



Borough of Telford and Wrekin

Full Council

Thursday 27 February 2025

Publication version of Local Plan

Cabinet Member:	Cllr Carolyn Healy - Cabinet Member: Neighbourhoods, Planning & Sustainability
Lead Director:	James Dunn - Director: Prosperity & Investment
Service Area:	Prosperity & Investment
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Wards Affected:	All Wards
Key Decision:	Key Decision
Forward Plan:	6 January 2025
Report considered by:	SMT 14 January 2025 Business Briefing 23 January 2025 Cabinet 13 February 2025

1.0 Recommendations for decision/noting:

1.1. It is recommended that full Council:-

- a. Approves the Publication Local Plan, the Publication Policies Map and the Site Allocations;
- b. Agrees that any representations on the publication version of the plan are received and;
- c. Approves submission of the Publication Local Plan and associated documents, to the Secretary of State for examination.
- d. Delegates authority to the Director: Prosperity & Investment, following consultation with the Cabinet Member, to exercise all relevant powers under the Planning and Compulsory Purchase Act 2004 and of the Town and Country Planning (Local Planning) (England) Regulations 2012 and associated law to:

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- i. Receive, action and collate representations made for submission to the Secretary of State
 - ii. Prepare the plan for submission to, and examination by, the Secretary of State
 - iii. Publish the outcome of the examination and recommendations.
- e. Delegates authority to the Director: Prosperity & Investment, following consultation with the Cabinet Member 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
- f. Delegates authority to the Director: Prosperity & Investment, following consultation with the Cabinet Member 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.
- g. Approves the new Local Development Scheme and updated Statement of Community Involvement documents for publication.

2. Purpose of Report

2.1 Our Local Plan proposals will:

- *Protect* our greenspaces,
- *Care* for our existing communities
- *Invest* in the future

2.2 It will do this and benefit our residents by:

- **Providing more quality homes which local people in Telford and Wrekin can afford** - Around a third of all housing will be for social or affordable rent or shared ownership. These homes will be both cost effective from a rent point of view but also built to modern sustainability standards making them cheaper to run helping to lift the most vulnerable residents out of fuel poverty.
- **Providing new homes to meet the needs of our community, including homes for our young people, families and older people** - New mixed communities of affordable and open market homes will meet the diverse needs of our residents including homes for; families, less able-bodied residents, key workers (such as nurses, teachers and emergency service workers) and specialist and supported accommodation for older people. This will help residents lead healthier lives in their own homes for longer and help resident's upsize/downsize in their local communities.
- **Providing more energy efficient buildings helping to lower the cost of running homes and businesses** - This work aligns with the Council's ambitions to be carbon neutral by 2030 and helping to create a sustainable climate ready environment. Helping to lower energy costs for businesses will help deliver new inward investment and jobs into the borough.

- **Retaining Telford and Wrekin’s proud identity as one of the greenest places in the country by protecting our heritage and enhancing our green spaces for people and wildlife** - All residents will be able to enjoy enhanced green spaces, ecology and biodiversity as new Local Nature Reserves are secured and our green network expanded. This will help secure Telford’s place as a ‘community in the landscape’, and one of the greenest boroughs in the country, and provide interconnected routes for flora, fauna and residents to move around the borough.
- **Investing in our established communities by revitalising borough towns and tackling derelict and vacant sites that blight local people’s daily lives** - These derelict sites will benefit from development bringing forward good quality new homes for residents in highly accessible locations.
- **Securing around 17,000 new jobs through new land for existing businesses to grow and new business to invest in Telford and Wrekin** - Secure jobs for the future economy by delivering land for new investments which will provide a range of new job opportunities. This will be supported by the Councils wider approach to up skilling through investments such as the new learning and skills hub (The Quad) in Telford town centre.
- **Securing new and improved infrastructure for the future, including six new schools, expanded GP surgeries and improving transport networks** - Provide a long-term plan-led approach that will help secure new and improved infrastructure for the benefit of our residents and enable partners such as the NHS and Education providers to plan their services effectively and lobby Government for further investment moving forward.
- **Tackling climate change by introducing policies to reduce carbon emissions and improve sustainability** - Climate change is central to the plan and is an integral theme across policies that will help with the switch to low emission transport, renewable energy in the right locations and helps manage our natural resources sustainably.

