



# Borough of Telford and Wrekin

## Cabinet

Thursday 19 October 2023

### Telford & Wrekin Draft Local Plan Consultation

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<b>Cabinet Member:</b>	Cllr Richard Overton - Deputy Leader and Cabinet Member: Homes & Enforcement
<b>Lead Director:</b>	Katherine Kynaston - Director: Housing, Employment & Infrastructure
<b>Service Area:</b>	Housing, Employment & Infrastructure
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<b>Wards Affected:</b>	All Wards
<b>Key Decision:</b>	Key Decision
<b>Forward Plan:</b>	20 September 2023
<b>Report considered by:</b>	SMT – 19 September 2023 Business Briefing – 28 September 2023 Cabinet – 19 October 2023

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#### 1. Recommendations for decision/noting:

It is recommended that Cabinet:-

- 1.1 Note the content of the report and the appendices;
- 1.2 In readiness for consultation, approve the draft Local Plan, the draft Policies Map and the proposed Site Allocations as set out in the appendices;
- 1.2 Authorise the Director: Housing, Employment & Infrastructure, in consultation with the Cabinet Member for Homes & Enforcement, to exercise all relevant powers under provisions of the Planning and Compulsory Purchase Act 2004 and of the

Town and Country Planning (Local Planning) (England) Regulations 2012 and associated law and specifically to:

- a) Consult and invite representations on the Local Plan review
  - b) Prepare the local plan for submission to the Secretary of State (following approval from Full Council) and prepare for examination;
  - c) Publish outcome of the examination and recommendations.
- 1.3 Authorise the Director: Housing Employment & Infrastructure, Housing and Communities to exercise the Council's powers relating to its duty to cooperate in relation to the planning of sustainable development as set out in Section 33A Planning and Compulsory Purchase Act 2004 and any other associated legislation and guidance; and
- 1.4 Authorise the Director: Housing Employment & Infrastructure, Housing and Communities to enter into formal arrangements with any person or body referred to or prescribed in accordance with Section 33A Planning and Compulsory Purchase Act 2004 and associated law and authorise the Lead Cabinet Member to sign and confirm the Council's agreement to those formal arrangements if required.

## **2. Purpose of Report**

- 2.1 The purpose of this report is to present the Draft Local Plan (Draft Plan) and proposed site allocations to Cabinet for approval to proceed to a period of public consultation.
- 2.2 Government require Local Planning Authorities to deliver Local Plans and to keep them up-to-date ensuring they are reviewed every 5 years. The borough must also be able to show a 5 year land supply for development with failure to do so risking speculative development that impacts valuable greenspaces and doesn't support provision of key infrastructure. As the current Telford & Wrekin Local Plan ages it will also become increasingly out of step with changes in national policy and more open to challenge.
- 2.3 The existing Telford & Wrekin Local Plan was adopted in Feb 2018 so is subject to review. The Draft Plan is the next formal stage in this review. It sets out how the Council will use the planning system to further the protection of the borough's greenspaces, help bring forward climate ready development that provides homes for all, supports regeneration and brings new investment in infrastructure and job creation. It looks forward to 2040.
- 2.4 Improving the lives and outcomes of the boroughs residents is at the heart of the plan. This includes:
- New policies that will secure more affordable homes including accommodation suitable for key workers, to attract students to stay or return to make their careers locally and for young families.
  - Supporting older people to live independently at home in their communities for longer by enabling the provision of more specialist and accessible homes, bungalows and opportunities to downsize.

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- The Plan will also drive quality housing options helping residents reduce living costs through supporting more energy efficient homes and supporting our call for more investment into estate regeneration.
- Alongside housing choices the Plan will also lead to the creation of more jobs and support our High Street's regeneration
- It will also support transformational schemes like Station Quarter which will deliver both new housing in the Town Centre and new education provision accessible to young people across the Borough raising aspirations and ensuring we have the skills to support our businesses to grow.
- It will also help sustain our villages supporting the viability of local schools and community services.
- A plan led approach to growth will help the NHS plan effectively for community and primary health provision up to 2040.

2.5 Plan led development is also critical to delivering infrastructure enabling the NHS, Police and other key partners to effectively plan for and lobby Government for investment into their services and expand provision. Through the Plan we can also ensure that provision for schools and highway investment is considered as part of new developments.

2.6 The Draft Plan is a consultation document and provides the public and stakeholders an early opportunity to input into shaping the planning policies, priorities and sites for employment and housing that will provide for the Borough's future.

