

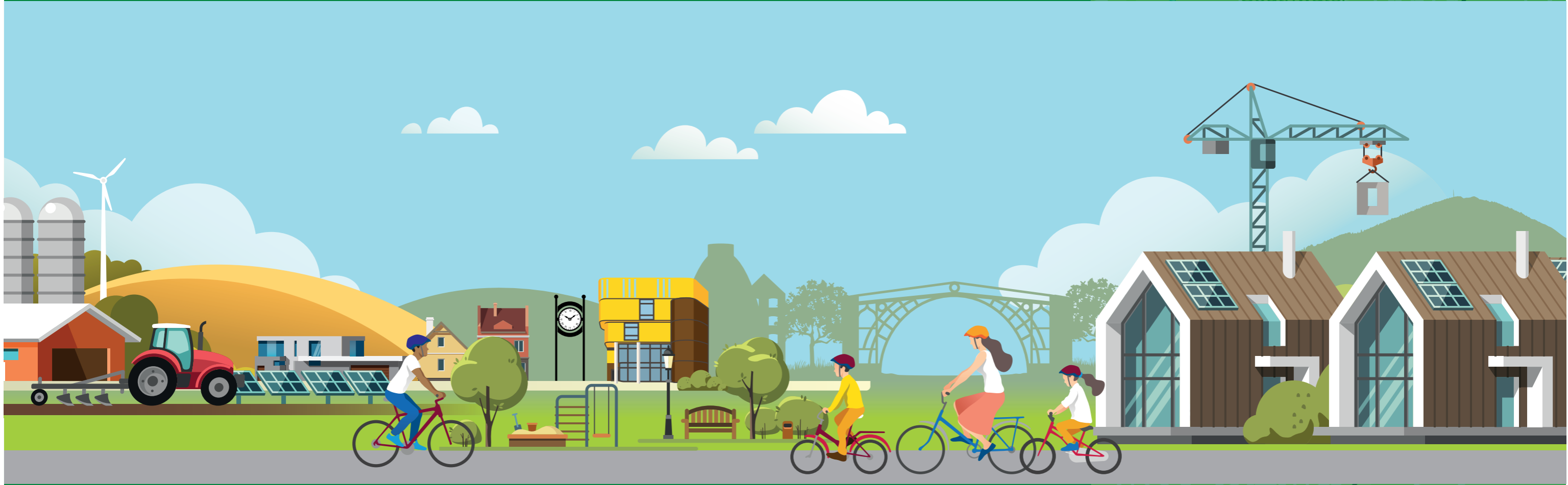
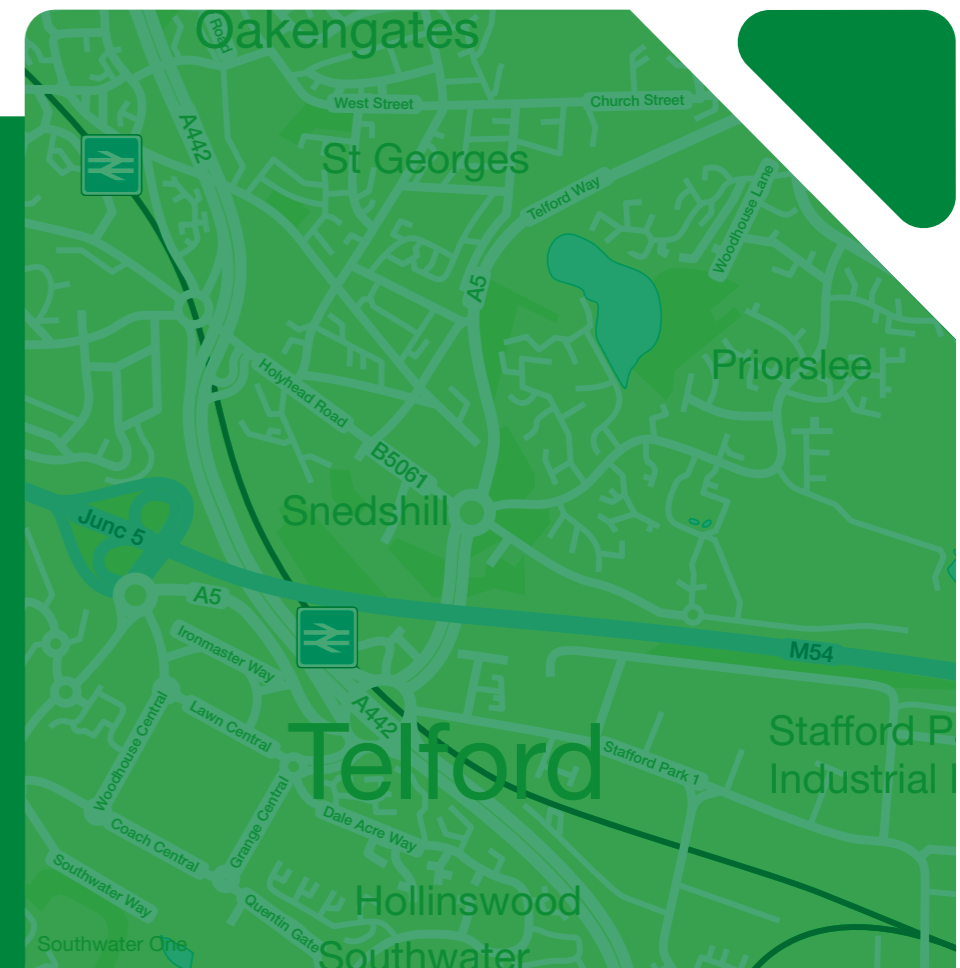


Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Telford and Wrekin Local Plan Review

MAIN MODIFICATIONS



June 2026



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Schedule of Main Modifications

1 Telford and Wrekin Local Plan – Schedule of Main Modifications

1.1 This schedule sets out proposed wording amendments, correction of factual errors or similar to the Publication Version of the Local Plan (CD01). Proposed deletions are shown as a ~~strikethrough~~, proposed additions are in underlined and consequential / formatting changes are in *italics*. Only text referenced within this schedule are subject to proposed modifications.

2 General Changes

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

2.1 MM001 (General Changes)

Modification Reference	Page	Modification
MM001	N/A	<p><i>All references to the plan period throughout the Local Plan should be amended to reflect an adjusted plan period of 2021 to 2041.</i></p> <p><i>Paragraphs 1.1, 1.5, 1.6, 2.1, 2.2, 2.14, 3.2, 3.6, 3.8, 4.7, 4.12, 4.15,</i></p> <p><i>Policy S4.1</i></p> <p><i>Table 4</i></p>

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3 Introduction

3.1 MM002 (Introduction)

Modification Reference	Page	Modification
MM002	9	2.2 The Council adopted the existing Telford and Wrekin Local Plan (Local Plan) in 2018. As part of ensuring the Local Plan remains up-to-date the council is required to review plans five years after adoption. This document is the new Local Plan for the borough for the period 2020 ₁ to 2040 ₁ .

4 Vision, Priorities and Profile

4.1 MM003 (Vision for the borough)

Modification Reference	Page	Modification
MM003	15	<p>3.2 To achieve this purpose the Local Plan vision sets out a description of the type of place we aspire to be and involves the responsible and sustainable stewardship of the borough's resources and assets:</p> <ul style="list-style-type: none"> • By 2040-2041, Telford and Wrekin will be a Forest Community with an enhanced and protected natural environment that local residents can enjoy close to their doorstep • It will be a borough that is adapted to climate change through well connected sustainable transport, energy efficient homes, renewable energy and the location and design of developments. • <u>During the plan period</u> development will be focussed in the most sustainable locations with good access to facilities, services and job opportunities • New development <u>will continue to</u> contribute to the health and wellbeing of residents and will provide a mix of homes that meets the changing needs of our population; and • Inward investment to create jobs and regeneration opportunities will be achieved through new development supporting a more prosperous borough. • The Council, residents and stakeholders are custodians of the borough's historic assets and environment and these will be given the highest levels of protection for future generations to come <u>throughout the plan period</u> <p>Forest Community: Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies within the Plan to help create vibrant communities that are well adapted to climate change.</p>