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

2.4 The existing Telford & Wrekin Local Plan was adopted in Feb 2018 so is subject to review. The Publication Plan is the next stage in this review process. The purpose of this report is to present the Publication Local Plan and site allocations to Full Council for approval to publish the plan. It provides the public and stakeholders with a further opportunity to raise matters of soundness they feel should be considered by the Planning Inspectorate at examination.

2.5 Government policy over a number of years has required 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 in locations and quantities that the Local Planning Authority would not favour which

will impact valuable greenspaces and doesn't support provision of planned key infrastructure, such as schools and highway improvements. 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 in determining planning applications.

- 2.6 This report on the next version of the Local Plan was presented to Cabinet on 13 February 2025, to recommend Full Council approval to publicise the Publication Plan stage of the review (Appendix 1) in line with the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 19. Following the comments received from the public and stakeholders these will be collated and submitted to the Planning Inspectorate for examination alongside the Publication version of the plan and the accompanying evidence base. This will be followed by independent examination by a Planning Inspector appointed by the Secretary of State, with adoption anticipated winter 2026 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 findings from the Issues & Options consultation informed the draft plan (Regulation 18) which was consulted upon between October 2023 and January 2024 and this included 15 face to face drop-in sessions, a dedicated website, information in local libraries and stakeholder engagement including with; Parish and Town Councils and infrastructure providers (National Highways, NHS, Utilities companies). The Council have reviewed comments received and amended the plan where deemed appropriate.
- 3.3 Nationally government planning policy through the National Planning Policy Framework (NPPF) has over a number of years been clear that LPAs are expected to meet their obligations to maintain up to date local plans. The Governments NPPF **requires Councils to review and update local plans every 5 years**. The Government requires Councils to objectively assess their area's development needs and plan accordingly.
- 3.4 It is the administration's position that it will be progressing the Publication version of the Local Plan taking account of the changes set out in the revised NPPF, which was published on 12 December 2024.

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- 3.5 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.
- 3.6 The local plan review will support the delivery of Council strategies that will help the borough thrive and grow in a sustainable manner, this includes the Economic Development Strategy, Local Transport Plan and Health & Wellbeing Strategy. The proposals in the Draft Plan will make a positive impact on the Council's ambition of a carbon neutral borough by 2030 as set out in the Council's Climate Change Action Plan.

4. Summary of main proposals

- 4.1. The report covers the Publication stage of the Local Plan review. This represents the Council's final version of the plan document which will be submitted to the Planning Inspectorate for examination alongside final comments from the public and stakeholders.

NPPF update

- 4.2. The Government has consulted on changes to the NPPF, the closing date for responses was the 24 September. The newly adopted NPPF was published on 12 December 2024 with the changes in policy having been accounted for within the Publication version of the Plan. The Council are progressing the plan under the updated NPPF, which comes into force on the 12 March 2025.

Draft Local Plan consultation

- 4.3. The Council held a Draft Local Plan consultation between 25 October 2023 and 31 January 2024. The draft plan consultation included 15 face to face drop-in sessions attended by 930 residents and stakeholders and generated over 3,500 comments from over 2,700 individual respondents. This included group responses from residents of Muxton and Rodington which made up over 1,400 of the received comments.
- 4.4. The key themes from the consultation included:
 - The number of homes the Council were planning for and the distribution of new allocations weighted towards the north of the borough
 - The need to plan for new infrastructure to accommodate new development
 - The release of agricultural land for new development
 - Concerns around flooding and drainage on and around proposed development sites
 - The need to protect important green spaces
- 4.5. Responses received from stakeholders and the public during the Draft Plan consultation have helped shape the Publication version of the plan, this includes:

- Taking on board feedback regarding potential deliverability issues with sites that has been used to refine the next stage of the site allocations process, for example the removal of proposed employment land at Snedshill.
- Removal of Rodington as a potential key settlement.
- Consideration and inclusion regeneration opportunities including the old 'Pink Skips' site, Homes England land at Old Park and the former open composing site at Redhill way.

