



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Telford and Wrekin Local Plan Review

PUBLICATION PLAN

Schedule of Proposed Changes
to Policies Map



2020 - 2040



March 2025



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1 Schedule of Changes

1.1 The schedule below lists changes to the adopted Telford & Wrekin Local Plan Policies Map as a result of the Local Plan review (Regulation 19 version). The changes have been carried out due to:

- Consequential changes to existing Local Plan policies; and
- Changes as a result of the inclusion of new policies requiring land designations.

1.2 Further changes to the Policies Map have been identified following the Regulation 18 draft plan consultation and these are reflected in the schedule below.

1.3 Table 1 below summarises the proposed changes to the policies map.

TABLE 1: Schedule of Changes to the Policies Map		
Layer on Policy Map Legend	Change	Reason for Change
Housing Sites	Layer showing allocated housing sites	Housing sites had been shown as proposed allocations in the draft local plan policies map.
Employment Sites	Layer showing allocated employment sites	Employment sites had been shown as proposed allocations in the draft local plan policies map.
Mixed Use Sites	Layer showing allocated mixed use sites	Sites have been proposed in Telford Town Centre as potential allocations. The Telford Town Centre area supports main town centre uses – mixed uses have been proposed recognising the potential for residential led regeneration. Additional mixed use sites have been identified at Mere Park (site MU8) – this is a mixed commercial site and land at Wheat Leasows (site MU9) – as a consequence of re-aligning the boundary for the Strategic Employment Area (SEA) the site is now remote from the employment zone allowing for consideration of a broader range of uses.
Sustainable Communities	Layer showing Sustainable Communities sites	The Council have identified 3x potential Sustainable Communities (previously titled Sustainable Urban Extensions) sites.

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'Housing sites carried forward' and 'Employment carried forward'	Housing and employment allocations carried forward from the Telford & Wrekin Local Plan 2011-31. Removal of employment designation from employment site E18.	These are housing and employment sites adopted in the Telford & Wrekin Local Plan 2011 – 2031 that will be carried forward (remain as allocations) in the new Local Plan. The removal of the SEA designation from Telford Town Centre at the draft plan stage has created an outlying portion of the Central Telford SEA. The removal this outlying portion of the SEA justifies the removal of employment site status from site E18. This land will now be shown as white land on the Policy Map.
Neighbourhood Development Plan (NDP)	The inclusion on the Policy Map of parish areas where Neighbourhood Development Plans (NDP) have been made.	Neighbourhood Development Plans form part of the overall development plan for the borough.
Local Centres	Additional Local Centre designation at Dale End.	Dale End has been identified as a proposed local centre due to the concentration of commercial activity in the area and the day to day shopping facilities. The location of future local centres contained within the Sustainable Communities sites have not yet been identified. However, subject to planning, those centres will then be protected by Local Plan policy EC8.
Rural Settlements	Additional Key settlements at Allscott and Crudgington.	Additional key rural settlements have been identified due to existing levels of development, available services and facilities and potential suitability for housing allocations. Rodington has been removed from the list of key settlements included within the draft Local Plan and is no longer identified as key settlement in the Local Plan.
Built up areas (Telford)	Amended built up area boundary to include sites adjacent to the edge of Telford including; <ul style="list-style-type: none"> Boundary adjustments on Dawley Rd / A5223 south of M54 Boundary adjustments along M54 east of Junction 7 	There has been development at Redhill/A5 which has extended the built urban form out to Woodhouse Lane. Other adjustments recognise that allocated sites adjacent on the edge of Telford will now form a part of the urban area.

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	<ul style="list-style-type: none"> Small adjustment east of Granville landfill site to include derelict brownfield site Boundary adjustment at Redhill. 	
Built up areas (Newport)	<p>Amendment to Newport urban boundary to include;</p> <ul style="list-style-type: none"> NI Park development site to the south of Newport Land to the south of Mere Park Boundary adjustment from NI Park to land east of A41. Boundary adjustment to include residential allocations east of Church Aston. 	Boundary adjustment to formalise the development at NI Park as being included within the urban area of Newport. Other adjustments recognise that allocated sites on the edge of Newport will now form a part of the urban area.
Primary Centre Area	Amended boundaries for Wellington, Oakengates, Dawley and Newport.	The four centres listed have extended commercial areas that have been recognised by the proposed changes.
Strategic Employment Area – Central Telford	Amended boundary to remove overlap with Telford Town Centre area and remove outlying SEA area covering Old Park.	The existing SEA area for Central Telford that overlaps the Telford Town Centre area boundary has been deleted to remove the potential for B2 (Industrial) and B8 (Logistics and Warehousing) proposals coming forward within the town centre as these would be inappropriate and conflict with maintain town centre uses.
Strategic Employment Area – Newport	Amend boundary to reflect committed residential development site on the north western portion of the original SEA area.	There has been an application lodged for housing development on the site TWC/2022/0854. The loss of employment land is offset by the retention of industrial / commercial units on Audley Avenue that were originally anticipated to come forward as residential development.
Conservation Areas	Inclusion of adopted boundary for Kynnersley Conservation Area.	Kynnersley Conservation Area was formally designated August 2022.
Strategic Green Gaps	Addition of Strategic Green Gaps between Lilleshall and Telford, and Wrockwardine and Telford.	The Landscape Character Assessment study 2023 has provided evidence that supports the use of Strategic Green

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		Gaps to protect Lilleshall and Wrockwardine from coalescence with Telford.
Existing Local Nature Reserves	An updated layer showing newly adopted Local Nature Reserves.	Since the adoption of the Telford & Wrekin Local Plan a number of Local Nature Reserves that were 'proposed' at the time have now been adopted and this is reflected in an updated set of LNR's on the draft policies map.
Proposed Local Nature Reserves	A layer showing proposed Local Nature Reserves for adoption during the new plan period.	A number of proposed new Local Nature Reserves have been identified for designation and these have been include on the draft policies map 3 sites remain proposed Local Nature Reserves.
Strategic Employment Area (North Telford)	Amendment to SEA boundary to the north west of Hortonwood to remove significant non-employment uses, including solar farm and special needs school.	The solar farm at Wheat Leasows will remain in operation. The special needs school has expanded and does not form on employment use.
Existing Gypsy and Traveller Sites	New layer to show existing Gypsy and Traveller sites that will be subject to policy HO8.	Policy HO8 Gypsy, traveller and show peoples accommodation, establishes the Councils strategy to address the need for pitches.