



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Telford and Wrekin Local Plan Review

REGULATION 18 Consultation Statement



2020 - 2040



March 2025



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1 Introduction

1.1 This statement describes how the Council has undertaken community participation and stakeholder involvement to in the lead up to producing the Telford & Wrekin Local Plan Publication Version (the Regulation 19 version).

1.2 Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Local Planning Regulations) specifically obliges the Council to prepare a statement setting out: which bodies and persons were invited to make representations under Regulation 18 of the Local Planning Regulations; how those bodies were invited to make representations; a summary of the main issues raised by those representations; and how those main issues have been addressed in the Local Plan.

1.3 Regulation 18 (below) specifies the consultation the Council must undertake at the Regulation 18 stage before it can proceed to publish a Publication version of the Local Plan (under Regulation 19).

Regulation 18

1. A local planning authority must-
 - a. notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and
 - b. invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.
2. The bodies or persons referred to in paragraph (1) are-
 - a. such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;
 - b. such of the general consultation bodies as the local planning authority consider appropriate; and
 - c. such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.
3. In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1)."

1.4 The Council has carried out a previous round of consultation covering Issues and Options that ran from 12th October 2020 and 8th January 2021.

1.5 This Consultation Statement also highlights how the Council has met the requirements of the Statement of Community Involvement (SCI), which was adopted in January 2022.

Relationship to Telford and Wrekin Council Statement of Community Involvement (SCI)

1.6 The Council has an adopted Statement of Community Involvement, or SCI, which sets out how we aim to engage with local communities and stakeholders in plan preparation as well as when determining planning applications. The SCI contains a list of the types of organisations, individuals and statutory bodies that are consulted in preparing a plan. The Preferred Options consultation was carried out in accordance with the adopted SCI.

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1.7 The Council's Statement of Community Involvement (SCI) was adopted in January 2020. It outlines who should be consulted at each stage of the Local Plan's production and the types of methods that will be used for effective involvement. In addition to the outreach methods set out in the SCI, the Council also has a "Duty to Cooperate" to work with a number of public agencies and service providers in the plan making process. These bodies are set out in the Localism Act 2011.

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2 Consultation involvement

Consultation involvement and engagement:

Consultation before draft Local Plan review:

2.1 This chapter sets out the main consultation/community engagement events that have taken place during local plan consultation.

2.2 Following adoption of the Statement of Community Involvement in January 2020, Telford & Wrekin Council began its first consultation on the Local Plan review, Issues and Options, over the period of October 2020 to January 2021.

2.3 To raise awareness of the Local Plan the following communications methods were used; emails, letters, hard copy and online response forms, an online consultation portal, Council notice boards/screens/information stands, non-Council notice boards across Telford & Wrekin Town and Parish Councils, press releases, Council webpages, LinkedIn, Nextdoor, Facebook, X (formally known as Twitter), public meetings across the borough and focus groups.

Regulation 18 consultation period and process

Methods of consultation

2.4 The Council is committed to involving local communities and stakeholders in the preparation of the Local Plan and sees consultation as an ongoing activity, which feeds the views of residents and consultees into the plan process.

Methods used	
Emails and letters	<p>Email & Letters to all consultees registered on the Local Plan database including specific consultees, general consultees and Email & Letters residents who have previously expressed an interest in the Local Plan.</p> <p>Free post envelopes in all areas where a draft plan document was available to enable residents to submit comments via post</p>
Leaflets and questionnaires	<p>Frequently asked questions document available on the Local Plan website</p> <p>Publicity poster for public buildings</p> <p>Information hand out sheets containing contact details including post address, email address, phone number and website details</p>
Online questionnaire on the council's consultation portal	All respondents were directed initially to the consultation portal

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Council notice board/screens/ information stands	The consultation was publicised in public facing buildings (libraries and community centres)
Non council notice boards/screens/information stands	<p>Town and Parish Councils advertised events via their own communication channels including local notice boards, social media and newsletters</p> <p>The Council provided Town and Parish Councils with materials such as poster template upon request</p>
Press releases	<p>10 press releases were published</p> <p>The consultation was published in the Shropshire Star, and via the Council's community newsletter.</p> <p>A new database was created via GovDelivery, utilised to send out newsletters to those wishing to receive updates on the Local Plan. At the end of the consultation, there were over 1,100 people signed up to the mailing list</p> <p>4 Radio interviews took place with the Cabinet Member for Homes & Enforcement.</p>
Council website page	<p>The consultation was available via a dedicated microsite for the Local Plan Review – www.telfordandwrekinlocalplan.co.uk</p> <p>The consultation could also be found via the Local Plan Review page on the Council's main website www.telford.gov.uk/planningpolicy</p>
Social media	<p>Information was shared via the following platforms throughout the course of the consultation:</p> <p>Facebook (Telford & Wrekin Council), X (Twitter - @TelfordWrekin), LinkedIn (Telford & Wrekin Council), Nextdoor (add handle)</p>

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Targeted Facebook adverts were released throughout the course of the consultation

2.5

An extensive engagement process resulted in 13 Town & Parish Council events, five Council organised drop-in sessions and requests for meetings from residents groups. Attendance at these events was generally good, with the strongest attendance at three particular events; Rodington, Edgmond and Muxton. All events were publicised on the Local Plan website (www.telfordandwrekinlocalplan.co.uk). Over and above this outreach, the Strategic Planning team were also available on the telephone between 8:30am – 5pm during weekdays or face to face on request.

2.6 During the consultation period, the Communication team within Telford and Wrekin put in place a number of media interviews, press releases and posts on social media such as Facebook, LinkedIn, Nextdoor and X (formally known as Twitter). The details of the communications are detailed below.

Dedicated consultation website

2.7 A dedicated consultation microsite was created to enable the public consultation to be as open as possible, allowing residents and other interested parties to engage with the consultation in several ways. Within the website, copies of the draft plan and accompanying maps were available to view as well as an interactive policy map, evidence base documents, specific information on each section of the draft plan and direct access through to the online consultation portal. For those not wishing to submit comments online, there was information available on all methods of making comments that could be accepted.

www.telfordandwrekinlocalplan.co.uk

- 14K web users
- 47K page views

PR and media interviews

- 10 press releases published
- 19 articles in the Shropshire Star
- 7 articles on the Shropshire Live website
- 4 BBC Radio Shropshire interviews
- 2 other BBC Online articles

Social media

Platforms: Facebook, X (Twitter), LinkedIn and Nextdoor

- 31 posts
- 58.5K reach (The number of time posts have been seen by different people)
- 88.4K impressions (The total number of times the posts have been shown on a person's screen)
- 1.4K clicks through to the website

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2.8 Please note this data does not include X (Twitter) as this platform does not record stats effectively. This data also does not include the reach or impressions of the sharing of posts across hyperlocal groups / channels or those posted by third parties including the media.

Gov Delivery E-marketing updates

2.9 At the end of the consultation, there were 1,141 subscribers to the topic 'Telford and Wrekin Local Plan'. The following stats show when e-marketing has been published, the number of subscribers at the time of publishing and open rate.

Date sent	Number of subscribers	Open rate (unique open rate)
19/10/2023	154	84%
25/10/2023	243	67%
10/11/2023	243	74%
1/12/2023	289	69%
14/12/2023	377	68%
5/1/2024	514	59%
30/1/2024	1112	60%
7/2/2024	1141	71%

Printed materials at Telford and Wrekin locations

2.10 There were hard copies of the draft plan and accompanying policies maps available at the following locations across the borough:

- **Dawley and Malinslee Community Library** - Dawley House, 22 Burton Street, Dawley, TF4 2ES
- **Madeley Library and First Point** - The Anstice, Park Avenue, Madeley, Telford, TF7 5BB
- **Wellington Library** - Wellington Civic and Leisure Centre, Larkin Way, Wellington, Telford, TF1 1LX
- **Southwater Library** - Southwater Square, Southwater Way, Telford, TF3 4JG
- **Stirchley Community Library** - The Sambrook Centre, Stirchley, Telford, TF3 1FA
- **Newport Library** - 53 - 55 High Street, Newport, TF10 7AT
- **Oakengates Library** - Telford Theatre, Oakengates Library, Limes Walk, Oakengates, TF2 6EP
- **Brookside Central** (formerly Brookside Community Centre) - Burford, Brookside, Telford, TF3 1LP
- **Donnington Community Hub** – St Matthews Road, Donnington, Telford, TF2 7RB
- **Hub on the Hill** (formerly Sutton Hill Community Centre) - 104-106 Southgate, Sutton Hill, Telford TF7 4HG
- **Leegomery Community Centre** - Leegate Avenue, Leegomery, Telford, TF1 6NA
- **Park Lane Centre** - Park Lane, Woodside, Telford, TF7 5QZ

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2.11 Additional copies of the draft plan were made available to Parish Councils when requested, including an additional copy for Donnington Library due to demand from the community.