Local Plan policies

- 4.6. The review process has enabled the Council to update policies within the Local Plan and where needed introduce new policies to better reflect the development priorities of the Council and the needs of the community. This has included:
- **Amendments to the Councils affordable housing policy HO5** that will direct a portion of developer contributions towards meeting a greater range of affordable housing needs. This will include funding for supported & specialist, older peoples, dementia care and care leaver housing.
 - The **introduction of a policy to cover stalled development sites HO10**. This policy will allow the Council to work proactively with site owners and developers to bring forward previously developed land such as, former pubs, derelict sites and vacant land in predominantly urban areas. These often accessible well-connected sites blight existing communities and will benefit from redevelopment.
 - Strategic Policy S7 (Developer contributions and infrastructure) has been strengthened to ensure the **Council can recoup developer contributions up to the value of a policy compliant scheme**, should a developments viability improve upon completion.

Planning for new homes, communities and jobs

- 4.7. Delivering new homes that are in reach of residents is a key priority for the Council. To do this the Council needs to plan for a range of affordable housing needs including;
- Homes for families with children
 - Young people
 - Key workers
 - Older people
 - People with special needs and disabilities
- 4.8. There is a demonstratable and pressing need across the borough for affordable homes with a net need for 371 homes for affordable and social rent / pa up to 2040. The Council meets its affordable housing needs through a mixture of Section 106 agreements (c40%) and Homes England Affordable Homes Programme grants (c60%) via Register Provider (RP) partners. The Council

recognise that not all demand is likely to be met due to the need to balance viability of schemes, meeting overall need and the ability of the market to deliver new homes, however, the Council have a positive policy approach of seeking a proportion of affordable housing delivery from new major development sites (10+ homes) and work proactively with RP partners to support 100% affordable schemes that greatly assist with delivery.

- 4.9. The Council's Housing Commissioning Team manages the nomination of residents owed a homelessness duty into available social housing stock. Their evidence shows that there is a need for different accommodation types to meet demand, this is one component of overall local affordable housing need that shows:
- High levels of demand for all sizes of accommodation with notable gaps between demand and supply for 1 bed and 4+ bed homes.
 - Demand for adapted properties is significantly outstripping supply
There is significant demand for social housing, to provide accommodation for those owed a homelessness duty, with an average demand of 135 people/families per month compared with supply of around 70 – 80 homes.
- 4.10. The Council's housing requirement is 1,010 homes / pa, over the 20 year plan period (2020-2040) totalling 20,200. This requirement figure will be met through the following sources of supply;
- 57.5% of the housing requirement figure has already been completed, is under construction, has planning permission or was allocated under the adopted Telford & Wrekin Local Plan but has not yet started construction
 - The balance of 42.5% of new homes would be met through site allocations. This would see a net requirement of 429 new homes / pa through new allocations.
- 4.11. The Council is still planning for an employment land requirement of 167ha. This will be met through existing supply of over 100ha and through new employment land allocations. This will help create approximately 17,000 new jobs across the borough.

Infrastructure planning

- 4.12. The Council are working with internal and external service providers to identify the infrastructure needs of new development proposed in the plan. This new infrastructure will be critical to creating and sustaining new communities. The provision of new infrastructure will also benefit existing communities through the provision of:
- New facilities such as play areas and publicly accessible open space
 - Investment into sports and recreation facilities that can be enjoyed by new and existing communities

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- Investment in existing education facilities and the delivery of new schools.
- Upgraded transport infrastructure including better connectivity via buses, walking and cycling
- Investment into the highway network to provide additional capacity

4.13. The Council are working with external agencies such as National Highways and the NHS to provide a long-term forward view of the level and location of development. This information is critical for those services to plan ahead and deploy their resources to meet needs in a structured way. In the absence of a plan-led approach it would be difficult for those services to plan effectively. New development can support with opportunities for improved capacity in public services and provide a strong position for services to lobby for additional funding.

