use plastics from the Council's operations and activities, replacing them with sustainable alternatives by the end of the current administration in 2023.

**10.1.8** In order to satisfy the expectations of the residents of Ercall Magna the Parish council expects Telford & Wrekin Council in its role as Local Planning Authority to use its best endeavours to secure a high standard of energy efficiency in any new developments permitted within the Neighbourhood Area.

<b>POLICY LRE1 Energy Efficient Development within Ercall Magna.</b>
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<b>New development and changes of use and alterations (including to heritage properties) should be designed to achieve a high standard of energy efficiency and a high and sustainable level of design and construction. Proposals for development that exceed the minimum mandated design, construction and energy efficiency standards will be supported. Where practicable, proposed developments should include provision for electric vehicle charging points.</b>
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## **10.2. Justification**

**10.2.1** This Policy will help to achieve the NDP objectives as expressed through consultation. This Policy conforms to the NPPF and TWLP Policies ER1 Renewable Energy and SP4 Presumption in Favour of Sustainable Development.

## **11. MEETING THE BASIC CONDITIONS**

**11.1** The Policies set out in this NDP meet the 'Basic Conditions' requirements as set out in the Town and Country Planning Act and will make a contribution to the achievement of sustainable development during the lifetime of the Plan. In order to comply with neighbourhood planning regulations and to justify and support the NDP a Basic Conditions Statement, a Consultation Statement, A SEA Screening Statement and a HRA Screening Statement have been prepared and made available to Telford & Wrekin Council and the Independent Examiner with the Regulation 15 Submission. All of the NDP documents can be viewed online at the Parish Council's website and the Telford & Wrekin Council website.

## **12. IMPLEMENTATION OF THE PLAN**

**12.1** The Parish Council recognises that most of the new development will be carried out by private sector developers. The Parish Council is also aware that the Local Planning Authority will consider the overall viability of the development as part of the process of determining planning applications. The Parish Council is also aware that the Local 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 TWLP addressing delivery and monitoring of the Local Plan 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 the Policies in the Local Plan.

**12.2** Over the lifetime of the Ercall Magna NDP the Parish Council will identify projects that could be funded from developers S.106 contributions agreed as part of planning permissions granted within the Neighbourhood Area. The Parish Council would urge prospective developers to meet with the Parish Council in advance of submitting their planning applications in order to discuss the potential benefits to Ercall Magna and to make sure that the proposed development can achieve the standard of quality, layout and design set out in the Policies of its NDP.