2.7 This report seeks Cabinet approval to undertake consultation on the Draft Plan stage of the review (Appendix 1) in line with the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 18. Following the consultation period the local plan review will then proceed to the Publication stage at which point there will be a further stage of public consultation. This will be followed by independent examination by a Planning Inspector appointed by the Secretary of State, with adoption anticipated 2025/26 subject to the Planning Inspectorate.

### 3. Background

- 3.1 In line with national guidance the Council previously consulted on Issues & Options (I&O) during 2020/21. This set out and sought public views on four strategic objectives underpinning the review of the Telford & Wrekin Local Plan:
- Employment led growth through **inward investment and job creation**
  - A '**Forest Community**' approach which affords the **protection, enhancement and accessibility of the natural environment and green spaces that characterise the Borough**
  - Support for **regeneration of our Borough Towns, new town estates and infrastructure**

- Meet local housing needs including providing **more affordable and specialist accommodation** to support people to live longer and healthier at home
- 3.2 The I&O stage provided an opportunity for early public and stakeholder feedback into how policies could be strengthened, options for the distribution of growth across the borough as well as level of growth. Over 2,000 comments were received from 120 organisations and members of the public. The majority of respondents were supportive of the priorities and policy approaches set out by the Council.
- 3.3 As part of the overall review process the Council has refreshed its land supply and carried out two 'call for sites'. In total 200 potential development sites were submitted for consideration.
- 3.4 The plan led system is an important part of bringing forward new opportunities for development and investment. Across the West Midlands Local Planning Authorities (LPAs) are making progress with the review and production of plans.
- 3.5 Nationally the Government have been clear that they expect LPAs to meet their obligations to maintain up to date local plans. The Governments National Planning Policy Framework (NPPF) **requires Councils to review and update local plans every 5 years**. The Government requires Councils to objectively assess their areas development needs and plan accordingly.
- 3.6 The Governments proposed changes to the plan making system through the revised NPPF and the Levelling Up and Regeneration Bill will not be fully in force until late 2024. By this date the current Telford & Wrekin Local Plan will be nearly seven years old and **will be considered out of date**, therefore it is very important that the Council progress plan making under the certainty of the current system. The changes to the planning system will continue to require the Council to have an up to date local plan in place every five years and maintain a five year housing land supply in order to maintain control of local housing supply policies.
- 3.7 The local plan review will support the delivery of Council strategies that will help the borough thrive and grow in a sustainable manner including the Economic Development Strategy, Local Transport Plan and Health & Wellbeing Strategy. The proposals in the Draft Plan will make a positive impact on the Councils ambition of a carbon neutral borough by 2030 as set out in the Councils Climate Change Action Plan.

#### 4. Summary of main proposals

- 4.1 The LPA should ensure that the local plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects and the development and infrastructure requirements of the area. The type of evidence and assessments required are set out in the NPPF.
- 4.2 The Council has a strong vision for Telford & Wrekin and this needs to be matched by an up to date land use vision for the borough.

- 4.3 **Central to the review and the new plan, is to effectively and successfully balance growth with the protection and enhancement of the boroughs green spaces.** Telford is characterised by the extent of its areas of publicly accessible green space including Local Nature Reserves (LNR), Wildlife Sites, Green Guarantee sites and its 2,500 hectares of 'green network'. The review is an opportunity to reinforce the protection of existing green space as well as create new ecologically valuable and accessible areas that can positively contribute towards tackling climate change, improving people's health and wellbeing.
- 4.4 The review is an opportunity for the Council to reinforce its **strategic approach to addressing the housing needs** of the borough including more affordable housing in a greater range of locations. Responding to the changing demographic and care needs of residents will also be addressed through the provision of more supported, specialist and accessible housing.
- 4.5 The Draft Plan sets out six strategic priorities that reflect the Councils vision for the borough that will ensure the plan delivers sustainable growth, these include;
1. **tackling climate change and achieving carbon neutrality;**
  2. **protection and enhancement of the green and natural environment;**
  3. **maximising inward investment and employment opportunities;**
  4. **securing better homes for all;**
  5. **delivering regeneration, renewal and stronger communities; and**
  6. **improving health, wellbeing and tackling health inequalities.**

