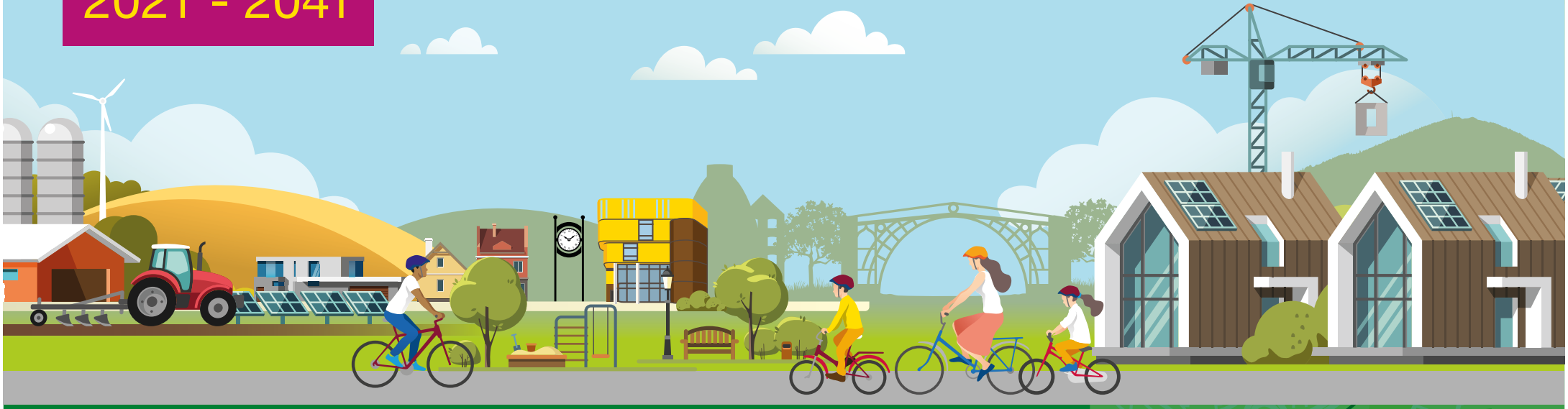
Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Telford and Wrekin Local Plan

ADDITIONAL MODIFICATIONS

2021 - 2041



November 2026

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1 Schedule of Additional Modifications

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

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

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

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

Table 2 Telford Land Deal delivery

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

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

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

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		• that the accommodation will be of a high quality; • that an assessment of the site and surrounding area has been undertaken and it is demonstrated that the proposal will make a positive contribution to the local character and distinctiveness of the area such as improved connectivity, open space, landscape and access to community facilities and services. b. It has been demonstrated that community engagement has been undertaken as part of the preparation of the proposal; c. Any net loss of housing is appropriately justified, such as through the provision of better quality homes; d. There would be no net loss of community facilities, unless in compliance with Policy CI1; e. Proposals address climate change amelioration and adaption including delivering homes which are cheaper to run through improving insulation, ventilation and inclusion of renewable energy technology; f. Proposals deliver a mix of homes in compliance with HO3 to deliver multi-generational communities and homes for rent and sale; g. Proposals comply with all other relevant policies in the Local Plan. 2. Development contributions (including, but not limited to, affordable housing, education, open space and play/sport) will only apply to net new dwellings to encourage the regeneration of existing housing stock and re-use of brownfield land. Where appropriate, the ~~e~~Council may use Compulsory Purchase Order powers to assemble ownership within an estate to enable a cohesive approach to estate regeneration
AM16	112	9.72 The Council has identified the need for gypsy, traveller and showpeoples accommodation in the borough through an updated Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTTSAA) (2023~~1~~). It is a requirement of the NPPF that Local Plans positively address the need for gypsy and traveller accommodation.
AM17	151	12.14 The ~~e~~Council has a new ~~Playing Pitch Strategy~~ Playing Pitch and Outdoor Recreation Strategy[x] and will continue to regularly review this evidence base throughout the plan period. The Council have also carried out an Open Space Needs Assessment as part of a broader Play, Recreation and Open Space study (2023) which will form part of the evidence base for the Local Plan.

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

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

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

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

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

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

Emerging local centres at the three sustainable community sites.</td></tr>
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<table>
<tr><td>AM24</td><td>188</td><td>Table 12

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

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