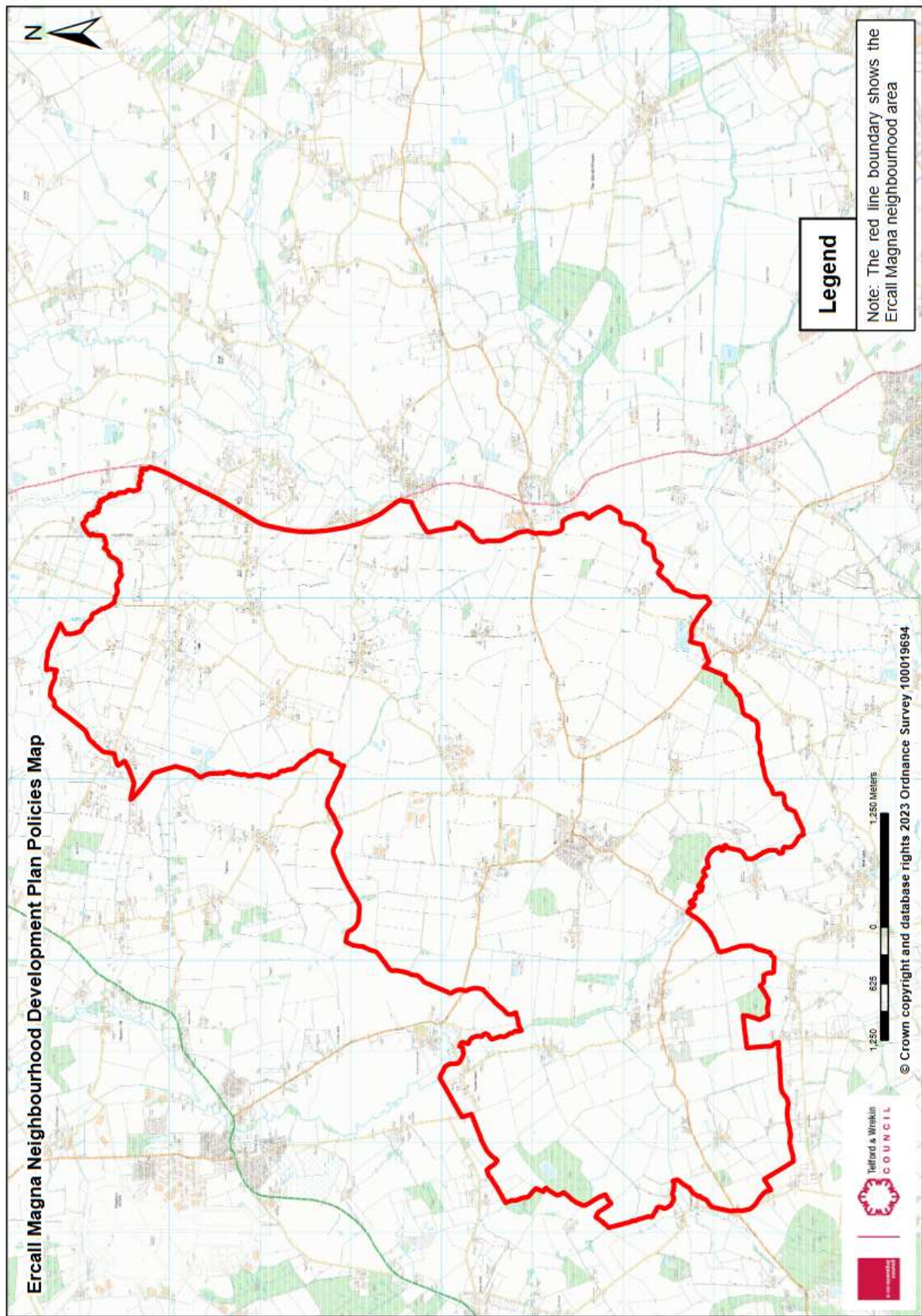
## **13. MONITORING AND REVIEW**

**13.1** 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 the Local Plan as part of the Annual Monitoring Report (AMR). Ercall Magna Parish Council will work with Telford & Wrekin Council to assist in this process and contribute to the AMR.

**13.2** The Parish Council will monitor the implantation of its NDP to make sure that its objectives are achieved over the lifetime of the Plan. The Parish Council will receive annual reports summarising development 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 receive regular reports on the NDP 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.


It is anticipated that the first review will be in five years following the date that the NDP is “made” (adopted) by Telford & Wrekin Council.

# 14. ERCALL MAGNA NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES AREA & BOUNDARY



## 15. APPENDIX

### 15 .1. Application for Designation of a Neighbourhood Plan Area



**ERCALL MAGNA PARISH COUNCIL**  
9 Burnham Avenue  
Belvidere Paddocks  
Shrewsbury  
Shropshire. SY2 5LL  
Email: [eg.davies@virgin.net](mailto:eg.davies@virgin.net)  
Website: [www.ercallmagnaparishcouncil.gov.uk](http://www.ercallmagnaparishcouncil.gov.uk)  
Parish Clerk: Edward Davies PILCM  
28<sup>th</sup> January 2013

**To:** Katherine Kynaston  
Business & Development Planning Manager  
Telford & Wrekin Council  
Wellington Civic Offices  
Larkin Way  
Telford  
TF1 1LX

**Ercall Magna Parish Council**

**Application for Designation of a Neighbourhood Plan Area**  
**Application to Telford & Wrekin Council**

Ercall Magna Parish Council, being a 'relevant body', as required by legislation under Neighbourhood Planning (General) Regulations 2012, wishes to prepare a Neighbourhood Development Plan. We confirm that Ercall Magna Parish Council is a relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act.

Ercall Magna Parish Council is situated on the Shropshire plain at an altitude generally of 240 feet (70 metres) above sea level and is the largest rural parish (in area) in the Unitary Authority of Telford & Wrekin Council.

It has an area of 3,739 Hectares (14.43 sq miles) and a perimeter of 38.84 Km's (24.13 miles). There are approximately 700 properties in the parish and an electorate of 1350. The 2001 census showed a total population of the parish of 1682. In the centre of the parish is the village of High Ercall, with hamlets in Cold Hatton, Cotwall, Ellerdine, Ellerdine Heath, Moortown, Osbaston, Poynton, Poynton Green, Roden, Rowton, Shirlowe and Walton.

The boundaries of the parish are mostly within the Telford & Wrekin Council area except to the west which is with Shropshire Council. To the east and south there are splendid views across the Wrekin, and south Shropshire hills. It has easy access to the medieval town of Shrewsbury and the modern town of Telford.

At its meeting on Monday 28<sup>th</sup> January 2013 Ercall Magna Parish Council discussed the possible Neighbourhood Plan areas which could include any, all or part of the villages and hamlets in the parish.

It was unanimously agreed that the defined Neighbourhood area would be bounded by the parish boundary in its entirety as shown in the accompanying map. We consider the area defined as being an appropriate area to be designated as a Neighbourhood area.

The Parish Council has established a Steering Group of representative Councillors, Officers and members of the Community to oversee and advise on the delivery of the Neighbourhood Plan.

It is accepted that Ercall Magna Parish Council is within an area for limited growth and development and for promoting or improving the social, economic and environmental wellbeing of the area Therefore we feel it is vital that local communities have a say in local decision making reflecting future development.

The Parish Council requests that you commence to process this application as set out in paragraph 6 of Part 2 of Schedule 9 of the Localism Act 2011.

Yours sincerely  
  
Edward Davies PILCM  
Parish Clerk  
Ercall Magna Parish Council



## 15.2. Decision in respect of application for Designation of Ercall Magna Parish as a Neighbourhood Area

### **Borough of Telford & Wrekin Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012 Decision regarding application for designation of the Ercall Magna Parish Council area as a neighbourhood area**

Borough of Telford and Wrekin (“the Council”) received from Ercall Magna Parish Council an application under Regulation 5 for the Council to designate the area comprising the Ercall Magna Parish Council area as a neighbourhood area within the meaning of section 61 G of the 1990 Act (see explanatory note below).