#### Key policy areas

- 4.6 The purpose of the Local Plan review is to update policies contained within the current Telford & Wrekin Local Plan not to wholly replace those policies, therefore there will be;
- policies that are carried forward, from the current Telford & Wrekin Local Plan, without change;
  - policies that have been updated to reflect the local and / or national position;
  - new policies that are relevant to future development proposals; and
  - policies that have been merged or in some cases removed where they are no longer relevant.
- 4.7 The key policy changes are listed below:
- **Strategic policies** – these have been strengthened to reflect the 6 key priorities of the Draft Plan
  - **Natural environment** – new policies helping to deliver more green infrastructure in developments and Bio-diversity Net Gain both of which will help enhance the natural environment. A strategic green gap policy that will help maintain separation between villages and urban areas.
  - **Housing types and tenure** – building on the Councils pioneering '*Homes for All*' supplementary planning document a strengthened policy approach to housing mix clarifies local housing needs, the use of Nationally Described

Space Standards and the need for developments to deliver accessible homes. The policy will help deliver more intergenerational communities.

- **Housing delivery** – New policies to cover the control of Homes of Multiple Occupancy where planning permission is required, help accelerate the regeneration of stalled development sites and to facilitate the delivery of estate regeneration. The Telford Town Centre policy has also been updated to reflect the changes taking place at Station Quarter providing a context for any further residential proposals. Site specific policies are set out for proposed Sustainable Urban Extensions specifying what sites will be required and ensuring that these deliver new infrastructure to support new and existing communities.
- **Climate change** – this is new section within the Draft Plan and reflects the recently adopted 'Climate Change Guidance for Development' supplementary planning document. New policies cover the thermal efficiency of homes through sustainable construction and carbon reduction, sustainable renewable energy in new developments and a strengthened position on water efficiency. Related policies include securing strategic renewable energy schemes in the right locations, managing air quality and delivery of electric vehicle charging infrastructure.
- **Design** – policies clarifying the key elements of design for housing developments and commercial and industrial estates.

### Infrastructure planning

- 4.8 Plan making is an important means of ensuring that infrastructure providers such as the Local Education Authority, Local Highways Authority, Emergency Services, NHS and utilities providers can plan their own services, manage their assets and secure additional investment with certainty over the plan period. The absence of plan led growth and risk of speculative development would put significant additional strain on public sector services. In preparing the Draft Plan the Council have worked with providers to ensure an early view of potential development sites and that the proposals in the plan will be supported by critical infrastructure for both new residents and to support existing communities.
- 4.9 The Council will be working actively with providers to develop an Infrastructure Delivery Plan in advance of submission of the final Plan to the Planning Inspectorate. This will contain details of schemes and projects that are likely to arise as a result new development coming forward.
- 4.10 The Council await confirmation of Government proposals to reform the Community Infrastructure Levy and replace this with a new Infrastructure Levy. This would see the costs of infrastructure accounted for in the purchase price of land and be accounted for upfront in the planning process. This will ensure certainty around developer funding for the purpose of infrastructure planning.

### Housing requirement

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- 4.11 As part of undertaking the review of the Telford & Wrekin Local Plan (Local Plan) the Council commissioned an Economic & Housing Development Needs Assessment (EHDNA) in 2020. Part 1 of the EHDNA was published as part of the **initial Issues & Options consultation undertaken in autumn / winter 2020**. As a result of the EHDNA 3x scenarios<sup>1</sup> were consulted on at this stage. These were based on economic growth, population growth and recent rates of housing delivery. The outcome of the consultation was broad support for the population led scenario and this is also considered to provide the best and most robust basis for the draft housing requirement by our advisors working nationally on Local Plan reviews and is now further underpinned by the census update.
- 4.12 On this basis the Council have used the population led scenario to underpin the proposed draft housing requirement. This scenario would result in the Council planning for a total of 20,200 over the plan period (2020 to 2040).
- 4.13 However of this figure it is important to note that over 55% of these homes have already been identified and have planning approval and/or are built or under construction. The majority of this is on sites in the south and west of Telford including Lawley, Lightmoor, Hadley Quarry and recent permissions at Station Quarter and the Hem.
- 4.14 On this basis only **8,820 or c.441 pa new homes will be required through new site allocations up to 2040. This will include individual homes of a range of tenures as well as schemes for extra care, dementia care, adapted properties, bungalows and retirement living.**
- 4.15 The proposed housing requirement is **below recent rates of housing delivery** reflecting the move from former new town driven growth to a locally determined growth vision for a 'young' town.
- 4.16 Recent housing delivery in the borough has seen c.30% of all new homes being delivered for affordable tenures. This includes homes secured through Section 106 funding and Homes England grant. The housing requirement and supporting housing policies will build on this success.