Community newsletter

2.12 The draft Local Plan was featured in the Community News three times throughout the consultation period. The aim of the newsletter is to publish community-based news and information about Council services. The below stats outline the number of people that were signed up to receiving the newsletter at the time of each publication with reference to the draft Local Plan, and the unique opens that this generated.

Date	Deliveries	Unique Opens
27 October 2023	3,226	1,307
24 November 2023	3,728	1,489
22 December 2023	3,786	1,368

2.13 Information regarding the draft Local Plan consultation was also shared with over 150 people on the community panel mailing list with an interest in planning.

Leader of Telford & Wrekin Council e-shots

2.14 There are over 16,000 subscribers to the Leader's weekly news email. The following stats show when e-marketing has been published, the number of subscribers at the time of publishing, open rate and number of clicks to the item 'Local Plan'.

Date sent	Number of subscribers	Website clicks
20 October 2023	16,061	115
27 October 2023	16,095	126
3 November 2023	16,104	89 views (video only)
1 December 2023	16,177	193
15 December 2023	16,259	100 (58 to press release, 42 to Local Plan website)
24 January 2024	16,500	136

YouTube videos and animation

Title	Hyperlink	Views
The Local Plan explained	https://www.youtube.com/watch?v=_83GIOW5Vj0	419 views
The Local Plan explained (animation)	https://www.youtube.com/watch?v=xC2ydOLpz00	132 views

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Objective: how to register	https://www.youtube.com/watch?v=5uARB8Y0s5I	41 views
Objective: how to make a comment	https://www.youtube.com/watch?v=7HMSLR3UpQs&list=PLG3SRM6WBSx	73 views

Consultation drop-in events

2.15 There were 15 drop-in sessions completed between 23 November 2023 and 16 January 2024 attended by 931 residents in total. The council also attended three town/parish council meetings over the course of the 14 week consultation.

Telford and Wrekin Council events:

Location	Number of attendees
Meeting Point House (general information)	10
Shawbirch Community Centre (Bratton SUE)	94
Leegomery Community Centre (Wappenshall SUE)	38
Horsehay Village Hall (general information)	72
St John's Church Hall, Muxton (Muxton SUE)	216

Town and Parish Council events:

Location	Number of attendees
Newport Town Council	14
Rodington Village Hall	116
Lawley Village Hall	6
Church and Chetwynd Aston Village Hall	56
Admaston House Community Centre	64
Lilleshall Memorial Hall	84
Turreff Hall, Donnington	19
Edgmond Village Hall	96
Waters Upton Village Hall	44
Little Wenlock Village Hall	46

2.16 *Not everyone who attended the sessions chose to sign in; therefore, the number of attendees does include an uplift of 5% to account for this.

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Parish and Town Council Meetings

Location	Type of meeting
Wellington Town Council	Wellington Planning Committee meeting
Eyton Parish Council	Parish meeting
Little Wenlock Parish Council	Parish meeting

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3 Summary of main issues

3.1 2,762 individuals and organisations made representations to the Local Plan during the Regulation 18 consultation period. All have been uploaded to the Objective online consultation portal. Where consultees made comments on more than one section of the Local Plan, these have been recorded separately, thus the Council has recorded 3,625 individual comments.

3.2 The consultation statement follows the layout and policy numbering of the plan as it was at Regulation 18 consultation.

Representations have been received by the following stakeholders:

1. Developer/commercial landowner/ other providers of housing
2. Public Bodies/ local authorities / infrastructure providers and individual local councillors
3. Parish and Town Councils
4. Amenity, leisure and cultural groups
5. MP's
6. Residents

Planning policy considerations

3.3 The most frequently raised issues that have become apparent in the written representations received can be summarised as follows:

- Whether the proposed site allocations were appropriate
- The distribution of development
- And whether the plan provides appropriate protection for the natural environment and accessible green spaces.

3.4 The comments received have been summarised below on a chapter by chapter basis.

3.1 Chapter 1 Introduction

3.5 The Council received 29 comments on this section of the Local Plan.

3.6 There is support for the introduction chapter, however, generally there is concern about the potential environmental impacts of the proposals in the plan as well as the provision of essential services in the area. There are also comments regarding the need for extra protection for green spaces throughout the plan.

3.2 Chapter 2 Vision and Priorities

3.7 The Council received 61 comments on this section of the Local Plan.

3.8 The responses show that there is general support for the vision and priorities outlined in the local plan. However, there are concerns that the plans are insufficient in some areas with particular focus on climate neutrality, transportation infrastructure and environmental sustainability.

3.3 Chapter 3 Development Strategy and Strategic Policies

3.9 The Council received 61 comments on this section of the Local Plan.

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Policy Strategic S1 - Protecting and Enhancing the Boroughs Green Spaces

3.10 There is support for the strategic policy. The policy should ensure compliance and demonstrate transparency in achieving targets. The policy should be amended to include a process for submitting sites for consideration for Local Nature Reserve (LNR) status and clarify how open spaces link to mandatory Biodiversity Net Gain (BNG) units.

Policy Strategic S2 - Nature conservation

3.11 This policy is supported but needs to emphasise the need to balance nature conservation with development interests in urban areas like Telford Town Centre. While acknowledging the importance of protecting biodiversity and geodiversity, concerns are raised about overly stringent policies hindering vital development projects. Responses advocate for a balanced approach that weighs the benefits of development against potential harm to wildlife and habitats. There is also a concern about the necessity of a separate nature conservation policy, suggesting that existing policies may already suffice, with further recommendations required how conservation efforts align with BNG requirements.

Policy Strategic S3 - Economic delivery strategy

3.12 There are a small number of responses relating to policy S3 that expressed general support for the policy. However, there is a need for the plan to reflect the need for a higher number of houses to support economic growth and to stress the interconnectedness of housing, employment, and economic performance. Comments included the need for clearer links between spatial strategy, housing, and employment allocations in the plan.

Policy Strategic S4 - Housing delivery strategy

3.13 There is concern regarding the methodology identified behind the housing requirement and there is general support for further clarity on its determination and relation to existing requirements. Concerns are raised about the proposed housing figures, suggesting potential inadequacy in addressing housing needs, and advocating for higher requirements to address the housing crisis and support economic growth. Emphasis is placed on the importance of monitoring and managing housing delivery, including the need for a housing trajectory and the identification of small sites for development. Additionally, there are recommendations to support a comprehensive approach to addressing housing under-delivery, including the consideration of additional housing supply sources and flexibility in policy and monitoring frameworks.

Policy Strategic S5 - Mitigating and adapting to climate change

3.14 There is general support for the flexibility outlined with Policy S5 regarding Net Zero development but recommendations that this could be strengthened. The responses call for more concrete measures, such as on-site renewable energy generation for new buildings and strategic linking of cycle and walking routes to be included within developments. Additionally, concerns have been raised about the complexity and potential viability implications of the proposed carbon reduction methods in the policy, with a recommendation to align with national legislation rather than setting separate standards.

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Policy Strategic S6 - Healthy stronger communities

3.15 The policy is generally supported but there is a suggestion for strengthening the policy by directly referencing Secured by Design to enhance measures against anti-social behaviour. Additionally, concerns are raised about the impact of large rural developments on infrastructure and promote healthier options near schools and homes. Regarding the connection between planning and health, responses agree with the sentiments but call for a fully developed plan to implement adequate facilities. Lastly, responses support elements within the Healthy Stronger Communities section of the policy, emphasising the need for balanced accommodation and accessibility considerations in new housing developments.

Policy Strategic S7 - Developer contributions and infrastructure delivery

3.16 Responses highlight the importance of aligning residential growth with infrastructure development but concerns raised regarding the lack of specificity in the policy, which reduces certainty for developers. There are concerns about the strain of new development on existing infrastructure. One response has concerns about the omission of emergency services in Policy Strategic S7, citing statutory obligations and government guidance supporting developer contributions. However, there is support for the policy's aim of creating pleasant, healthy communities and urges accountability in developer commitments. There are responses asking for flexibility in policy implementation to address site-specific viability concerns and questions the format of the development management policies section.

3.4 Chapter 5 Green and Natural Environment

3.17 The Council received 81 comments on this section of the Local Plan.

Policy NE1 Biodiversity and geodiversity

3.18 The feedback provided on Policy NE1 Biodiversity and Geodiversity suggests several key points for consideration. Firstly, there's a proposal to replace "Preliminary Ecological Assessment" with "Ecological Impact Assessment" to align with national standards outlined by the Chartered Institute of Ecology and Environmental Management (CIEEM). Additionally, concerns are raised regarding the protection of designated Local Wildlife Sites (LWS) and Local Geological Sites (LGS), urging for explicit mention and protection in the plan. Finally, there's a call for clarity and coherence in policy wording, with suggestions to separate different elements of green and natural environment policies and ensure alignment with BNG requirements.