NOTICE IS GIVEN that on 19<sup>th</sup> September 2013 under section 61G of the Town and Country Planning Act 1990 and all other enabling powers, the Council has designated the administrative area of Ercall Magna Parish Council as a neighbourhood area (for the purposes of section 61G (1) of the Town and Country Planning Act 1990 as amended).

The name of neighbourhood area is the administrative area of Ercall Magna Parish Council.

A map of the neighbourhood area can be viewed at Telford & Wrekin Council’s website; [www.telford.gov.uk/neighbourhoodplanning](http://www.telford.gov.uk/neighbourhoodplanning).

The relevant body which made the application is Ercall Magna Parish Council

Katherine Kynaston  
Business & Development Planning Service Delivery Manager  
21st October 2013

#### **Explanatory Note**

Following the Introduction of the Localism Act 2011, the purpose of designating a neighbourhood area is for a neighbourhood plan to then be prepared for that area. The Ercall Magna Parish Council is currently preparing a neighbourhood plan and this designation is part of the formal process.



### **15.3. Consultation Evidence gathered and used for the Review**

- Local Media
- Information displays at public buildings
- Social Media and the Internet
- Consultation letters
- Information gathered by local groups and individuals
- Results and outcomes from Parish Survey 2015 and the detailed and well attended local consultation meetings undertaken by the Steering Group and the Parish Council

### **15.4. Structure of Meetings and Consultation Events**

#### **15.4.1 Parish Council and Steering Group Meetings (Key Decisions):**

- EMPC Council Meetings at monthly intervals.
- Regular Steering Group Meeting.
- Planning Committee Meeting etc with brief description of what was agreed/resolved.

#### **15.4.2 Meetings with the public and or/any local Groups or Individuals:**

- Public Consultation and Engagement Meeting held at High Ercall Village Hall on 19<sup>th</sup> July 2018 between 5.30 pm and 7.30 pm.
- Public Consultation and Engagement Meeting held at Ellerdine Village Hall on 24<sup>th</sup> July 2018 between 5.30pm and 7.30 pm.
- Public Consultation meetings specifically with residents of Roden.

#### **15.4.3 Publicity/Consultation Events at Parish Offices and/or other venues:**

- Consultation Surveys distribution of information to make public aware of NDP and their opportunity to participate and contribute.
- Information displays at various Parish meetings.

### **15.5. List of Documents Used in Compiling the Review**

- The relevant Statutory planning documents
- TWLP and its supporting documents:
  - Sustainability Appraisal
  - Strategic Housing Market assessment
  - Strategic Housing Availability Assessment
  - Local Green Infrastructure Needs Study
  - Green Space Technical Study
- NPPF and Planning Policy Guidance (PPG)
- 2011 Census
- Telford & Wrekin 2017 Annual Monitoring Report
- Parish Profile prepared from information provided by Telford & Wrekin Council

- Ercall Magna Neighbourhood Parish Survey and Analysis Report (ShropshireRCC) May 2015

## 15.6. Parish Profile

**15.6.1 Parish Profile – Ercall Magna.** The profile of this parish involves data from a number of sources including the 2001 and 2011 censuses, the High Ercall conservation area management plan and local knowledge.

**15.6.2 Physical Characteristics.** The parish of Ercall Magna stands in the north of the borough of Telford & Wrekin, north west of the Telford new town. Situated within the parish is the village of High Ercall along with several hamlets: Cold Hatton, Ellerdine, Ellerdine Heath, Poynton, Poynton Green and Roden, Rowton, Walton, Moortown and Osbaston. In terms of area it is the largest rural parish within the Telford and Wrekin borough, consisting of 3,739 hectares.

**15.6.3 Population.** From the 2011 Census it can be determined that the parish had a recorded population of 1,639 people which has fallen since the 2001 census was recorded, the population then being 1,682. In addition, it can be recognised that the area has a high ageing population where the mean age is 49.2 years, above the average for the rural area, which is 43.5.

Table 1: Ercall Magna Parish Population and Age profile (Source: ONS, 17 January 2018, Table KS102EW)

Age	2011	
	Number	%
All usual residents	1,639	100.0
Age 0 to 4	58	3.5
Age 5 to 7	46	2.8
Age 8 to 9	19	1.2
Age 10 to 14	73	4.5
Age 15	19	1.2
Age 16 to 17	22	1.3
Age 18 to 19	21	1.3
Age 20 to 24	54	3.3
Age 25 to 29	68	4.1
Age 30 to 44	263	16.0
Age 45 to 59	366	22.3
Age 60 to 64	133	8.1
Age 65 to 74	238	14.5
Age 75 to 84	161	9.8
Age 85 to 89	54	3.3

Age 90 and over	44	2.7
Mean Age	49.2	–
Median Age	51.0	–

**15.6.4 Ethnicity.** In terms of ethnicity the parish has been recorded as having a predominantly white population with over 98%. This reflects the rest of the rural area of the borough by displaying similar figures.