### Employment requirement

- 4.19 The Council have identified a need for 167ha of employment land over the plan period. 76ha of land has already been identified including sites granted planning and/or under construction and existing employment allocations to be carried forward from the current Telford & Wrekin Local Plan.

### Development sites

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<sup>1</sup> The figure in the EHDNA identified the need for a 13 homes / pa uplift to account for older people's accommodation in line with the Council's aspiration to move away from residential care provision this has been included in the figures below.

- 4.20 In determining how to meet its development needs through site allocations the Local Planning Authority must comply with two tests;
- 1) a requirement to objectively assess the development needs of the borough and
  - 2) a separate requirement to assess the availability of land within the borough.

Legally the Council must make best efforts to meet its own development needs from the land available for development in the borough. Through the review the Council has fulfilled these tests. The sites being put forward for consultation are deemed to be the 'best available' from the borough's land supply.

- 4.21 As part of the call for sites process 200 sites were submitted by landowners for consideration it has been made clear that submission of a site is in no way a guarantee that the site will be taken forward into the Draft Plan or, ultimately, the adopted version of the plan. Officers have assessed all submitted sites and have identified a proposed set of sites for consultation as part of the Draft Plan stage. The assessment drew upon existing data relating to site constraints, input from technical officers and stakeholders, new commissioned evidence and the outputs from the Integrated Impact Assessment.

- 4.22 The sites are distributed across Telford, Newport and the rural area and subject to the outcome of the Draft Plan consultation, may be amended prior to the Publication version of the plan. The sites proposed for consultation include;

**Brownfield Sites in Telford** – including; old factories, derelict land, vacant commercial sites – this reflects the Council's priority to maximise brownfield land opportunities to protect inner urban greenfield sites and reflecting the scale of development that has happened within Telford under the current plan.

**Potential Sustainable Urban Extensions (SUEs)** – a significant number of sites were submitted on the boundary of Telford. The Council recognised that groupings of these sites could potentially form SUEs. Three SUEs have been included within the Draft Plan for consultation. The benefit of a SUE is that it provides a scale of development that can secure benefits for residents on site and in the wider community, including;

- on-site primary schools and funding toward secondary school provision
- local centres bringing jobs and services close to communities, including an appropriate mix of health care provision;
- a mix of housing opportunities including affordable and specialist accommodation ;
- local employment opportunities ;
- new areas of publicly accessible green space ;
- landscaped buffering to protect existing communities and important landscapes; and
- on and off-site infrastructure including; land drainage, links to Telford's extensive walking and cycling networks and renewable energy infrastructure.

**Options for growth in villages** – the proposed sites seek to provide a more open approach and choice for growth in villages to provide opportunities for affordable



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and accessible homes, sustain village schools and support local businesses and improve community facilities.

**Newport** – A small number of sites have been identified for consultation in the Newport area. This reflects the size of the existing community and local development constraints.

- 4.23 Proposed site allocations reflect the rebalancing of growth from south of the Borough, where much of the current housing land being built out is located to the North of Borough. The final distribution of growth and specific sites will be determined following the outcome of the Draft Plan consultation.
- 4.24 The remaining site allocations contained within the existing Telford & Wrekin Local Plan will be carried over into the new plan upon adoption. They remain an important source of land for meeting the boroughs housing and employment land needs and are subject to Section 7 (1) consent and therefore have planning status.

### Integrated Impact Assessment

- 4.25 The Council are required to assess the sustainability impacts of the Local Plan review. The Council have commissioned an Integrated Impact Assessment (IIA) report which will be published as part of the consultation. The IIA covers; Strategic Environmental Impact Assessment, Health Impact Assessment, Equalities Impact Assessment and Habitats Regulation Assessment. The IIA has considered a set of reasonable alternatives for the potential levels and distribution of growth.

### Policies map

- 4.26 To accompany the Draft Plan a new version of the Policies Map has been produced. This provides a geographical representation of policy proposals and includes the location of proposed housing and employment sites.

### Duty to Cooperate

- 4.27 The Government has placed a legal requirement on Local authorities to address strategic cross boundary matters in development plans and demonstrate how they have engaged in strategic planning through the '*Duty to Cooperate*'. As a legal obligation this will be tested by the Government appointed Inspector prior to allowing the Plan to move forward to examination in public. The failure to pass this test would result in delay to the Plan (illustrated by recent local plan examinations in the region) increasing the risk of unplanned speculative development in the borough.
- 4.28 The Duty requires: Councils and public bodies to "*...engage constructively, actively and on an ongoing basis...*" to develop strategic policies. The scope for such engagement is broad but, typically, discussions cover housing, waste and minerals management, traffic impacts and reviewing how environmentally sensitive sites in one local authority will be protected as a result of growth being promoted in another one.