Policy NE2 Trees, hedgerows and woodlands

3.19 The responses strongly support Policy NE2, emphasising the importance of preserving and appropriately managing existing trees, hedgerows, and woodlands with biodiversity, visual amenity, or landscape value. It highlights the significance of retaining green spaces for the well-being of the community, especially for older individuals who benefit from access to such areas. Additionally, responses support the potential for managed tree and hedgerow planting along existing and restored towpaths, showcasing the value of green infrastructure in enhancing public spaces.

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Policy NE3 Biodiversity Net Gain (BNG)

3.20 The responses generally support the policy but suggests amending it to ensure that net gains to biodiversity are delivered onsite or on land in the vicinity. Responses also emphasise the importance of reviewing and revising the policy in light of new guidance on BNetG, ensuring it aligns with national legislation and guidance.

Policy NE4 Greening factor

3.21 The responses raise concerns about potential overlap between the Urban Greening Factor and the mandated 10% BNG required by the Environment Act. It suggests exploring this overlap to avoid unnecessary policy conditions. Additionally, responses recommend that the use of the Urban Greening Factor should not be required on all sites and suggests exemptions for smaller sites or those near existing open spaces. Clear guidance on how the Urban Greening Factor relates to broader biodiversity objectives is also recommended.

Policy NE5 Green network

3.22 The responses highlight the necessity of preserving rural character and biodiversity while considering development within green networks. Responses support a more stringent criteria to show that the benefits of any development must significantly outweigh adverse impacts on the Green Network. Additionally, there is a call for clarity on how Policy NE5 aligns with Biodiversity Net Gain (BNG) objectives, particularly regarding off-site BNG provision. Furthermore, there should be clear guidance that applicants should be required to thoroughly search for alternative development locations before considering green network areas, ensuring such development is truly a last resort.

Policy NE6 Shropshire Hills Area of Outstanding Natural Beauty (AONB) and strategic landscapes

3.23 There was only a handful of responses received in relation to this policy that stated that there should be recognition within the policy about the role of the historic environment within the AONB and the heritage landscape; utilising some of the aims and objectives of the AONB Management Plan.

Policy NE7 Strategic green gaps

3.24 There is strong support for this policy in protecting the strategic gaps between Lilleshall and Telford and Wrockwardine and Telford.

3.5 Chapter 6 Economy and Centres

3.25 The Council received 29 comments on this section of the Local Plan.

Policy EC1 Employment development in the urban area and SEAs

3.26 Respondents asked for exclusive reservation of Special Employment Areas (SEAs) for employment uses, highlighting the importance of protecting them from retail and leisure development to preserve their function, while also recommending regulatory measures such as Article 4 Directions to control changes of use and mitigate negative impacts on primary shopping areas.

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Policy EC2 Employment in the Rural Area

3.27 No comments were received in relation to this policy.

Policy EC3 Waste management facilities

3.28 Respondents support the policy with a text change suggested for a typo in the policy.

Policy EC4 Hierarchy of centres

3.29 Respondents support the policy with a text change suggested for a typo in the policy.

Policy EC5 Telford Town Centre

3.30 Comments are supportive of the policy as written however greater clarity should be given to the broader impacts on public health and wellbeing.

Policy EC6 Market Towns and district centres

3.31 Respondents support the policy with a text change suggested for a typo in the policy.

Policy EC7 Local centres and rural services

3.32 No comments were received in relation to this policy.

Policy EC8 Out of centre and edge of centre development

3.33 Respondents support the policy.

Policy EC9 Evening and night-time economy

3.34 The policy is supported due to managing the current lack of diversity in Telford's night-time economy.

Policy EC10 Shopfront and advertisement design

3.35 Respondents support the policy.

3.6 Chapter 7 Housing

3.36 The Council received 72 comments on this section of the Local Plan.

Policy HO1 Housing development principles

3.37 The policy is supported however there are calls for a balanced planning approach to address community needs whilst also preserving the environment and heritage of the area.

Policy HO2 Sustainable Urban Extension Sites

3.38 The responses have provided comments on the proposed Sustainable Urban Extension (SUE) sites in Telford, raising concerns about environmental impact, strain on infrastructure, and housing affordability. Residents express worries about drainage issues, increased traffic congestion, and potential harm to wildlife habitats, advocating for sustainable development

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practices and utilisation of brownfield sites. Additionally, there are calls for comprehensive planning and stewardship arrangements to ensure successful and environmentally conscious delivery of the SUEs while addressing community needs.

Policy HO3 Housing mix and quality

3.39 The responses highlight the necessity of ensuring affordable housing options for NHS and healthcare workers, highlighting the impact of housing affordability on the recruitment and retention of staff, crucial for sustaining healthcare services. It advocates for collaboration to assess housing needs and integrate affordable housing considerations into local planning, stressing the importance of flexible policies to accommodate diverse housing types and sizes based on local demand, site characteristics, and viability. Additionally, responses raise concerns about the imposition of Nationally Described Space Standards (NDSS) on all dwellings, arguing that this could limit housing choice, particularly for lower-income households, and calls for flexibility in applying accessibility standards to account for site-specific factors and differentiate between different technical standards for wheelchair-adaptable and wheelchair-accessible housing.

Policy HO4 Affordable housing requirements

3.40 The responses reflected strong support for an increased affordable housing, especially in deprived areas of Telford, with specific percentages suggested for different housing types. While there's support for the proposed 35% affordable housing provision in Newport, concerns arise over potential reductions in these figures post-initial agreements with developers, impacting community stability and school demographics. Clarification is sought on the breakdown of affordable housing types to ensure suitability for various demographics.

Policy HO5 Affordable housing delivery

3.41 Responses suggest that the policy overlooks the necessity of offering discounted market housing to support locals with housing needs, crucial for maintaining rural communities. Advocacy for a diverse range of affordable housing options, including discounted market housing, is essential to cater to various income levels and sustain rural areas. Concerns are also raised regarding the clarity and potential impact of proposed review mechanisms within Policy HO5, highlighting the need for clear justification and consideration of exemptions, particularly for smaller developments.

Policy HO6 Supported and specialist housing

3.42 Responses support the policy but stress the importance of ensuring that all new homes meet accessible and adaptable standards and incorporate solar panels to reduce costs for residents. Additionally, comments recommend the inclusion of bus stops and wide cycling/walking paths in housing applications to promote sustainable transportation. However, there are concerns about the justification and consistency of draft policy HO6 with national policies on supported and specialist housing, especially regarding the needs of older people in the community.

Policy HO7 Houses in multiple occupation (HMO)

3.43 No comments were received in relation to this policy.

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Policy HO8 Gypsy, traveller and showpeoples accommodation

3.44 One comment was received in relation to this policy stating that heritage assets and their setting should be incorporated into this policy.

Policy HO9 Estate regeneration

3.45 No comments were received in relation to this policy.

Policy HO10 Stalled development sites

3.46 The policy is supported as a proactive step that is welcomed. However, the response suggests that this initiative should not solely concentrate on delayed vacant or derelict brownfield land but also extend to providing support for bringing forward allocations and potentially even windfall sites.

Policy HO11 Self-Build and custom housebuilding

3.47 The current self-build policy has been criticised for its lack of appeal to those seeking rural or larger plots away from dense housing estates, with concerns raised about the viability of small plots in larger developments. There is a strong objection to the 5% self-build plot requirement on larger allocations and calls for clearer guidelines and subheadings in rural housing development policies. Responses also outline confusion over criteria related to allocation and suggest the inclusion of settlement definitions within the plan itself for clarity.

Policy HO12 Housing development in the rural area

3.48 Responses suggest that a 'brownfield first' approach should be advocated for rural development to ensure appropriate land use and housing provision. However, concern was expressed regarding Policy HO12's layout and wording and the need for clearer subheadings and specific village allocations to enhance clarity and effectiveness.

Policy HO13 Affordable rural exception sites

3.49 The proposed policy to allow individual households in rural areas to pursue self-build affordable homes is generally welcomed. However, comments raised concerns over the policy's restriction on new single plot exceptions, suggesting the need for adjustments to maintain flexibility in site selection. It is recommended that revisions be made to the proposed policy to better align with existing policies and accommodate diverse applicant needs.

3.7 Chapter 8 Climate Change

3.50 The Council received 34 comments on this section of the Local Plan.

Policy CC1 Sustainable construction and carbon reduction

3.51 The responses support the integration of heritage considerations into Policy CC1 but suggests refining the wording to specifically address sustainable construction and carbon reduction in the context of the historic environment. Responses highlight the importance of protecting the significance of heritage assets and their setting, as well as the Outstanding Universal Value of the World Heritage Site. Additionally, they welcome the flexibility provided in Policy CC1 regarding Net Carbon development but propose adding the phrase "where feasible

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and viable" for clarification. The responses also show that there should be a reliance on the Building Regulations process to manage energy efficiency standards, suggesting that no additional policy on this issue is necessary in the Local Plan.

