

## **HO2 redraft**

Add to the supporting text:

In Policy HO2 the Vision for each sustainable community sets out what each sustainability community is required to achieve, and the Delivery section of the policy sets out how that will be achieved and secured.

The Sustainable Communities will, for the purposes of decision making, be considered part of the urban area of Telford. This is confirmed on the Policy Map with the extended urban area boundary for Telford including the three sites.

Design Briefs and Masterplans should be submitted as early as possible in the planning process to facilitate the prompt delivery of the Sustainable Communities.

The development of a Design Brief and Masterplan for the site must be informed by consultation with the local community, and such consultation must be evidenced as part of the formal submission of the Design Brief and Masterplan to the Council. The Council will work with developers to provide feedback on the Design Brief and Masterplan, and the document must be approved prior to the first grant of planning permission (Outline, Hybrid or Full) on the site.

The Design Brief is a document that explains how the sustainable community will be developed and the Masterplan is a plan which shows how the sustainable community will be developed.

## Policy HO2

### Sustainable Communities

#### SC1 Land at Bratton

The land to the immediate north of the existing built-up area of Telford, adjacent to residential settlements ~~to the south of the site~~ in both Bratton and Shawbirch.

Site area: approx.113ha (gross)

#### Vision for the site

Land within the strategic allocation at Bratton will be developed to deliver a new sustainable community of approximately 2,100 dwellings and 2ha of employment land (E Use Class) (gross), and a new local centre phased throughout delivered over the plan period.

Site SC1 will deliver a well connected, comprehensive and well served community to the north and west of Bratton. It will help deliver infrastructure needed to support the delivery of approximately 2,100 homes and new employment opportunities. This will include new onsite facilities including a new primary school and a new local centre, new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including the Silkin Way walking and cycling route and will support improved connectivity to Wellington, with its mainline railway station, and the wider Telford area through an improved bus network.

The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping.

The employment land will consist of use classes E(c,d,e,f,g(i,ii)). Conditions will be used to protect employment uses from changes to any other uses.

Any application on the site will be required to coordinate uses across the site, based on effective community engagement and reflect local aspirations. The site proposals must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical.

The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough.

At the heart of the community, the site will provide a mixed local centre comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council Local Planning Authority.

The site will provide an active and sustainable travel network, leading including a mobility hub ~~provided~~ within the local centre. This hub should provide enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities.

In line with Policy S6 the sustainable community will be designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided ~~in-line-with,~~ having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site must also provide extensions to the boroughs existing green network.

~~The sustainable community must~~ site will provide one primary schools, with capacity to provide up to comprising of three forms of entry and nursery provision. The ~~delivery of the~~ primary school should be delivered ~~to an~~ at a stage agreed ~~plan~~ with the ~~Local Planning Authority~~ Council in line with projected housing delivery rates.

## Delivery

~~The development of the site will be in accordance with a~~ A development Design Brief and Masterplan for the whole allocation, which will be required ~~to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations.~~ prepared following consultation with the public and in liaison with the Council. No planning application for any development on the site shall be determined prior to the approval of the Design Brief and Masterplan by the Council, such a design brief and masterplan will be approved as part of the first application for the site (Outline, Hybrid or Full). ~~The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed with the Local Planning Authority prior to consideration of any detailed matters.~~

~~The site must provide the following details to allow for an efficient and comprehensive delivery of the site:~~

The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:
  - a. What infrastructure is required, having regard to the Infrastructure Delivery Plan;

- b. When it will be required, having regard to the phasing of all three Sustainable Communities sites; and
- c. The apportionment of contributions for the required infrastructure.

The required infrastructure shall include: the provision of a primary school; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure required to deliver the totality of the allocation.

Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.

2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.
4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
5. Landscaping strategy. Where appropriate, landscape buffers should be included to protect existing communities and, where appropriate help retain their rural look and feel.
6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.
7. Heritage impacts. A Heritage Impact Assessment including assessment of the impact on the adjacent Grade II Listed Building. Necessary mitigation such as landscape buffers and screening should be detailed.
8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:
  - Existing woodland, trees and hedgerows;
  - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and

- Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to the Silkin Way.
9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy (1), using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.