Table 2: Ercall Magna Population by Ethnicity (Source: ONS 17 January 2018, table KS201EW)

Ethnic Group	Number	%
All usual residents	1,639	100
White	1,613	98.4
English / Welsh / Scottish /Northern Irish / British	1,577	96.2
Irish	5	0.3
Gypsy or Irish Traveller	1	0.1
Other White	30	1.8
Mixed/multiple ethnic groups	8	0.5
White and Black Caribbean	2	0.1
White and Black African	0	0.0
White and Asian	4	0.2
Other Mixed	2	0.1
Asian/Asian British	13	0.8
Indian	9	0.5
Pakistani	0	0.0
Bangladeshi	0	0.0
Chinese	0	0.0
Other Asian	4	0.2
Black/African/Caribbean/ Black British	4	0.2
African	0	0.0
Caribbean	3	0.2
Other Black	1	0.1
Other ethnic group	1	0.1
Arab	0	0.0

**15.6.5. Economics and Employment.** The parish varies in its employment structure. The highest majorities lie with over 38% of people being in full time work and around 20% are retired, again indicating that the parish has an ageing population.

Table 3: Ercall Magna Economic Activity (Source: ONS, 24 January 2018, table QS601EW)

Economic Activity	2011	%
All categories: Economic activity	1,165	
Part-time	148	12.7
Full-time	451	38.7
Self-employed with employees: Part-time	1	0.08
Self-employed with employees: Full-time	56	4.8
Self-employed without employees: Part-time	49	4.2
Self-employed without employees: Full-time	77	6.6
Unemployed	16	1.3
Retired	238	20.4
Full-time student	15	1.2
Looking after home or family	34	2.9
Long-term sick or disabled	43	3.6
Other	14	1.2

**15.6.6 Education.** Educational attainment in the parish is also varied. The table below indicates that the highest majority of people have no qualifications which is considerably higher than in the surrounding rural area. This could be a result of having a largely elderly population residing in the area. Furthermore, there is also over 20% with Level 4 qualifications or above which may be reflected by the high number of people in full time employment in the parish. This is average in comparison to other figures within the borough and surrounding rural area. The parish has a primary school located in the village of High Ercall which was first erected around 1860, with an extension being added in 1972 due to growth in numbers.

**15.6.7** The latest Ofsted inspection on the school in 2001 rated the school to be 'good'. In addition, the school was described as being smaller than average. Despite this it is able to hold a capacity of 170 pupils, meaning it has become a very busy institution. This may be due to parents based in surrounding urban areas such as Telford or Shrewsbury preferring their children to attend a rural school under the impression the children will get a more personal, one to one service in a smaller school.

Table 4: Educational Levels across Ercall Magna, the surrounding rural area and Telford and Wrekin(Source: ONS, 24 January 2018, table QS501EW).

Qualification	Number	Ercall Magna %	Rural area %	Telford & Wrekin %
All categories: Highest level of qualification	1,424	100	100	100
No qualifications	421	29.6	19.2	24.6
Level 1 qualifications	154	10.8	10.9	15.1
Level 2 qualifications	202	14.2	15.5	17.9
Apprenticeship	74	5.2	3.8	3.3
Level 3 qualifications	166	11.7	17	13
Level 4 qualifications and above	336	23.6	29.8	20.9
Other qualifications	71	5.0	3.9	5.1

**15.6.8** Travel to work patterns. The table below indicates that almost half of the population of the parish use a car to travel to work. The second highest category shows that nearly 6% of people work from home.

Table 5: Methods of travelling to work for Ercall Magna (Source: ONS, 24 January 2018, table QS701EW)

Method of Travel to Work	Number	%
All categories: Method of travel to work	1,165	100
Work mainly at or from home	68	5.8
Underground, metro, light rail, tram	3	0.3
Train	11	0.9
Bus, minibus or coach	17	1.5
Taxi	4	0.3
Motorcycle, scooter or moped	3	0.3
Driving a car or van	574	49.3
Passenger in a car or van	37	3.2
Bicycle	19	1.6
On foot	47	4.0
Other method of travel to work	9	0.8
Not in employment	373	32.0

**15.6.9** It is clear that within the parish using a car is the most popular method of travelling to work. This is also clear from table 7 below which indicates that the highest majority of households either own 1 car (41.56%) or 2 cars (35.06%). Overall, this may show the need for residents to commute further from villages and hamlets to work. As the most travelled distances were between 5-10km and 10-20km, it can be suggested that people are commuting to settlements in and around the borough, such as Wellington, Newport, Telford,

Shrewsbury or Market Drayton. It is also important to note that according to Table 6 around 17% of people work from home. The relatively high level of home working is consistent with other rural areas across England.

Table 6: Distances travelled to work (Source: ONS, 24 January 2018, table QS702EW)

Distance travelled to work	2011	%
All categories: Distance travelled to work	792	
Less than 2km	37	4.7
2km to less than 5km	24	3.0
5km to less than 10km	124	15.7
10km to less than 20km	295	37.2
20km to less than 30km	18	2.3
30km to less than 40km	22	2.8
40km to less than 60km	27	3.4
60km and over	32	4.0
Work mainly at or from home	138	17.4
Other	75	9.5
Total distance (km)	12,969.9	1637.6
Average distance (km)	22.4	2.8

Table 7: Car or Van availability in Ercall Magna (Source: ONS, 24 January 2018, table QS416EW)

Cars	2011	Ercall Magna %	Rural Area %	Telford & Wrekin %
All categories: Car or van availability	693	100	100	100
No cars or vans in household	67	9.67	7.2	20.6
1 car or van in household	288	41.56	33.1	43.1
2 cars or vans in household	243	35.06	40.2	25.8
3 cars or vans in household	67	9.67	13.2	5.9
4 or more cars or vans in household	28	4.04	6.2	2.1

**15.6.10 Deprivation.** The parish of Ercall Magna has been ranked within the top 40% of most deprived areas within neighbourhoods in England. As the parish has a largely elderly population, this reflects in the deprivation index with a high health and disability domain. In addition, access to houses and services was ranked in the top 10% of most deprived areas.