Policy CC2 Renewable energy in developments

3.52 There is concern about mandatory connections to district heating networks, responses ask for flexibility in implementation due to the current predominance of gas-fired networks. Responses also highlight potential issues with heat network consumer satisfaction and pricing, emphasising the need for sector-specific protections. Additionally, there is caution against policies mandating on-site renewable energy generation and advocate for alignment with national standards to avoid complexity and ensure scalability. Suggested amendments are to promote renewable energy integration in development while addressing concerns about heating and cooling strategies' efficiency and alignment with energy hierarchy principles.

Policy CC3 Strategic renewable energy development

3.53 Responses suggest several text revisions to include 'geodiversity' in Clause 1(a) of the policy aligns it more closely with Strategic Policy S2, ensuring a comprehensive consideration of environmental factors. However, Clause 1(b) requires further clarification regarding what constitutes a "significant adverse effect for heritage" to ensure the protection of heritage assets and their setting from any potential harm resulting from development activities.

Policy CC4 Water re-use, conservation, efficiency and quality

3.54 Responses call for the consideration of rainwater/greywater harvesting to be included in the requirements to promote sustainable water management practices. However, duplicating regulations already covered by Part G Building Regulations is unnecessary and may lead to confusion; hence, there's no need for the Local Plan to reiterate these regulations.

Policy CC5 Flood risk management and sustainable drainage systems

3.55 Responses suggest the following changes to the policy. The policy should be extended to encompass flood risk management not only for new developments but also for existing residential areas grappling with flooding issues. Insights gained from past challenges with current developments should inform strategies aimed at preventing future flooding incidents arising from new housing projects. Priority should be given to implementing Sustainable Drainage Systems (SUDs) to mitigate surface runoff and potential flood risks stemming from the conversion of agricultural land to residential use. Furthermore, any flood alleviation measures or SUDs introduced should take into account their potential impact on the historic environment, especially concerning potential effects on waterlogged archaeology.

Policy CC6 Managing air quality

3.56 There is strong support for this policy as it is written.

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3.8 Chapter 9 Development Design

Policy DD1 Design criteria

3.57 Responses warn of potential coal mining risks to surface stability and public safety in the Telford & Wrekin area, advocating for thorough investigation of land instability issues in alignment with Policy DD1. Concerns are raised regarding the omission of wildlife protection measures and the need for realistic standards such as "carbon neutrality" in development projects, alongside encouragement for engagement with the Trust to ensure integrated and sustainable development.

Policy DD2 Estate design

3.58 Two responses emphasise the importance of incorporating guidance from organisations like the British Hedgehog Preservation Society and the People's Trust for Endangered Species into new developments. Concerns are raised regarding the lack of provisions for public transport and disabled users in point (f), while support is expressed for Policy DD2 Part 1 (i) alongside other policies to ensure safe and aesthetically harmonious community development.

Policy DD3 Residential alterations and extensions

3.59 No comments were received in relation to this policy.

Policy DD4 Commercial and industrial design

3.60 No comments were received in relation to this policy.

Policy DD5 Waste planning for residential developments

3.61 This policy has one response that states policy should have regard that rodents are prevented.

Policy DD6 Waste planning for commercial, industrial and retail developments

3.62 No comments were received in relation to this policy.

3.9 Chapter 10 Sustainable Travel and Transport Networks

3.63 The Council received 61 comments on this section of the Local Plan.

Policy ST1 Active travel

3.64 The responses on the policy are highlighted on the proposed site allocations with concerns over potential traffic congestion and safety issues, particularly around major road junctions. Responses raise that for active travel to work improved pedestrian crossings and speed limit reductions are needed. All responses stress the importance of enhancing walking, cycling, and public transport routes to cater to multi-generational needs and ensure accessibility for all users

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Policy ST2 Safeguarding rail and transport corridors

3.65 The responses advocates for the retention of the existing railway line to Ironbridge Power Station, suggesting the construction of new stations at locations like Coalbrookdale to bolster local connectivity and support tourism and commuting, with additional funding recommended for the Telford Steam Railway to establish heritage rail connections and preserve industrial heritage along the former canal route.

Policy ST3 Impact of development on highways

3.66 The respondents urge the prioritisation of expanding major highways such as the A442 and A518 to alleviate congestion worsened by traffic lights, emphasising a comprehensive assessment considering pedestrian safety and traffic patterns. Additionally, respondents advocate for prioritising cycling and pedestrian infrastructure to meet high standards, while ensuring proper assessment of transport impacts through tools like the Telford Strategic Transport Model.

Policy ST4 Design of roads and streets

3.67 Comments ask for new streets and roads to meet adoptable standards with enforced financial penalties after one year under construction. Respondents suggest that prioritising accessibility and sustainable travel over cars, while also ensuring easy access for emergency service vehicles.

Policy ST5 Electric vehicle (EV) infrastructure and parking design

3.68 Responses suggest the policy as written is supported but parking standards must be carefully considered to promote public transport and reduce reliance on private cars, a move endorsed by National Highways to align with government objectives.

3.10 Chapter 11 Community, Culture and Open Space

3.69 The Council received 27 comments on this section of the Local Plan.

Policy CI1 Community facilities

3.70 There are a number of proposed text changes to strengthen the draft policy. This includes the inclusion of requirements for community facilities and access to essential services.

Policy CI2 Existing public open space

3.71 Respondents support the policy.

Policy CI3 Provision and management of public open spaces

3.72 Respondents support the policy however one respondent stated that they would require further certainty in relation to the public open space standards within the plan area, which would provide certainty for developers in understanding the net developable areas, and therefore capacity, of their development sites.

Policy CI4 Leisure, cultural and tourism

3.73 Respondents support the policy.

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Policy CI5 Enhancing communication networks

3.74 Respondents support the policy with request for further reference of historic settings.

3.11 Chapter 12 Historic Environment

3.75 The Council received 14 comments on this section of the Local Plan.

Policy HE1 Heritage assets

3.76 A number of text changes were proposed in relation to Policy HE1. The comments suggest that Clauses 1, 3, 5, 6, 7, and 8 should be amended. In addition, there should be a clause requiring a heritage impact assessment for applications.

Policy HE2 Ironbridge Gorge World Heritage Site

3.77 Responses have strong support for Policy HE2 however, responses suggest including additional detail on protecting its Outstanding Universal Value, specific design criteria tailored to the WHS character, and referencing the Severn Gorge Conservation Area within the policy.

Policy HE3 Listed buildings

3.78 Responses suggest that Policy HE3 would be improved by outlining a hierarchical approach to avoid or mitigate harm to heritage assets, specifying tests of public benefit, ensuring protection for the significance of heritage assets and their surroundings, including a requirement for Heritage Statements when impacts on the historic environment are anticipated.

Policy HE4 Conservation areas

3.79 Support for policy however, it would benefit to link the policy to the Conservation Area Appraisals so that prospective applicants have all the relevant information available.

Policy HE5 Buildings of local interest

3.80 Respondents endorse the introduction of a policy backing non-designated heritage assets and appreciate the Council's efforts in compiling a local list of these significant resources. Clause 1) should be reconsidered as it currently suggests that demolition is acceptable if replaced by high-quality development, which does not align with the aim of protecting these assets for their heritage value.

Policy HE6 Historic parks and gardens

3.81 Comments do support the policy. However, comments suggest that it should be amended to 'registered parks and gardens'. Clause 1 should relate to the hierarchical approach of harm and ensure that harm to the significance of this heritage asset type is avoided.

Policy HE7 Scheduled monuments and archaeology

3.82 Responses ask that the following is amended 'scheduled ancient monument' with 'scheduled monuments', establishing a hierarchical approach to avoid harm and emphasising the protection of heritage asset significance, including its setting, with harm being exceptionally rare.

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3.12 Chapter 13 Minerals and Land

3.83 The Council received 13 comments on this section of the Local Plan.

Policy ML1 Mineral safeguarding

3.84 Comments support the policy in regard to mineral safeguarding on sites.

Policy ML2 Maintaining aggregate supplies

3.85 Comments suggest the policy restricts support for mineral extraction proposals based on specific circumstances, potentially conflicting with the National Planning Policy Framework's emphasis on ensuring an adequate mineral supply for the country's needs.

Policy ML3 Mineral development

3.86 Comments welcome the positive wording of Draft Policy ML3 but raise concerns about point e), which requires applicants to demonstrate no unacceptable impact on farming, horticulture, and forestry, as the National Planning Policy Framework (NPPF) does not address protection of these areas, and its unclear what constitutes an unacceptable impact or how compliance can be demonstrated.

Policy ML4 Land stability

3.87 Comments suggest that Policy is supported as written however further inclusion of land stability matters in line with the NPPF with relevance to assets like towpaths and reservoirs.