- 4.29 The Duty to Cooperate is not a 'duty to agree'. However, all local planning authorities are expected to demonstrate evidence of having cooperated to plan for issues with cross-boundary impacts.
- 4.30 The Council has engaged constructively and actively with neighbouring LPAs as the Local Plan review has progressed and will continue to engage with them as they prepare their Local Plans/documents.
- 4.31 A key issue is the unmet housing need arising from the Birmingham and Black Country area. While the four Black Country LPAs are progressing separate local plans, the 'request' to contribute towards unmet development needs remains. In response in considering its own housing needs and ability to make a contribution, the Council have determined that there is a basis to contribute 81 homes / pa over the plan period. This figure has been accounted for as a component of the housing requirement figure.

#### Local Plan review timetable

- 4.32 In line with legislation, in June 2022 the Council updated its Local Development Scheme (LDS)<sup>2</sup>, which contains a timetable for the Local Plan review. The LDS will be kept under review and updated as the local plan progresses.

#### Communications and engagement

- 4.33 The Council will be consulting widely between the 25 October and the 12 January 2024 and will be putting the following in place:
- A dedicated web portal for the Local Plan review, including information on any previous, current and future stages of the review, a breakdown of main sections of the plan, access to an interactive map showing proposed sites and information on how and when to respond. The site has been subject to testing to ensure its accessibility by all users.
  - Hard copy documents at key locations including libraries ,
  - Public drop in sessions to gather feedback on the 3x proposed Sustainable Urban Extension sites.
  - Liaison with Parish and Town Councils where sites have been proposed
  - Direct engagement with a range of local stakeholder groups including public transport providers, utilities companies and community groups.
  - Direct engagement with statutory bodies such as the Environment Agency, Natural England and Historic England.
- 4.34 The adopted Telford & Wrekin Local Plan and neighbourhood plans remain the 'development plan' for the borough until the outcome of the Local Plan review has been adopted.

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<sup>2</sup> [www.telford.gov.uk/lds](http://www.telford.gov.uk/lds)

## **5 Alternative Options**

- 5.1 The alternative to progressing with the Draft Plan consultation would be to delay. This is a highly risky and potentially damaging approach that would expose the borough to a considerable period of unplanned speculative development for the following reasons:
- The Council is required to maintain an up to date local plan under the NPPF in order to demonstrate a five housing land supply and maintain control of its housing supply policies.
  - The new planning system is not due to be in force until late 2024 meaning the earliest a new local plan could be adopted under the new system would be mid-2027.
  - There is uncertainty around when the new system will come into place as evidenced by continued delays in the release of the revised NPPF.

## **6 Key Risks**

- 6.1 There are a number of risks associated with the Draft Plan these include:
- A delay would (as referenced above) undermine the Councils Five Year Housing Land Supply increasing risk of unplanned speculative development. If developers feel the Council is unduly delaying the process they are increasingly likely to challenge the local plan.
  - As plans age policies require updating. A delay in the process will leave the Council unable to maximise benefit from development and provide the protection for areas of value such as conservation areas, landscapes and the natural environment. It also means the opportunity to introduce new policy approaches that extend housing choice and support zero carbon will be missed.

## **7.0 Council Priorities**

- 7.1 The report recommendations link to the following Council priorities:
- Every child, young person and adult lives well in their community;
  - Everyone benefits from a thriving economy;
  - All neighbourhoods are a great place to live
  - Our natural environment is protected, and the Council has a leading role in addressing the climate emergency;
  - A community-focussed, innovative council providing efficient, effective and quality services.