**15.6.11 Crime.** Useful sources on crime statistics:

<http://www.crime-statistics.co.uk/postcode>

<http://www.police.uk/>

**15.6.12** Housing. Table 8 indicates the breakdown of housing in the borough. 68% of households are recorded as owning their own homes, an increase from the 66.3% recorded in the 2001 census. The current statistics also mirror the 68.8% of home ownership through the remainder of the borough.

**15.6.13** In addition, social renting is on average lower than in the borough while private renting is higher. Social renting in the parish has decreased since 2001 from 16.2% to 13.9% and private renting has increased from 5.9% to 11.7%. That said, the parish has a high proportion of people in social rented accommodation due to the presence of two Wrekin Housing Trust estates in High Ercall.

Table 8: Ercall Magna Housing Tenure (Source: ONS, 24 January 2018, table QS405EW)

Tenure	2011	%
All categories: Tenure	693	
Owned: Total	472	68.1
Owned: Owned outright	258	37.2
Owned: Owned with a mortgage or loan	214	30.9
Shared ownership (part owned and part rented)	1	0.1
Social rented: Total	96	13.9
Social rented: Rented from council (Local Authority)	38	5.5
Social rented: Other social rented	58	8.4
Private rented: Total	96	13.9
Private rented: Private landlord or letting agency	85	12.3
Private rented: Employer of a household member	6	0.9
Private rented: Relative or friend of household member	3	0.4
Private rented: Other	2	0.3
Living rent free	28	4.0

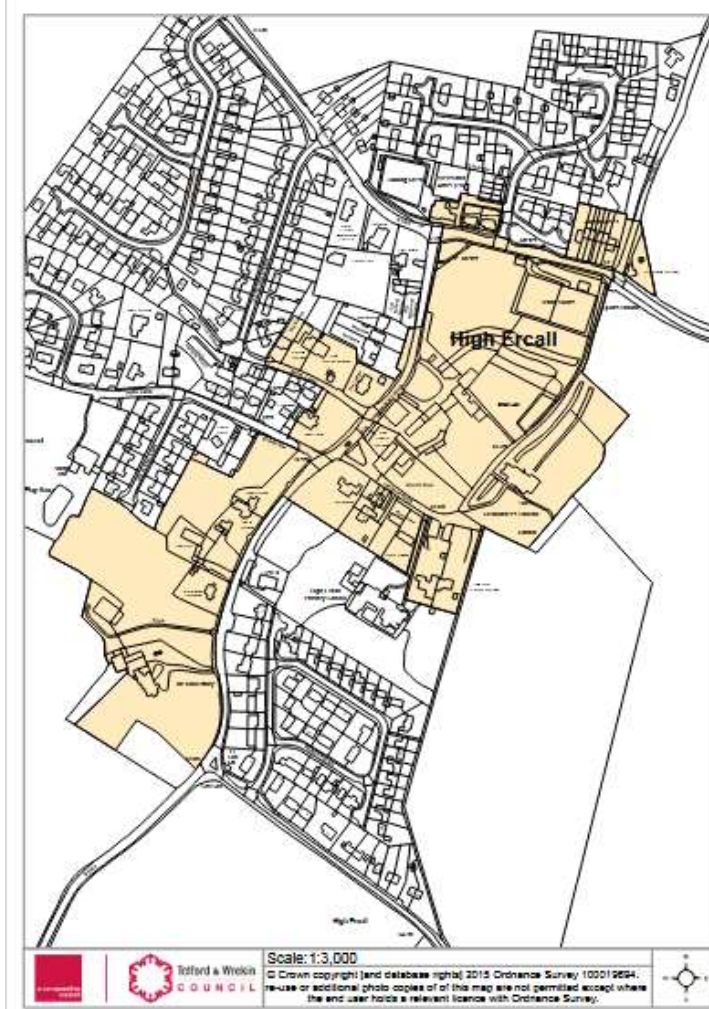
Table 9: Ercall Magna Housing Stock (Source: ONS, 24 January 2018, table QS402EW)

Dwelling Type	Number	%
All categories: Accommodation type	693	100
Detached	321	46.3
Semi-detached	280	40.4
Terraced (including end-terrace)	66	9.5
Purpose-built block of flats or tenement	21	3.0
Part of a converted or shared house (including bed-sits)	1	0.1
In commercial building	2	0.3
Caravan or other mobile or temporary structure	2	0.3



**15.6.14 Heritage.** Within the parish there is one conservation area, first designated in 1981 and based upon the historic centre of the village of High Ercall. The conservation area boundary was revised in 2010, as depicted below. The High Ercall Conservation Area Management Plan was adopted in 2009 and can be found at this link:

[https://www.telford.gov.uk/downloads/file/1868/high\\_ercall\\_conservation\\_management\\_plan](https://www.telford.gov.uk/downloads/file/1868/high_ercall_conservation_management_plan)