Policy ML5 Land contamination

3.88 No comments received

3.13 Appendices to the Local Plan

3.89 Appendix A (Proposed housing sites, mixed use sites and sustainable urban extension sites) received 781 comments. Comments raised issues of lack of infrastructure to accommodate growth, with particular focus on secondary school provision and access to medical facilities. Comments also raised concerns around flooding, traffic, road network and loss of green spaces with habitats.

3.90 In addition, the council received two group responses regarding sites 197, 198 and 200 and the Muxton Sustainable Community, these had 445 and 1,104 respondents respectively.

3.91 The group response regarding 197, 198 and 200 focused on loss of character of the area, the area being unable to sustain the traffic in the area and lack of services in the area.

3.92 The group response around Muxton Sustainable Urban Extension raised comments around lack of infrastructure, the potential loss or harm to two Duke of Sutherland cottages and the potential closure of Station Road.

3.93 As part of the consultation, the council received 20 additional sites to be assessed, details of these can be found in appendix G.

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3.94 Appendix B (Proposed employment sites) received 14 comments with most responses raising concerns around loss of agricultural land.

3.95 Appendix C (Developer contributions policy list) received no comments.

3.96 Appendix D (Hierarchy of centres) received no comments, however comments around centres have been captured under EC5.

3.97 Appendix E (List of designated sites of biodiversity and geodiversity) received no comments; however, the appendix has been updated to reflect newly designated Local Nature Reserves (LNR).

3.98 Appendix F (Mining consideration area) received no comments; however, the mineral consideration area has been updated based on updated national data.

3.99 Appendix G (Glossary) received no comments. However, comments received in policies such as queries around definition of major developments and key settlements have been added to the glossary. In addition, ANOB has been changed to National Landscapes to align with the latest government guidance.

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4 How the Council has responded to representations received

4.1 Officers have reviewed all of the representations received and considered appropriate changes to the document to help strengthen and clarify policy as well as informing the final set of site allocations. They have also taken account of recent changes in government policy especially around affordable housing and renewable energy and have taken advice internally from Development Management officers to improve the readability of individual policies. The main changes proposed in the Regulation 19 (Publication) version of the Local Plan are summarised as follows:

- **Chapter 1** has been updated to include a housing trajectory graph to ensure consistent delivery of housing over the plan period. **Policy S7** has been amended to ensure clarity around cost recovery for developer contributions.
- **Chapter 2** has been updated to seek for 20% biodiversity net gain, subject to scheme viability. In addition, a Green Network review was undertaken to support **Policy NE5**. This has been reflected in the policy and supporting map. Finally, **Policy NE6** has been changed to reflect the government guidance moving away from Area of Outstanding Natural Beauty to National Landscapes.
- **Chapter 3** now splits **Policy EC1** to cover SEAs and Urban Area's separately. The emerging local centres through the sustainable communities will be covered under **Policy EC5**.
- **Chapter 4** has named **Policy HO1** to 'Housing Allocations' this now covers all housing allocations and covers guidelines for the allocations. In addition, this now requires the promotion of sustainable travel. **Policy HO2** has renamed the previous Sustainable Urban Extensions as Sustainable Communities. The policies are now written as SC1, SC2 and SC3 for Bratton, Muxton and Wappenshall respectively. These policies cover everything that the Local Planning Authority expects to see as part of a planning application as well as details on stewardship arrangements to allow for comprehensive development of the sustainable communities. **Policy H06** now requires off site financial contributions for care leavers. **Policy HO7** now requires that there is not an over proliferation of HMOs in a certain area. Finally, **Policy HO8** now allocates two existing sites for the expansion of Gypsy and traveller plots.
- **Chapter 6** has changed **Policy ST1** title from active travel to sustainable travel to appropriately reflect the policy contents.
- **Chapter 7** has changed to include the protection for health facilities as part of the community facilities.
- **Chapter 8** now requires that development that impacts the Historic Gardens should be supported by a Landscape and Visual Assessment.
- **Chapter 9** has been amended to reflect the governments shift to allow on shore wind energy generation. It has also been changed to ensure alignment with Building Regulations for EPC ratings expected from developers when building homes.
- In line with council priorities, the Climate Change chapter has been located to the forefront of the plan.
- The whole plan has been written to align with the 2024 updated version of the NPPF.

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5 Appendices

5.1 Appendix A - List of consultees notified about the draft Plan consultation

- Ward members
- Town and Parish Councils
- Telford & Wrekin Council employees
- Birmingham City Council
- Cannock Chase Council
- Dudley Metropolitan Borough Council
- East Staffordshire Borough Council
- Herefordshire Council
- Lichfield District Council
- Malvern Hills/Wychavon District Council
- Newcastle Borough Council
- Sandwell Metropolitan Borough Council
- Shropshire
- South Staffordshire Council
- Stafford Borough Council
- Staffordshire County Council
- Stoke-on-Trent City Council
- Tamworth Borough Council
- Walsall Metropolitan Borough Council
- Wolverhampton City Council
- Worcester City Council
- Wyre Forest District Council
- The Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Mayor of London
- Homes England
- Shropshire and Telford Integrated Care Board
- Office of Road and Rail Regulation
- Transport for London
- Telford & Wrekin - Local Transport Authority
- Marine Management Authority
- Shropshire Fire & Rescue
- West Mercia Police
- West Midlands Ambulance Service
- Severn Trent Water
- Arriva Bus
- West Midlands Trains
- Midlands Connect
- Shropshire Council - Waste
- Staffordshire County Council - Waste

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- Environment Agency
- National Gas Transmission
- National Grid Electricity Distribution
- Cadent
- National Highways
- Transport for Wales Trains
- Network Rail
- Open Reach (BT)
- Virgin Group
- Mobile UK (formerly Mobile Operators Association)
- Veolia
- Strine Internal Drainage Board
- Sport England
- Ofwat
- ICCOMOS
- Accord Group
- BVT
- Bromford
- Connexus
- Housing Plus Group
- Sanctuary
- Severnside Housing
- Shropshire Rural Housing
- Trident Group
- Walsall Housing Group
- Wrekin Housing Trust
- Bournville Village Trust
- Wrekin Housing Group
- Transition Telford
- Shropshire Good Food Partnership
- Save our Shropshire
- Climate Action Hub
- Developers and Agents
- Approximately 2,500 residents were also contacted via the Local Plan database

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5.2 Appendix B - Press release on starting consultation and extending the deadline



For immediate use: Ref PR12440

25 October 2023

Telford and Wrekin draft Local Plan opens for consultation

5.1 Residents, businesses and community groups can now have their say and help shape the future development of the borough, after the Telford and Wrekin draft Local Plan opened for public consultation.

5.2 Telford & Wrekin Council has today (Wednesday 25 October) launched an eleven-week consultation period for people to view the draft Local Plan and give their feedback. This can be done online at www.telfordandwrekinlocalplan.co.uk and from Friday 27 October hard copies of the plan can be viewed and feedback forms completed at local libraries and community centres.

5.3 The draft Local Plan presents a range of development options for the borough, and focuses on ensuring a good mix of homes for all types of people, protecting public green spaces and the environment, regenerating our borough centres and market towns, helping older people in our community to live well, attracting new businesses and jobs, and supporting climate friendly development.

5.4 Councillor Richard Overton, Telford & Wrekin Council's Deputy Leader and Cabinet Member for Homes and Enforcement, said: "With more than half of the homes needed for the next twenty years already having planning permission, the draft plan aims to find sites for the remaining 8,800 homes needed around the borough. This is equivalent to 441 new homes per year, and a considerable reduction compared to the 1,500 new homes built here in 2022, when the number of new homes being built in the borough peaked.

5.5 "This consultation is about ensuring we get the right mix of homes, services and infrastructure and public green spaces in the right places, so it is vital the people have their say on the future of their local communities.

5.6 "This is about ensuring people can live well in Telford and Wrekin not just now, but in the future too. We want to make sure the families growing up here have access to good education, good jobs and good homes that meet their needs too.

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5.7 “If you have a view, and if you want your feedback to count, please get involved. As this is a formal consultation, comments and feedback can only be taken into account if they are left through the correct process, known as a duly made comment. These can be made online, where the draft plan can be viewed too, or by viewing the plan in person at locations around the borough.”

5.8 Hard copies of the Telford and Wrekin draft Local Plan can be viewed at libraries at Southwater, Newport, Wellington, Dawley, Madeley, Stirchley and Oakengates, and at community centres in Brookside, Donnington Wood, Madeley, Sutton Hill, Hadley and Woodside.

5.9 The Telford and Wrekin draft Local Plan consultation will run for eleven weeks, until Friday 12 January 2024.

-ENDS-

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to create a better borough

Media release

07967 771901 | www.telford.gov.uk | twitter.com/telfordwrekin

For immediate use: Ref 12500

01 December 2023

Local Plan consultation extension announced giving people more time to have their say

5.10 The Telford and Wrekin draft Local Plan consultation period has been extended offering residents, businesses and stakeholders more time to review and provide feedback on development proposals for the borough.