In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the sustainable communities, having regard to the development delivery trajectories of all three Sustainable Communities. Any application for planning permission on the site shall accord with the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.

Inc. a footnote(1) the Playing Pitch and Outdoor Recreation Strategy due Autumn 2025.

- ~~• Contributions to the provision of a secondary school on a separate site at SC3 as identified in the Infrastructure Delivery Plan~~
- ~~• Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~
- ~~• Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~
- ~~• The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~
- ~~• The site contains a Grade II listed building which benefits from a rural / open countryside setting. Buffer and screening should be incorporated to minimise effects of development~~
- ~~• A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:
  - ~~= Structural landscaping and public open space~~
  - ~~= Extension of Green Network~~
  - ~~= Connection to the Silkin Way~~
  - ~~= Footpath and cycleway connections in to and around the site~~
  - ~~= Identified areas of existing woodland and new planting~~~~

~~This policy needs to be read alongside all relevant other policies within the local plan.~~

## Policy HO2

### Sustainable Communities

#### SC2 – Land North East of Muxton

The land is to the immediate north-east of the built-up area of Telford. Muxton and The Humbers borders the site to the south and west of the boundary.

Site Area: approx.182ha (gross)

#### Vision

Land within the strategic allocation at Muxton will be developed to deliver a new sustainable community of approximately 2,700 dwellings with 2,305 of those to be delivered in the plan period. The site will also provide 5.6ha of employment land (gross), and two local centres phased throughout delivered over the plan period.

Site SC2 will deliver a well-connected, comprehensive and well served community to the northeast Muxton. It will help deliver infrastructure needed to support the delivery of 2,700 homes and new employment opportunities. This will include new onsite facilities including two new primary schools, two local centres, and new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including National Cycle Route 55 and wider local bus network providing connections to mainline railway stations at Oakengates and Telford.

The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping.

The majority of the 5.6ha of employment land will be located on the Venning Barracks site, adjacent to the existing operational MoD Donnington site and will consist of B2, B8, E(g) uses. This employment land will be contained within the North Telford Strategic Employment Area, and any applications must be in line with policy EC1. The balance of employment land will be located within the development mix for the local centre/s and consist of E class uses. Conditions will be used to protect employment uses from changes to any other uses. Any application on the site will be required to coordinate uses across the site, based on effective community engagement and reflect local aspirations. The site proposals must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical.

The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs of the borough.

At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council Local Planning Authority.

The site will provide an active and sustainable travel network, ~~leading~~ including a mobility hubs ~~provided~~ within the local centres. ~~This~~ These hubs should ~~provide~~ enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities.

In line with Policy S6 the Sustainable Community designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided ~~in line with,~~ having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site must also provide extensions to the boroughs existing green network.

The ~~sustainable community must~~ site will provide two primary schools, with the capacity for up to ~~both comprising of~~ two form entry and nursery provision. The ~~delivery of the~~ primary schools should be delivered ~~to an~~ at a stage agreed ~~plan~~ with the ~~Local Planning Authority~~ Council in line with projected housing delivery rates.

### **Delivery**

The development of this site will be in accordance with a A-development Design Brief and Masterplan for the whole allocation, which will be required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations. prepared following consultation with the public and in liaison with the Council. No planning application for any development on the site shall be determined prior to the approval of the Design Brief and Masterplan by the Council, such a design brief and masterplan will be approved as part of the first application for the site (Outline, Hybrid or Full). The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed with the Local Planning Authority prior to consideration of any detailed matters.

~~The site must provide the following details to allow for an efficient and comprehensive delivery of the site:~~

The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:
  - a. What infrastructure is required, having regard to the Infrastructure Delivery Plan;
  - b. When it will be required, having regard to the phasing of all three Sustainable Communities sites; and
  - c. The apportionment of contributions for the required infrastructure.

The required infrastructure shall include: the provision of two primary schools; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure required to deliver the totality of the allocation.

Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.