4.14. The infrastructure projects identified to support the Local Plan will be set out in an Infrastructure Delivery Plan (IDP) document. This will include details of projected delivery dates and routes to funding. The purpose of the document will be to provide certainty to internal and external partners on infrastructure delivery, such as when new schools will be required to support new homes. The document will also provide a sound footing to the Council when seeking Government funding support for infrastructure projects

Site allocations

4.15. As part of the overall review process the Council has refreshed its land supply and carried out two 'call for sites'. In total 212 potential development sites were submitted for consideration, this included 18 sites submitted as part of or following the Draft Plan consultation process.

4.16. A total of 53 sites have been recommended for allocation in the Publication version of the Local Plan for housing, mixed use and employment development. This includes a mix of sites that include previously developed land, a range of site sizes to help support local SME builders and sites that can help deliver infrastructure improvements.

4.17. Three new Sustainable Communities located to the north of Bratton, at Wappenshall and land northeast of Muxton are recommended for allocation in the plan. These sites will form new communities that will be integrated into Telford via new walking and cycling links and green network corridors. They will include 5 new primary schools, 1 new secondary school, parks, public open space, local centres, employment opportunities and a mix of housing to meet a range of needs.

Duty to Cooperate

- 4.18. The Council has, over the course of developing the Local Plan, liaised with neighbouring Local Planning Authorities regarding Duty to Cooperate. As per the Governments requirements for Councils are required to address requests to meet the unmet development needs of neighbouring Local Planning Authorities. Therefore, contained within the housing requirement figure is a contribution of 153 homes / pa towards the unmet housing needs of the Black Country LPAs of Wolverhampton, Dudley, Sandwell and Walsall.
- 4.19. This offer is additional to the result of the Government's standard method generating a local housing need of 857dpa. This represents the mandatory minimum number of homes to be planned for. The Council considers it is appropriate to retain the proposed requirement from previous stages of plan-making, thus generating the contribution that can be offered towards unmet needs relative to the standard method result. The continued selection of the proposed requirement reflects demographic trends, housing market and the close proximity of the Black Country and recent build rates together with specific evidence of the extent of unmet need declared by the BC authorities.
- 4.20. In advance of submission to the Planning Inspectorate the Council will continue to work with these LPAs to agree Statements of Common Ground which will reflect any cross-boundary interests between themselves and the Council.

Integrated Impact Assessment (IA)

- 4.21. The Council is required to assess the sustainability impacts of the Local Plan review. The Council have commissioned an Integrated Impact Assessment (IIA) report, a version of which is included alongside the Publication plan. 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 across the borough as well as policies included within the plan.

Policies Map

- 4.22. To accompany the Publication Plan a new version of the Policies Map has been produced. This provides a geographical representation of policy contained within the plan and includes the location of allocated housing, employment and mixed-use sites.

Local Development Scheme (LDS)

- 4.23. The LDS is the Council's programme for the production of documents that form part of the development plan as well as other planning documents such as the Authority Monitoring Report and Supplementary Planning Documents. It is not a

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policy document itself. It enables the local community and stakeholders to find out what planning documents are being prepared by the LPA and the timetable for their production. In particular, it sets out the timetable for the review and update of the Local Plan, and outlines the dates when there will be formal opportunities to get involved with the plan making process. The Council is required to make an up-to-date Local Development Scheme available to the public and the attached updated version, covering 2025 - 2028 forms part of the suite of documents to be approved as part of this report.

Statement of Community Involvement (SCI)

4.24. This document sets out how and through what forms of communication the LPA will consult local residents, stakeholders and statutory bodies on planning issues such as the Review of the TWLP. The SCI also describes the LPA's procedures and arrangements for involving the community when considering planning applications and major proposals for development. The SCI needs to be reviewed every 5 years, the attached version forms part of the suite of documents to be approved as part of this report.

Regulation 19 process and communications

4.25. The Publication version of the plan is the Council's final draft document in preparation for examination by an independent Government appointed planning inspector. The Local Plan has been prepared in line with the new NPPF (December 2024), this document is subject to a short transition period before it comes into force. Prior to submission to the inspector a further chance for the public and stakeholders to make final comments regarding the soundness of the plan will take place, this will be no earlier than the 12 March when the new NPPF comes into force. The Council, as set out in Government guidance, do not make any material changes to the plan as a result of this process.