5.11 Responding to requests, the planned 11-week consultation period has been extended by an extra two-and-a-half weeks, to Wednesday 31 January, providing more opportunity for people to share their opinions, following the festive season.

5.12 The announcement comes as the draft Local Plan consultation reaches its halfway stage, with more than 4,500 people having visited the consultation website to view the proposals.

5.13 The Telford and Wrekin draft Local Plan sets out what development could happen and where until 2040 and asks residents, businesses and other stakeholders to have a say on how they want the borough to work for them. The draft Plan focuses on ensuring a good mix of homes for all types of people, protecting public green spaces and the environment, regenerating borough centres and market towns, helping older people in the community to live well, attracting new businesses and jobs, and supporting climate friendly development.

5.14 With sites for over half the homes needed between now and 2040 already granted planning permission, the draft plan seeks to deliver 8,800 further new homes. As the number of new homes being built in the borough peaked at just under 1,500 in 2022, this draft Local Plan proposes a reduction in development numbers.

5.15 To date, three public drop-in sessions have been held around the borough, with further public information sessions and meetings with town and parish councils planned over the coming weeks.

5.16 **Councillor Richard Overton (Lab), Telford & Wrekin Council's Deputy Leader and Cabinet Member for Homes and Enforcement**, said: "The draft Local Plan consultation is about identifying what development should happen and where ensuring this meets the needs of our population now and in the future too."

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5.17 “It presents a wide range of options and proposals for new development sites, not all of which will ultimately be required, so it’s important that people get involved and have their say so their views can be considered when we create the final plan for our borough for the next twenty years.

5.18 “So far, more than 4,500 people have visited the website to see the proposals, and we’ve held a number of drop-in public information sessions around the borough. We have more of these scheduled, where planning experts will be on hand to answer questions and explain the draft Local Plan further.

5.19 “As these sessions continue, we’ve listened to the feedback we’ve been getting, and have extended the consultation closing date further into the new year, to give people more time to have their say.”

5.20 The Telford and Wrekin draft Local Plan consultation is now open until 5pm on Wednesday 31 January 2024. The draft Local Plan can be viewed, and feedback left online at www.telfordandwrekinlocalplan.co.uk

5.21 Printed copies of the Telford and Wrekin draft Local Plan can also be viewed, and feedback left at libraries at Southwater, Newport, Wellington, Dawley, Madeley, Stirchley and Oakengates, and at community centres in Brookside, Donnington Wood, Madeley, Sutton Hill, Hadley and Woodside.

-ENDS-

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5.3 Appendix C - Local media coverage

- 10x press releases issued
- 19x article in Shropshire Star
- 6x articles on BBC Radio Shropshire (2x online and 4x broadcast)
- 7x articles on Shropshire Live website

(Bold = press release)

5.22 12 October 2023 – PR: Pre-Cabinet decision outline of draft Local Plan consultation
<https://newsroomarchive.telford.gov.uk/News/Details/17023>

5.23 13 Oct – Shropshire Live: New Telford and Wrekin Local Plan to be considered by council's cabinet

5.24 14 Oct - Shropshire Star: Telford & Wrekin Council to approve consultation on local plan for borough's housing and employment

5.25 16 Oct - Shropshire Star: 517 extra homes earmarked for Newport in Local Plan

5.26 17 Oct - Radio Shropshire (broadcast)

5.27 19 October 2023 – PR: Cabinet approves draft Local Plan consultation
<https://newsroomarchive.telford.gov.uk/News/Details/17028>

5.28 20 Oct – Shropshire Star: Consultation on draft plans for nearly 9,000 new homes around Telford gets green light to open next week
<https://www.shropshirestar.com/news/local-hubs/telford/2023/10/20/consultation-on-draft-plans-for-nearly-9000-new-homes-around-telford-approves-green-network/>

5.29 20 Oct – Shropshire Star: People will be “horrified” by scale of proposed Telford housing developments – councillor
<https://www.shropshirestar.com/news/local-hubs/telford/2023/10/20/people-will-be-horrified-by-scale-of-proposed-telford-housing-developments-councillor/>

5.30 20 Oct – Shropshire Live: Green light given to begin consultation on future shape of Telford and Wrekin Borough

5.31 24 Oct – Shropshire Star: Transport infrastructure must grow in line with the number of new homes planned for the borough

5.32 25 October 2023 – PR: Draft Local Plan consultation opens
<https://newsroomarchive.telford.gov.uk/News/Details/17035>

5.33 26 Oct – Shropshire Star: Consultation opens on plan for thousands of new Telford homes
<https://www.shropshirestar.com/news/local-hubs/telford/2023/10/26/consultation-opens-on-plan-for-thousands-of-new-telford-homes/>

5.34 27 Oct – Shropshire Live: Telford and Wrekin draft Local Plan opens for consultation

5.35 02 Nov – Shropshire Star: 'Help shape the future of the community': Newport people urged to have their say on vital Local Plan
<https://www.shropshirestar.com/news/local-hubs/newport/2023/11/02/help-shape-the-future-of-the-community-newport-people-urged-to-have-their-say-on-vital-local-plan/>

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5.36 10 November 2023 – PR: Dates for public drop-in sessions announced
<https://newsroomarchive.telford.gov.uk/News/Details/17054>

5.37 10 Nov – Shropshire Star: Consultation events announced over major Telford house building plans

5.38 12 Nov – Shropshire Live: Dates for public drop-in events for Telford and Wrekin draft Local Plan Consultation announced

5.39 21 Nov – Shropshire Star: Councillor to give talk on impact of local plan proposals

5.40 01 December 2023 – PR: Draft Local Plan consultation extended
<https://newsroomarchive.telford.gov.uk/News/Details/17086>

5.41 01 Dec - BBC Online: Reassurance over Telford house building plans

5.42 01 Dec – Shropshire Star: Residents given more time to comment on plan for thousands of new Telford homes

5.43 01 Dec – Shropshire Live: Telford and Wrekin draft Local Plan consultation period extended

5.44 02 Dec – Shropshire Star: Horsehay residents urged to turn out and respond to housing plans

5.45 08 Dec – Radio Shropshire (Broadcast) – Horsehay concerns

5.46 08 Dec – Shropshire Star: 20,000 homes plan for Telford sparks fears over historic cottages

5.47 11 Dec – Radio Shropshire: (Broadcast) – response to Horsehay concerns

5.48 14 December 2023 – Midway point reached in Telford and Wrekin draft Local Plan consultation
<https://newsroomarchive.telford.gov.uk/News/Details/17097>

5.49 18 Dec – Shropshire Live: Midpoint in Telford and Wrekin draft Local Plan consultation

5.50 05 January 2024 – Four weeks left to have your say on the draft Local Plan
<https://newsroomarchive.telford.gov.uk/News/Details/17115>

5.51 05 Jan – Shropshire Star: Last chance to take part in consultation over plans for thousands of new Telford Homes
<https://www.shropshirestar.com/news/local/2024/01/05/last-chance-to-take-part-in-consultation-over-plans-for-thousands-of-new-telford-homes/>

5.52 11 Jan – Shropshire Star: Residents told village's 120 year old cottages will not be demolished to create access road

5.53 18 Jan – Shropshire Star: Flooding concerns for greenfield sites earmarked for more than 600 homes

5.54 18 January 2024 – Just two weeks left to help shape future of borough development
<https://newsroomarchive.telford.gov.uk/News/Details/17131>

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5.55 19 Jan – Shropshire Live: Just two weeks left to help shape future of borough development

5.56 20 Jan – Shropshire Star: ‘Save our village’ plea from parish council ahead of local plan consultation closure

5.57 **24 January 2024 – One week to go in Telford and Wrekin draft Local Plan consultation** <https://newsroomarchive.telford.gov.uk/News/Details/17133>

5.58 25 Jan – Shropshire Star: Group fighting to protect two historic cottages built by the Duke of Sutherland meet with Shropshire MP

5.59 26 Jan – Shropshire Star: Housing plan infrastructure to be considered by planning inspector
<https://www.shropshirestar.com/news/local-hubs/telford/2024/01/26/housing-plan-infrastructure-to-be-considered-by-planning-inspector/>

5.60 28 Jan – BBC Online: Infrastructure plan promised for Telford housing scheme
<https://www.bbc.co.uk/news/uk-england-shropshire-68121748>

5.61 30 Jan – Shropshire Star: Traffic, services and character fears as villagers object to plans for 160 new farmland homes

5.62 31 Jan – Radio Shropshire (Broadcast) – last day of draft Local Plan consultation

5.63 **07 February 2024 – Over 1,500 people have their say in future development of Telford and Wrekin** <https://newsroomarchive.telford.gov.uk/News/Details/17150>

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5.4 Appendix D - Standard representation form



Telford and Wrekin draft Local Plan

Public consultation 25 October to 31 January 2024

Physical consultation response form

5.64 Please use this form if you wish to comment on the Telford and Wrekin draft Local Plan. Further information can be found on the Councils website at www.telfordandwrekinlocalplan.co.uk. This form may be scanned or returned via e-mail to: LocalPlan@telford.gov.uk. Or alternatively by post to; Strategic Planning Team, Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA

How we will use your information

5.65 The information you have provided will be used to inform the next draft of the Telford and Wrekin Local Plan. We will only publish anonymised responses, parts of responses, or a summarised version of responses and will ensure individual survey respondents cannot be identified. This information is being processed under DPA – Schedule 2 (2a) (GDPR 2018 -Article 6 (1)e).