4.2 MM004 (Strategic Local Plan Priorities)

Modification Reference	Page	Modification
MM004	15	<p>3.3 The vision is underpinned by six strategic priorities which together have shaped the Local Plan spatial strategy, strategic policies and development management policies. The priorities are aligned with the Council Plan to Protect, Care and Invest to Create a Better Borough. Figure 4 illustrates the inter relationship between the vision priorities and key policies included in the plan.</p> <p>Figure 4: Local Plan policy framework</p> <p>PRIORITY 1: Tackling climate change and achieving carbon neutrality</p>

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Modification Reference	Page	Modification
		<p>The Council declared a climate emergency on 25 July 2019 and committed to carbon neutrality for its own operations by 2030. The declaration also recognised that the Council has a role to play in helping to facilitate the aspiration for the borough to be carbon neutral by 2030. The UK legal target is now net zero emissions by 2050. The Council's Becoming Carbon Neutral Action Plan identifies ways to use its powers to support the transition to a low carbon future.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Design developments to address climate change, be thermally efficient and reduce energy consumption; • Investment in sustainable travel networks to support active lifestyles and reduce car use; • Deliver new strategic renewable energy schemes in the right place; <p>Key policies: S5, CC1, CC2, CC3, CC4, CC5, CC6, DD1, DD3, <u>DD4</u>, DD5, DD6, ST5, <u>EC2</u> and EC3</p> <p>PRIORITY 2: Protection and enhancement of the green, natural and historic environment</p> <p>3.5 Key policies: S1, S2, NE1, NE2, NE3, NE4, NE5, NE6, NE7, CI2, CI3, HE1, HE2, HE3, HE4, HE5, HE6, and HE7, <u>ML1, ML2, ML3 and ML5</u></p> <p>PRIORITY 3: Maximising inward investment and employment opportunities</p> <p>3.6 Through the new Invest in Telford Strategy the Council is committed to supporting all existing businesses and to attract new inward investment, support job opportunities and to sustain and enhance the borough's strong economic performance. The Local Plan policies and site allocations can help accelerate delivery and support economic growth by planning for changing work patterns including home working, changes in travel patterns, increasing land available for employment development that is accessible to local communities and supporting leisure, retail and tourism sectors. The Local Plan will also help capitalise on further inward investment through new trading relations between the UK and other countries.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Deliver a minimum <u>1678</u> ha employment land up to 204<u>10</u> to support investment and job creation; • Invest in key infrastructure including transport, broadband and the natural environment; • Invest in education, training and skills facilities to support a diversified and agile workforce; • Diversification of the rural economy to support jobs and innovation; and • Reduce youth unemployment. <p>3.7 Key policies: S3, S7, EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10, <u>ST3, ST4</u>, <u>CI4</u>, and CI5.</p> <p>PRIORITY 4: Securing better homes for all</p> <p>3.8 The Local Plan has a key role in housing delivery ensuring a range of homes that meet local needs and supporting regeneration and renewal that address the quality of existing housing stock. As well as delivering more affordable homes there is a need to ensure that housing is developed to more accessible standards that enable people to live at home for longer improving quality of life and life expectancy and reducing pressures on health and social care services.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Meet the housing needs of the borough through delivery of <u>20,680</u>200 homes up to 204<u>10</u> across a range of types and tenures including more affordable, supported, specialist and accessible housing; <p>3.9 Key policies: S4, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO11, HO12, and HO13 <u>and DD2</u></p> <p>PRIORITY 5: Delivering regeneration, renewal and stronger communities</p>