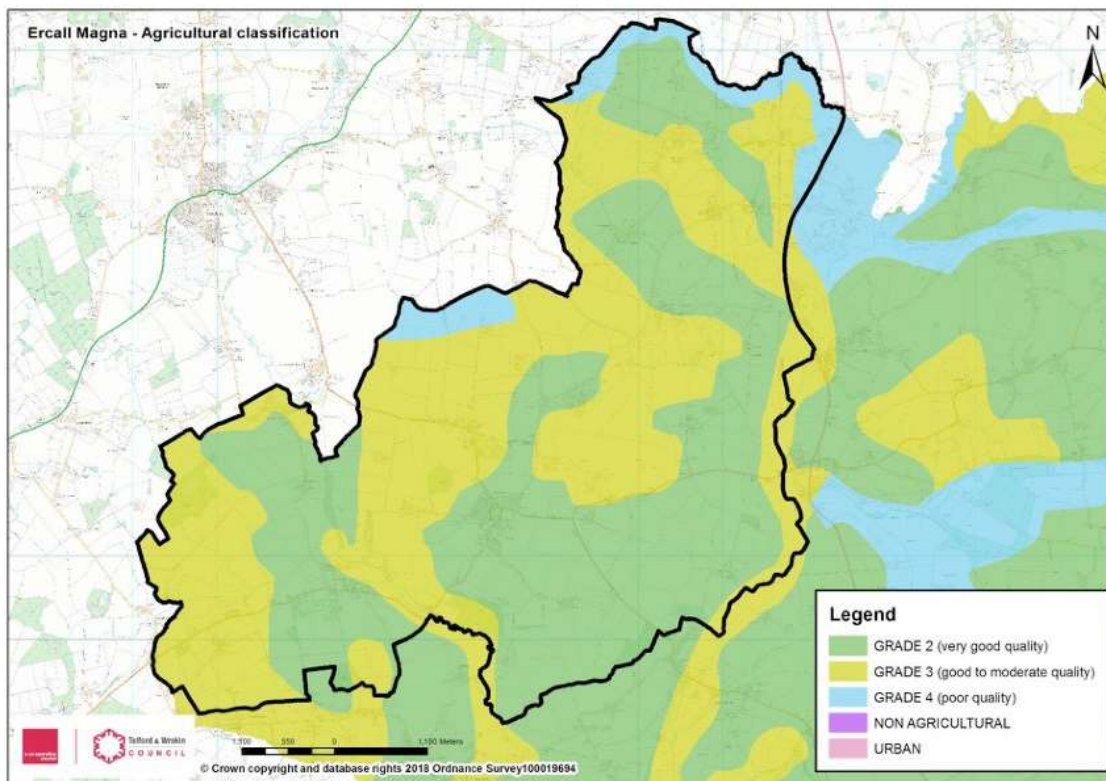
**15.6.15 Access to Services and Public Transport.** There are a number of services within the parish, mainly located around the village of High Ercall. These include:

- A post office
- A shop
- St Michael's & All Angels church (High Ercall), All Hallows church (Rowton) and Ellerdine Methodist Chapel
- A public house in Ellerdine Heath

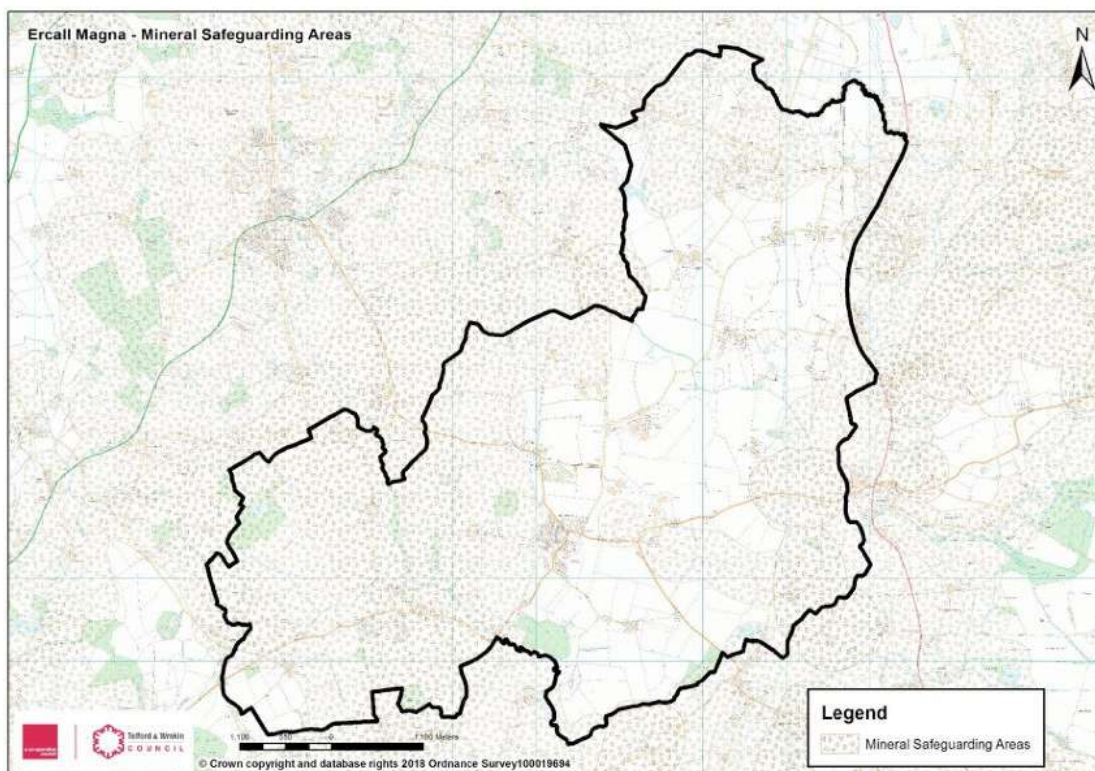
**15.6.16** There are active community groups, such as the tennis club in High Ercall, and garden centres in Roden and Ellerdine Heath.