## **8.0 Financial Implications**

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

## **9.0 Legal and HR Implications**

- 9.1 The planning system in England and Wales is plan-led. This means that the process of managing the development and use of land centres around policies set out in development plans. LPAs must prepare a local plan under Planning and Compulsory Purchase Act 2004 (PCPA 2004). The Town and Country Planning (Local Planning) (England) The Local Planning Regulations 2012 set out the statutory requirements for the form and content of local plans.
- 9.2 The Local Planning Regulations 2012 at regulation 10 set out specific matters which the LPA must have regard to when preparing a local plan. Regulation 10A of the Local Planning Regulations 2012 provide that in respect of a local plan, a review must be completed every five years, starting from the date of adoption of the local plan.
- 9.3 The product of the review will be a new Local Plan document and the process for review is as follows:
- At an early stage of plan-making, LPAs will need to identify and engage with anyone that may be interested in the development or content of the local plan.
  - The Local Planning Regulations, regulation 18 set out specific bodies or persons that the LPA must notify and invite representations from in developing its local plan.
  - The LPA must take into account any representation made and set out how the main issues raised have been taken into account.
  - LPAs must publicise and keep up-to-date their timetable for producing their local plan. This information is contained within a 'Local Development Scheme. LPAs should publish on their website
  - After this Regulation 18 stage is completed, the Council prepares the version of the local plan which it considers is ready for submission to the Secretary of State for independent examination. (The draft Local Plan document attached as Appendix 1 has been produced as part of the Regulation 18 consultation).
  - The draft plan is then submitted to the Secretary of State. Approval is sort from Full Council to do this.
  - A forum for examination is then decided and a pre-examination assessment is undertaken by the planning inspectorate.
  - The purpose of the independent examination will be to determine whether, in respect of the reviewed local plan, a number of specified requirements are satisfied and whether the local plan is "sound". Details of the examination are published as are the Planning Inspector recommendations. Reasons for recommendations are also given. The outcome of this stage of the process may be a recommendation that the local plan be adopted or that it not be adopted or the independent examiner may recommend modifications which enable the Council to adopt.
  - Adoption of the local plan is a non-executive function to be exercised by Full Council. Section 33A Planning and Compulsory Purchase Act 2004 places a

legal duty on local planning authorities and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of the local plan and in the context of strategic cross boundary matters. Officers are responding to this duty as required and as explained in this report.

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

## **10.0 Ward Implications**

10.1 The proposals contained within the Draft Plan will (subject to consultation and Examination by a Government Inspector) have implications for all wards in the borough as it will, upon adoption, be used to determine planning applications that are submitted to the Council.

## **11.0 Health, Social and Economic Implications**

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

- Better quality housing meeting a greater range of needs, including the elderly, frail and young residents. This includes supported and specialist accommodation, allowing people live at home longer, benefitting communities and reducing pressure on health and social care services.
- The protection and creation of green accessible spaces for play, recreation and exercise which will improve the physical and mental wellbeing of residents.
- New job opportunities through new and expanded businesses in the borough.
- New investment into public infrastructure including the green and natural environment, schools, roads, play facilities and utilities.
- Improved air quality through more investment in sustainable travel and improved development layouts.
- Supporting opportunities to regenerate town centres, derelict buildings and older areas of new town estates.
- Greater opportunities for engagement with the health sector to plan for community and primary healthcare provision up to 2040.

## **12.0 Equality and Diversity Implications**

12.1 The Draft Plan provides opportunities for improving and enhancing equality and diversity in the borough including:

- Opportunities for regeneration of derelict sites, brownfield land and older housing. This will help create more affordable, accessible, supported and specialist accommodation across the borough providing better homes for all residents.
- New policies that will help strengthen the delivery of more energy efficient homes across all types and tenures which will help reduce energy costs for those most in need.

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- Opportunities for engagement with wider section of the community that do not ordinarily engage with planning consultations.

### 13.0 Climate Change and Environmental Implications

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

- The protection and creation of multifunctional green spaces across developments.
- Expansion of Green Network and designation of new Local Nature Reserves helping increase residents access to green spaces.
- Delivering investment into sustainable travel solutions including walking and cycle networks and public transport routes across the borough.
- Strengthened policies that will deliver thermal efficient climate ready homes, helping to reduce energy bills for residents across affordable and open market homes.
- Greener developments by embedding a development greening factor and Biodiversity Net Gain into the Draft Plan.
- Strengthening policy to ensure a positive approach to the right renewable energy in the right place and the delivery of renewable solutions that meet the scale and needs of housing and employment developments.

### 14.0 Background Papers

- 1 Telford & Wrekin Local Plan Review, Issues & Options Consultation  
24/09/20

### 15.0 Appendices – links below open in browser

- A [Draft Local Plan document](#)  
[Draft Local Plan document – low resolution version](#)
- B [Draft policies map – Borough wide](#)
- C [Draft policies map – Telford](#)
- D [Proposed sites map](#)

### 16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Finance	07/09/2023	07/09/2023	AEM
Legal	12/09/23	15/09/2023	SH