4.26. The Publication version of the plan (plus any minor, non-material, modifications), the final comments submitted by the public and stakeholders and all accompanying evidence base will then be submitted to the Planning Inspectorate for examination. The inspector will then assess the plan and may instruct the Council to make major modifications to the plan as a result.

4.27. An updated evidence base will be published alongside the Publication version of the plan when it is available for public and stakeholders to comment on.

4.28. The Council will publicise the final opportunity for the public and stakeholders to review the plan and make comment. Publication will be through;

- the Telford & Wrekin Local Plan website
- Social media channels
- Press releases

- Legal notice in the Shropshire Star to advertise commencement of the formal Regulation 19 stage
- Depositing documents for viewing at libraries
- Notifications to stakeholders
- Notifications to members of the public included on the Councils consultation database.

5. Alternative Options

- 5.1 The alternative to progressing with the Publication Plan 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 given the Council is required to maintain an up-to-date local plan under the NPPF in order to demonstrate a Five-Year Housing Land Supply and maintain control of its housing supply policies.

6. Key Risks

- 6.1 There are a number of risks associated with the Publication Plan these include:
- A delay in bringing the plan forward would undermine the Councils Housing Land Supply position increasing risk of unplanned speculative development. If developers feel the Council is unduly delaying the process they are increasingly likely to challenge the adopted local plan.
 - As plans age policies require updating. A delay in the 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.
 - The Publication Plan will help create new jobs and bring forward new affordable housing opportunities as well as support regeneration of existing housing stock. Failure to bring the plan forward will put the boroughs most vulnerable residents at risk.
 - Should the Planning Inspector have concerns at examination about the soundness of a submitted plan they may consider that the examination cannot be completed without additional work being undertaken. If asked to do so by the local planning authority, under section 20(7C) of the 2004 Planning and Compulsory Purchase Act the Inspector must recommend 'main modifications' (changes that materially affect the policies) to make a submitted local plan sound and legally compliant. The Inspector will require the local planning authority to consult on all proposed main modifications
 - This will require a pause in the examination process which will delay adoption of the revised Local Plan.

- Further, where the changes recommended would be so extensive as to require a virtual re-writing of the local plan, the Inspector is likely to suggest that the local planning authority withdraw the plan.

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 The Planning and Compulsory Purchase Act 2004 (PCPA 2004). The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the statutory requirements for the form and content of local plans.

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

9.3 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 this on their website.

9.4 The draft Local Plan document attached as Appendix 1 is considered ready for submission to the Secretary of State for independent examination (Regulation 19) has been produced as part of the Regulation 18 consultation). Approval is sought from Full Council to do this. A forum for examination is then decided and a pre-examination assessment is undertaken by the planning inspectorate.

9.5 The purpose of the independent examination will be to determine whether, in respect of the reviewed local plan, a number of specified requirements are satisfied and whether the local plan is "sound". Details of the examination are published as are the Planning Inspector recommendations. Reasons for

recommendations are also given. The outcome of this stage of the process may be a recommendation that the local plan be adopted or that it not be adopted or the independent examiner may recommend modifications which enable the Council to adopt.

9.6 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.

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

10.0 Ward Implications

10.1 The proposals contained within the Publication Plan will (subject to 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 Publication Plan seeks to deliver positive health, social and economic outcomes including:

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

12.0 Equality and Diversity Implications

12.1 The Publication 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.
- 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 Publication 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
- 2 Telford & Wrekin Local Plan Consultation, Draft Plan, 19/10/23

15.0 Appendices

- A [Publication version of the Telford & Wrekin Local Plan](#)
- B [Publication version of Policy Map – Telford Insert](#)
- C [Publication version of Policy Map – Borough wide](#)
- D [Non-Technical Summary – Local Plan Integrated Appraisal document](#)
- E [Local Plan - Integrated Appraisal document](#)
- F [Local Develop Scheme – 2025-28](#)
- G [Statement of Community Involvement – 2025-30](#)

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Finance	07/01/2025	08/01/2025	AEM
Legal	07/01/2025	08/01/2025	SH