**15.6.17 Broadband.** FTTC broadband has been delivered throughout the parish via the Superfast Telford scheme.

**15.6.18** Farmland quality. Much of the surrounding countryside is high quality agricultural land. See Agricultural classification map below.

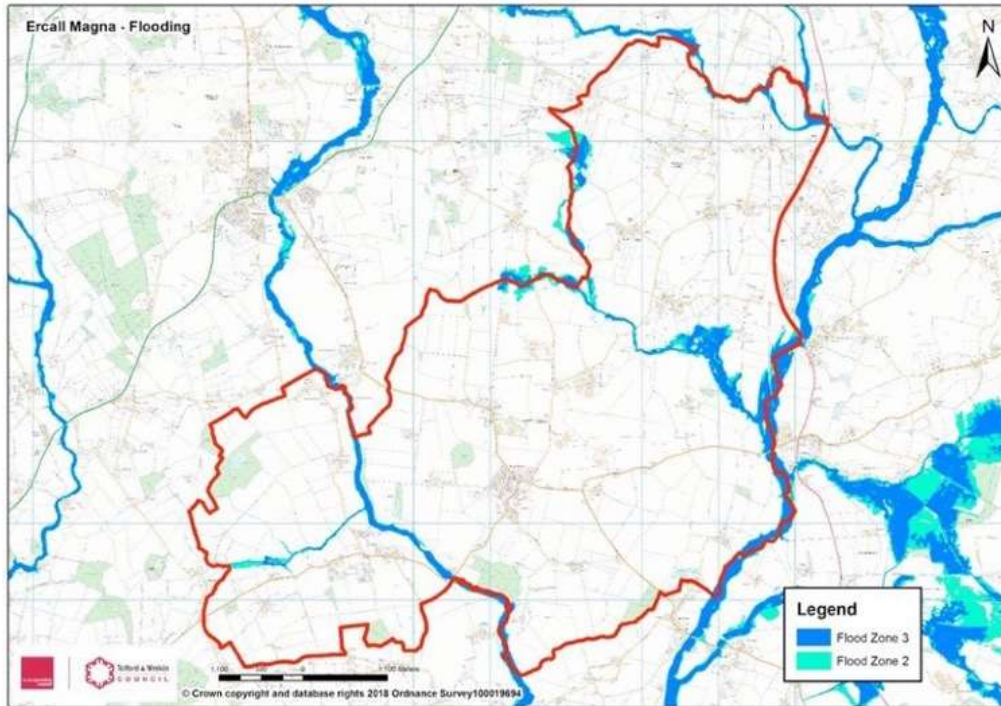


**15.6.19** Minerals. There are sand and gravel deposits in the open countryside west of High Ercall. See Mineral Safeguarding Areas map below.