5.66 We will not share your personal information with any other external third parties unless required/permitted to do so by law. Your personal information will be held securely, and if shared it will be shared securely. We comply with data protection laws concerning the protection of personal information, including the General Data Protection Regulation (GDPR). For more information on how information is held by Telford & Wrekin Council please view the privacy page at <https://www.telford.gov.uk/terms>

5.67 We are asking for your personal details to allow us to contact you where we require clarification/further information. You do not have to include your personal details but not doing so might affect the council's ability to act on the information you have provided.

Personal Details

Title	
First Name	
Last Name	
Address	
Organisation (if relevant)	
Telephone	

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Email

5.68 NOTE: The questions below are numbered 1 to 5. Please attach any typed or written responses related to the questions below when submitting this form.

Q1: Which part of the draft Local Plan does this comment relate to? Please state clearly a chapter, paragraph number, policy number or a map/diagram title.

Q2: Do you support or object?

- ☐ Support
- ☐ Object
- ☐ Not sure
- ☐ General comment

Q3: Please state your reasons or comments in this box here?

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Q4: Are you suggesting a change?

☐ Yes ☐ No

Q5: If yes, what changes would you suggest?

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5.5 Appendix E - Copy of posters produced before and after consultation extension



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Telford and Wrekin Local Plan Review

2020 - 2040

Consultation on the draft Local Plan has started

The council is now consulting on the next stage of the Telford and Wrekin Local Plan review, this includes a draft plan document and proposed site allocations, providing a planning framework up to 2040.

For more information, visit our website
www.telfordandwrekinlocalplan.co.uk

**Have your say between Wednesday 25
October 2023 and Friday 12 January 2024**





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**Have your say until Wednesday 31 January
2024**



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5.6 Appendix F - Alternative sites

Site Reference	Local Plan Reference (if allocated)	Site Address
701	HO13	South of Hutchinson Gate
702	HO26	Land South of Old Vicarage
703	MU8	Mere Park
704		Tarmac Trading Ltd
705	HO18	Old Railway Line, Church Aston
706		Woodcote
707	HO27	Little Dessert Shop, Bratton
708		Land off Robert's Road
709		Land east of Church Road
710		Land at A41
711		Land west of Rodington Cemetery
712		Land east of Station Road
713		Land east of Grange Lane
714	HO30	Land South of St Michaels Church, Lilleshall
715		Land North of Roden Lane
716	HO2	Old Park
717	MU7	Telford Station
718	HO16	AGA Site
719	HO7	Pink Skips
720	MU6	Former Wilkinson Site

5.69 The above outlines all additional sites that the Council received during the Regulation 18 consultation process. Alongside this, as part preparing the Regulation 19 version of the Local Plan review, the Council have reassessed all sites submitted throughout the previous two call for sites processes. More information regarding this can be found in the Site Assessment Technical Paper.

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5.7 Appendix G - Summary of site comments

Proposed Employment Allocations

263 - Wheat Leasows, Western and Eastern Site

5.70 There are concerns regarding this site focusing on habitat loss, increased traffic on busy roads, and potential air quality impacts. However, there is support for the allocation aiming to contribute positively to the area's growth and job creation.

287 - Shropshire Star, Waterloo Road, Ketley

5.71 No comments were received in relation to this site.

352 - Land South of Holyhead Road

5.72 No comments were received in relation to this site.

356 - Site 1 Land North of Junction 7 M54

5.73 One comment suggests that the site is on grade 3 agricultural farming land. A further comment supports the allocation of this site.

362 - West of Cluddley Lane

5.74 One comment suggests that the site is on grade 3 agricultural farming land. A further comment supports the allocation of this site.

364 - Cluddley Lane

5.75 One comment suggests that the site is on grade 3 agricultural farming land. A further comment supports the allocation of this site.

398 - Land North of A518 Newport

5.76 One comment suggests that site is on grade 3 agricultural farming land. A further comment support the allocation of this site.

399 - Land East of A518 Newport

5.77 No comments were received in relation to this site.

462 - Land southeast Newport Town Centre

5.78 There is a comment regarding the building on agricultural land.

473 - East of Dawley Road

5.79 Comments raise concerns about the inefficiency of land use and potential landscape impact of the proposed site allocations stating the need to preserve green spaces. Responses also highlight challenges related to geotechnical issues, highway congestion, wildlife preservation, and strain on local amenities.

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498 - Land at Aga Rangemaster, Waterloo Road

5.80 There is support for this allocation.

525 - Land at Hortonwood/Wheat Leasows north A442 (solar farm)

5.81 No comments were received in relation to this site

Residential Site Allocations

130 - Village Farm Preston on the Wealdmoors

5.82 No comments were received in relation to this site.

171 - Roden Nurseries

5.83 No comments were received in relation to this site.

187 - Land West Wellington Rd

5.84 The responses relating to the site comment on the necessity of maintaining the urban/rural boundary to deter urban sprawl and safeguard green spaces, expressing concerns about traffic congestion, flooding, and insufficient infrastructure.

197 - West of Rodington

5.85 The proposed housing developments in Rodington has received significant objections due to concerns about their scale overwhelming the existing village infrastructure, including narrow roads and inadequate sewage systems. Residents state that they are worried about the environmental impact, highlighting risks to wildlife habitats, increased flood potential, and loss of valuable agricultural land. Also, residents are concerned about safety issues arising from the anticipated surge in traffic on already hazardous lanes, while the absence of essential community services exacerbates fears of unsustainable growth.

200 - Land adjoining Cemetery Rodington

5.86 The proposed housing developments in Rodington has received significant objections due to concerns about their scale overwhelming the existing village infrastructure, including narrow roads and inadequate sewage systems. Residents state that they are worried about the environmental impact, highlighting risks to wildlife habitats, increased flood potential, and loss of valuable agricultural land. Also, residents are concerned about safety issues arising from the anticipated surge in traffic on already hazardous lanes, while the absence of essential community services exacerbates fears of unsustainable growth.

202 - Land South of Sunningdale, Rodington Heath

5.87 The proposed housing developments in Rodington has received significant objections due to concerns about their scale overwhelming the existing village infrastructure, including narrow roads and inadequate sewage systems. Residents state that they are worried about the environmental impact, highlighting risks to wildlife habitats, increased flood potential, and loss of valuable agricultural land. Also, residents are concerned about safety issues arising from the anticipated surge in traffic on already hazardous lanes, while the absence of essential community services exacerbates fears of unsustainable growth.

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220 - Land adjacent Yew Tree Farm

5.88 There is general concern about further housing development in Tibberton due to worries about agricultural land, ineffective drainage ditches, and potential destruction of wildlife habitats. Respondents say that the development would exacerbate existing problems, such as busy roads, inadequate footpaths, litter, and inadequate medical and dental services.

245 - Land Adjacent Roden Hall

5.89 No comments were received in relation to this site.

251 – Holyhead Road

5.90 No comments were received in relation to this site.

269 - Land at Park Road Dawley

5.91 Comments are in support of this proposed site allocation.

274 - Land off Church Road, Lilleshall

5.92 A handful of responses were received relating to site 274 show concern about the loss of agricultural land and wildlife habitats, as well as worries regarding increased congestion, pollution, and safety risks due to additional housing development.

301 - Land off Ironmasters Way

5.93 No comments were received in relation to this site.

303 - Land at Southwater Phase II

5.94 Comments are in support of this proposed site allocation.

302 - Meadowdale Nurseries & Garden Centre

5.95 The comments raised highlight concerns about loss of agricultural land, wildlife habitats, and green spaces, alongside issues with traffic congestion, road safety, and inadequate infrastructure.

320 - Ridgeways, Hem Lane off Halesfield

5.96 One comment was received in relation to this site that raised concerns about loss of agricultural land.

324 - Land West of Pipers Lane

5.97 Comments received regarding the site highlight the Landscape and Character Assessment undertaken as part of the Neighbourhood Plan shows how both Edgmond and Harper Adams University would suffer from adverse effects if development proceeds. In addition, the proposed housing sites lack justification. Comments ask to ensure alignment with the Neighbourhood Development Plan and preserving the rural character of Edgmond and Harper Adams University's surroundings.