2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site. Vehicular access will not be permitted from Wellington Road either during construction or after completion of the sustainable community. Consideration should also be given to the impact of traffic generated by development on Humber Lane.
3. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
4. Outline assessment of any site constraints and detail as to how they have informed the Masterplan of the site.
5. Landscaping strategy. Where appropriate, landscape buffers should be included to protect existing communities and, where appropriate help retain their rural look and feel.
6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.

7. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a forest community as defined in the Local Plan vision and include details of:
- Existing woodland, trees and hedgerows;
  - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
  - Footpath (includes public rights of way) and cycleway connections into and around the site.
8. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy (1), using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.

In line with Policy S7 the Council will seek developer contributions to support the delivery of offsite infrastructure associated with the sustainable communities, having regard to the development delivery trajectories of all three Sustainable Communities.

Any application for planning permission on the site shall accord with the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.

Inc a footnote(1) the Playing Pitch and Outdoor Recreation Strategy due Autumn 2025.

- ~~Contributions to the provision of a secondary school on a separate site at SC3 as identified in the Infrastructure Delivery Plan.~~
- ~~Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~
- ~~Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~
- ~~The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~
- ~~A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:
  - ~~Structural landscaping and public open space~~
  - ~~Extension of Green Network~~
  - ~~Connection to the Silkin Way~~
  - ~~Footpath and cycleway connections into and around the site~~
  - ~~Identified areas of existing woodland and new planting~~~~

~~This policy needs to be read alongside all relevant other policies within the local plan~~

## **Policy HO2**

### **Sustainable Communities**

#### **SC3 Land North of A442 Wheat Leasows**

The land is to the immediate north of the built-up area of Telford. The land sits adjacent to predominantly commercial developments to the east, and residential development to the south and west of Queensway (A442). To the north, and north-east lie the settlements of Horton, Preston upon the Weald Moors, Wappenshall Junction, and Eyton upon the Weald Moors.

Site Area: approx. 274.1ha (gross)

#### **Vision for the site**

Land within the strategic allocation at Land North of A442 Wheat Leasows will be developed to deliver a new sustainable community of approximately 3,100 dwellings with 2,190 of those to be delivered in the plan period. The site will also provide approximately 68ha of employment land (gross) and two new local centres, which includes 22ha of an existing employment allocations, E28 at Shawbirch. ~~The employment land will be phased throughout the plan period.~~

Site SC3 will deliver a well-connected, comprehensive and well served community at Wappenshall. It will help deliver infrastructure needed to support the delivery of 3,100 homes and extensive new employment opportunities. This will include new onsite facilities including new schools, local centres, and new areas of open space and recreational facilities. The site is well located for access to the local highway network and walking and cycling networks and wider local bus network providing connections to mainline railway stations at Wellington, Oakengates and Telford.

The site will be delivered in line with the Local Plans vision for Telford as a Forest Community. This will see extensive tree planting and landscaping on the site to create a community set in the landscape. It will deliver interconnected green networks and opportunities for improved biodiversity and ecology. The design of the site will help encourage residents to travel by walking and cycling providing connectivity to and through areas of open space and natural landscaping.

The employment land will consist of B2, B8, E(g) uses, be delivered as a contiguous area and form a strategic employment site for the purposes of the Local Plan. Applications for employment uses on the site will be considered under the requirements of policy EC1 for the purposes of decision making. The employment land will be phased throughout the plan period. Any application on the site will be required to coordinate uses across the site, based on effective community engagement and reflect local aspirations. The brief must consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical.

The dwellings ~~must~~ will provide a range of multi-generational living accommodation that includes accommodation for the elderly, supported and specialist provision and accessible housing that meets the identified needs in the borough.

At the heart of the community, the site will provide two mixed local centres comprising a range of shops and services to include community, leisure and recreation facilities. The delivery of these should be agreed with the Council Local Planning Authority.

The site will provide an active and sustainable travel network, ~~leading a~~ including mobility hubs ~~provided~~ within the local centres. ~~This~~ These hubs should ~~provide~~ enable delivery of a number of facilities such as enhanced bus services, EV car charging, car hire parking, parcel box lockers, as well as walking and cycling facilities.