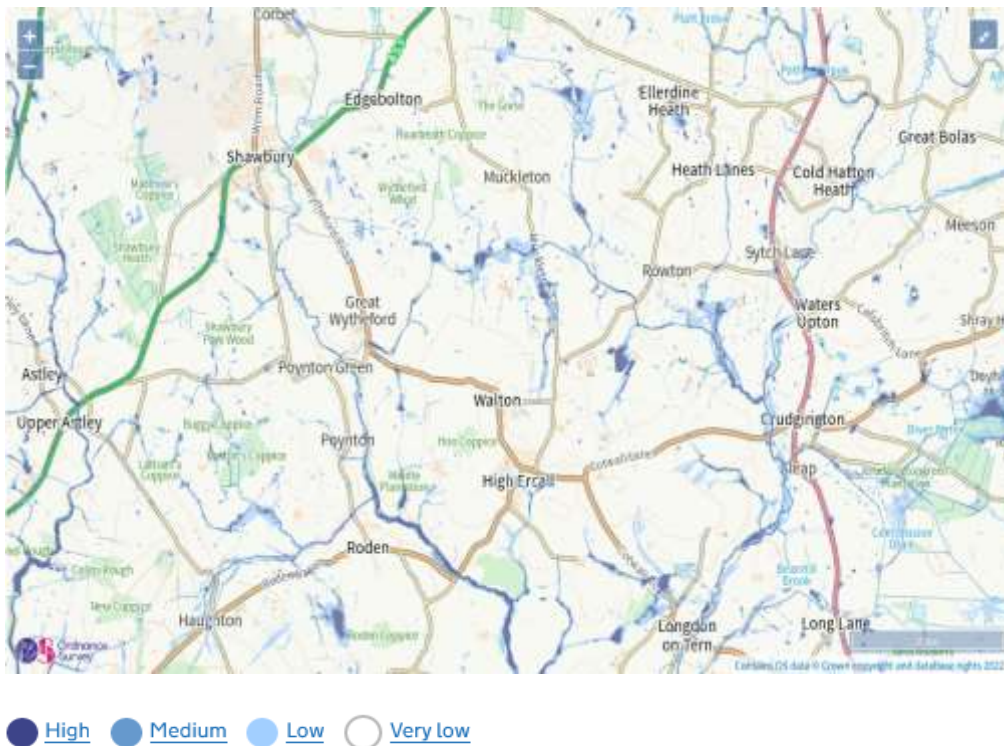


**15.6.20 Flood risk.** Due to the close proximity of the Rivers Roden and Tern and the Lakemoor Brook to the parish, some areas are assessed as flood risk zones. These are predominantly flood zone 3 with small areas being deemed as flood zone 2. These are located north of the parish near Osbaston. See flooding maps below.

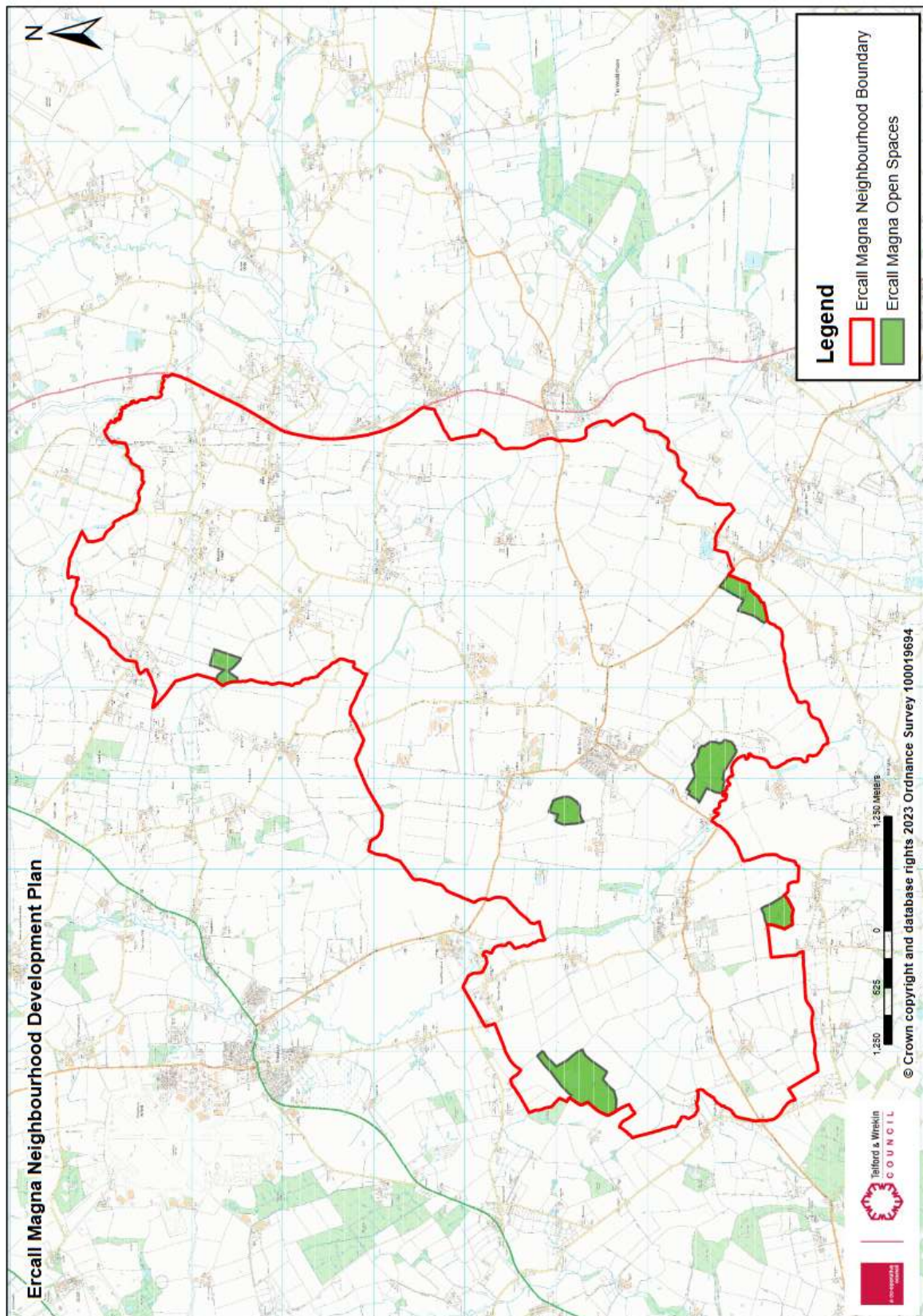
**Extent of flooding from rivers**



**Extent of flooding from surface water**



15.6.21 The following locations, shown in the map below, are designated as Open Spaces in this NDP: Ellerdine Lakes; Hoo Coppice; Long Plantation; Mytton Coppice; Roden Coppice; and, Rough Marl. Policy EG2 refers.



15.6.22 Local Green Spaces designated in this NDP are located in Ellerdine (LGS 1), High Ercall (LGS 2 & 3) and Roden (LGS 4), as shown in the following maps. Policy EG3 refers.