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326 - Land West of Kilvert Close, Edgmond

5.98 Comments received regarding to the site highlight the Landscape and Character Assessment undertaken as part of the Neighbourhood Plan shows how both Edgmond and Harper Adams University would suffer from adverse effects if development proceeds. In addition, the proposed housing sites lack justification. Comments ask to ensure alignment with the Neighbourhood Development Plan and preserving the rural character of Edgmond and Harper Adams University's surroundings.

327 - Land at Flatt Pitt Farm

5.99 Comments received regarding to the site highlight the Landscape and Character Assessment undertaken as part of the Neighbourhood Plan shows how both Edgmond and Harper Adams University would suffer from adverse effects if development proceeds. In addition, the proposed housing sites lack justification. Comments ask to ensure alignment with the Neighbourhood Development Plan and preserving the rural character of Edgmond and Harper Adams University's surroundings.

328 - Land adjacent to Shrewsbury Road

5.100 Comments received regarding to the site highlight the Landscape and Character Assessment undertaken as part of the Neighbourhood Plan shows how both Edgmond and Harper Adams University would suffer from adverse effects if development proceeds. In addition, the proposed housing sites lack justification. Comments ask to ensure alignment with the Neighbourhood Development Plan and preserving the rural character of Edgmond and Harper Adams University's surroundings. Telford and Wrekin Council should uphold the 2017 inspector decision regarding site 328.

334 - Former Bush Hotel

5.101 There is support for this allocation.

337 - Land opposite Shawbirch Public House

5.102 There is support for this allocation.

339 - Land Between Hartsbridge Road and Beverley Roundabout, Oakengates

5.103 There is support for this allocation.

349 - Land West of Stainburn Road, Lawley

5.104 There are concerns regarding infrastructure, flooding, road network and access to local services. There are further concerns regarding the loss of trees on the site.

350 - Land at Madeley Court Way

5.105 No comments were received in relation to this site.

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378 - Land East of Vasey Court and South of Barnfield Road

5.106 The comments are raised against a proposed development plan for Grade 2 Agricultural land, citing concerns over the loss of valuable agricultural resources, environmental disruption, community impacts including traffic congestion and loss of privacy, strain on infrastructure and amenities, and the potential demolition of a culturally significant landmark.

411 - Land at junction of Hay Street, Tibberton, Newport, Shropshire

5.107 There is general concern about further housing development in Tibberton due to worries about agricultural land, ineffective drainage ditches, and potential destruction of wildlife habitats. Respondents say that the development would exacerbate existing problems, such as busy roads, inadequate footpaths, litter, and inadequate medical and dental services.

412 - Land at Hilltop Farm, Waterloo Road, Ketley

5.108 No comments were received in relation to this site.

413 - Land at Upper Coalmoor

5.109 Respondents are concerned about the potential of developing Grade 3 agricultural land, exacerbating traffic congestion and air pollution, while also highlighting the strain on existing infrastructure and threats to historical and cultural heritage in the Horsehay area. Furthermore, comments highlight the lack of green space and potential loss of wildlife habitats.

422 - Former Phoenix School, Manor Road

5.110 There is support for this allocation.

424 - Brandon Avenue, Shawburch

5.111 Respondents have commented on the proposed housing development on Brandon Avenue due to concerns about the loss of green space, impact on wildlife, increased traffic congestion, and safety hazards on local roads.

445 - Arleston Manor Drive

5.112 One comment was received in relation to this site which questioned the scale of development on the site.

449 - East of Dawley Road

5.113 Comments are concerned about further development in Lawley with concerns about landscape impact, geotechnical challenges from past mining activities, and increased traffic congestion on already busy roads like Dawley Road.

450 - Allscott Meads

5.114 Key concerns to this proposal relate to the potential increase in traffic congestion, inadequate infrastructure, and loss of rural character. Respondents also state that the addition of more properties will exacerbate traffic issues, strain local amenities such as schools and healthcare services, and diminish the community's rural ambiance and access to nature reserves.

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459 - Malinslee Telford

5.115 No comments were received in relation to this site.

463 - Land off Audley Avenue, Former Combat Stress Facility

5.116 There is support for this allocation.

472 - Land South of the Dale

5.117 The responses have highlighted the need to safeguard prime agricultural land for food security, citing the sites extensive history of arable farming and occasional livestock grazing. Additional comments are raised regarding unsafe vehicle access to the proposed site, as well as, heavy traffic, and its proximity to a primary school, highlighting potential accidents waiting to occur if vehicles are routed through Church Aston.

483 - Car Park Adjacent to Police Station, Legges Way

5.118 Comments raise concerns about the loss of a car park that is used for visiting Blists Hill events and Madeley High Street. One comment is in support of the site.

499 - Ash Grey Car Park North

5.119 The site owner has asked for this site to be withdrawn.

513 - Ash Grey Car Park South

5.120 The site owner has asked for this site to be withdrawn.

514 - House of Fraser site

5.121 The site owner has asked for this site to be withdrawn.

515 - Blue Willow Car Park

5.122 There is support for this allocation.

516 - Lime Green Car Park

5.123 There is support for this allocation.

601 - Land south Vesey court

5.124 No comments were received in relation to this site.

630 - Agriculture House Southwater Way Telford

5.125 There is support for this allocation.

647 - Long Barn Stables Equestrian Centre, Field Aston, Newport

5.126 There is support for this allocation.

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665 - Land on the east side of Rose Cottage, Allscott, Telford

5.127 Responses raised concerns over the proposed conversion of good agricultural land into housing, as it has a historical role in food production and the potential loss of wildlife habitats. Respondents are also worried about increased traffic congestion, strain on infrastructure, and the erosion of the rural character and community cohesion in affected areas.

685 - Land south and west of Somerfield Road, Telford

5.128 No comments were received in relation to this site.

689 - Land Southern side of Waters Upton

5.129 Respondents are generally reserved about the proposed site with concerns about no provision of adequate infrastructure, including highways, transport, health, and education, which should be planned and implemented before new housing developments.

695 - Former Dairy Crest Foods Crudgington Telford

5.130 There is a mix of response regarding this sites suitability due to existing extant permission for development of live work units.

696 - Land south of Coalmoor Road, Telford

5.131 Comments raise concerns with the proposed site due to impact on local wildlife, strain on amenities such as schools and healthcare services, increased traffic congestion, and historical and environmental preservation. Respondents also expressed concern about the loss of agricultural land, inadequate infrastructure, potential flooding risks, and the infringement on greenfield sites, advocating for the protection of rural identities and heritage.

699 - TAFS Salop Ltd, Gower Street, St Georges, Telford

5.132 No comments were received in relation to this site.

Sustainable Urban Extensions

Land north of A442 Wheat Leasows (Wappenshall)

5.133 There a number of comments relating to the land north of A442 Wheat Leasows (Wappenshall). The responses regarding proposed developments in the area presents mixed opinions. Concerns primarily revolve around environmental impact, infrastructure strain, and potential loss of agricultural land. Some responses argue against building on productive agricultural land during a climate emergency and emphasise the inadequacy of current infrastructure to support such large-scale developments. Some responses highlight the need for more housing, especially affordable options, and the potential economic benefits of the proposed developments. A number of responses also mention the existing infrastructures ability to support the growth. There were further concerns about the impact on existing communities, wildlife habitats, and the strain on local amenities and services.

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Land at Bratton

5.134 There a number of comments relating to the Land at Bratton. The responses highlight concerns regarding increased traffic congestion, strain on existing infrastructure, and the loss of green spaces and agricultural land. Responses suggest that inadequate plans to address these issues could negatively impact the local community's access to essential services, such as healthcare and education, while also harming wildlife habitats and biodiversity. Additionally, responses expressed worries about the disruption to existing rights of way and pedestrian access, however, some responses go on to state that there could be a sustainable approach that considers the long-term well-being and health of the residents.

Land North East of Muxton

5.135 There are a significant number of comments to the proposed sustainable urban extension to Land North East of Muxton. Respondents suggest that that the proposed plan represents urban sprawl, encroaching on agricultural and green belt land. Responses also point out the inequitable distribution of housing, with less development proposed in areas of (perceived) higher demand and affordability such as south Telford. Concerns also revolve around the lack of essential infrastructure such as schools and medical facilities to support the proposed housing expansion. Residents fear increased traffic congestion and road safety issues on already narrow rural roads. Environmental impacts, including impacts on habitats and frisk of flooding, are also cited as significant concerns. Existing businesses are worried about the potential negative effects of increased competition and changes in traffic patterns in particular the closure of Station Road. There are numerous objections to the (potential) demolition of the Duke of Sutherland properties and there is a strong desire to maintain the area's heritage.