In line with Policy S6 the Sustainable Community will be designed in a manner that facilitates the improvement of the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided in line with, having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

The site must also provide extensions to the boroughs existing green network.

There is potential for tourism activity related to the restoration of the Shrewsbury and Newport Canal at Wappenshall Wharf, the alignment of which is recognised under Policy CI4.

The ~~sustainable community must~~ site will provide two primary schools, with the capacity for up to both comprising of two form entry and nursery provision. The ~~delivery of the primary schools should be delivered to an~~ at a stage agreed plan with the ~~Local Planning Authority~~ Council in line with projected housing delivery rates.

Land ~~to deliver for~~ for a Secondary School will also be provided on site to serve the needs of this and the other allocated sustainable communities (SC1 and SC2), with

an appropriate mechanism in place within a Section 106 Agreement to compensate for provision of land and build cost over.

## **Delivery**

The development of this site will be in accordance with a A-development Design Brief and Masterplan for the whole allocation, which will be required to coordinate uses across the site, that is based on effective community engagement and reflect local aspirations. prepared following consultation with the public and in liaison with Council. No planning application for any development on the site shall be determined prior to the approval of the Design Brief and Masterplan by the Council, such a Design Brief and Masterplan will be approved as part of the first application for the site (Outline, Hybrid or Full). The brief shall consider the environmental, social, design, and economic objectives as they seek to create a new community. This will allow for the all elements of the proposal to be considered comprehensively in order to promote an integrated development as far as is practical. The brief shall be agreed by the Local Planning Authority prior to consideration of any detailed matters.

The site must provide the following details to allow for an efficient and comprehensive delivery of the site:

The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:
  - a. What infrastructure is required, having regard to the Infrastructure Delivery Plan;
  - b. When it will be required, having regard to the phasing of all three Sustainable Communities sites; and
  - c. The apportionment of contributions for the required infrastructure.

The required infrastructure shall include: the provision of two primary schools; a secondary school; highway and transport infrastructure; and any other essential infrastructure required to deliver the totality of the allocation.

Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.

2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for

that phase.

3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.
4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
5. Landscaping strategy. Where appropriate, landscape buffers should be included to protect existing communities and, where appropriate help retain their rural look and feel. In particular a green buffer area will be required to protect Eyton Upon the Weald Moors from areas of built development within the Sustainable Communities site.
6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.
7. Heritage impacts. A Heritage Impact Assessment including assessment of the impact on the adjacent Grade II Listed Building. Necessary mitigation such as landscape buffers and screening should be detailed.
8. Retention of the functionality of the Northern Interceptor Channel as a strategic drainage asset.
9. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a forest community as defined in the Local Plan vision and include details of:
  - Existing woodland, trees and hedgerows;
  - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
  - Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to Apley Woods.

Delivery of play, recreation and outdoors sports infrastructure on site having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy (1), using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.

In line with Policy S7 the Council will seek developer contributions to support the

delivery of offsite infrastructure associated with the sustainable communities, having regard to the development delivery trajectories of all three Sustainable Communities.

Any application for planning permission on the site shall accord with the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.

Inc a footnote(1) the Playing Pitch and Outdoor Recreation Strategy due Autumn 2025.

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- ~~Delivery of highway and transport infrastructure to an agreed phasing plan to allow for highways adoption as soon as possible.~~
- ~~Delivery of on-site and off-site utilities infrastructure to a phasing plan approved by all utility undertakers.~~
- ~~The proposal needs to incorporate recommendations from the Level 2 Strategic Flood Risk Assessment outcomes for this site.~~
- ~~Maintenance of the functionality of the Northern Interceptor Channel as a strategic drainage asset.~~
- ~~A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including:
  - = ~~Structural landscaping and public open space~~
  - = ~~Extension of Green Network~~
  - = ~~Connection to the Silkin Way and Apley Woods~~
  - = ~~Footpath and cycleway connections into and around the site~~
  - = ~~Identified areas of existing woodland and new planting~~~~

~~This policy needs to be read alongside all relevant other policies within the local plan~~