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Modification Reference	Page	Modification
		<p>3.10 Telford faces challenges – the legacy of the original New Town – with ageing infrastructure and the fabric of some of the town’s estates, particularly in South Telford now requiring physical regeneration. <u>As well as sites such as Parsons and Venning Barracks which represent a significant opportunity to regenerate brownfield land.</u> While this will require major Government investment the Local Plan can support the regeneration and renewal of these areas to create stronger more cohesive communities that benefit from lower energy costs, better quality housing and improved health and wellbeing. The challenge of regenerating town and local centres is compounded by the impact of changing patterns of shopping and leisure time. This is evident in reduced demand for office space, vacant commercial properties such as pubs and reduction in demand for retail space in some areas. The Local Plan will help deliver new uses and investment into centres helping to revitalise key centres of the community, <u>including rural communities.</u></p> <p>Objectives:</p> <ul style="list-style-type: none"> • Support for mixed use (including residential led) development schemes and uses that will improve long term sustainability of Telford Town Centre, such as Station Quarter; • Strengthen Newport and Wellington’s role as key market towns in the borough and support the diversification of centres from retail to a greater mix of uses; • Encouraging new uses including residential, leisure and employment that support footfall and create flexible adaptable places in the borough’s centres as they evolve, adapt and renew; and • Setting a positive policy approach to support the renewal and regeneration of housing estates. <p>3.11 Key policies: S6, <u>S7, EC5, EC6, EC7, EC8, EC9, E10, EC11, HO9, and HO10, CI1 and CI4</u></p> <p>PRIORITY 6: Improving health, wellbeing and tackling health inequalities</p> <p>3.12 Planning can help to reduce health inequalities, promote better physical and mental health and wellbeing and improve educational attainment, productivity and economic growth. Factors include property conditions, development design, and access to healthy food, <u>sports and physical activity</u>, opportunities for education, outdoor amenity space and employment. Obesity is a critical issue which planning can help address through the control of uses in town and local centres as well as the layout and design of developments to help increase levels of active travel. The borough has an ageing population and ensuring developments are designed to enable people to live at home longer will support independence and reduce pressures on health and social care. The Local Plan will help deliver the objectives of the Joint Strategic Needs Assessment (JSNA), <u>Playing Pitch and Outdoor Recreation Strategy, Indoor Leisure Strategy</u> and the boroughs Health and Wellbeing Strategy.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Designing developments to meet the needs of a changing population, increasing independence and inclusion and reducing reliance on health and care services over the long term; • Creating multi-generational communities through housing mix where people can live in their community for longer and lead more active lifestyles by investing in sustainable travel and green space; • Investing in measures to improve mental health and wellbeing including dementia friendly developments; • Tackling obesity through creating space for people to grow their own food and healthy eating environments in centres, and ensuring there is a diversity of food options in centres; and • Improving the wider determinants of resident’s health and wellbeing as identified in the JSNA and Health and Wellbeing Strategy. <p>3.13 Key policies: <u>S5, S6, EC6, EC7, EC9, EC10, HO3, CI1, ST1, and ST2 and ML5</u></p>

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5 Development Strategy and Strategic Policies

5.1 MM005 (Development Strategy)

Modification Reference	Page	Modification
MM005	25	4.2 The strategy reflects the distinct roles and characteristics of the areas and recognises their capacity for growth. The Local Plan has identified a housing requirement of around 20,200 <u>680</u> , of which over 57.50% of these homes have already been identified in the Councils housing supply, this includes homes completed, under construction, have planning permission or are included in an allowance for small sites (under 5 homes).

5.2 MM006 (Telford)

Modification Reference	Page	Modification
MM006	25	4.7 Over the course of the plan period 2021 to 2041 0 the Council are planning for around 17,372 <u>785</u> homes in and on the edge of Telford., this includes 9,060 homes already consented or completed. This means the Council is planning for around 8,312 net new homes coming forward for Telford up to 2040.

5.3 MM007 (Newport)

Modification Reference	Page	Modification
MM007	26	4.12 Over the course of the plan period the Council are planning for around 1,414 <u>48</u> new homes in or on the edge of Newport., of this over 1,239 homes have already been completed or have planning permission. This means the Council are planning for around 175 net new homes for Newport up to 2040.

5.4 MM009 (Rural area)

Modification Reference	Page	Modification
MM008	26	4.15 Over the course of the plan period the Council are planning for around 1,448 <u>14</u> new homes for the rural area., of this over 1,313 homes have already been completed or have planning permission. This means the Council are planning for around 101 net new homes for the rural area up to 2040.

5.5 MM009 (Policy S1 Protecting and enhancing the borough green spaces)

Modification Reference	Page	Modification
MM009	28	<p>1. Development should support the eCouncil's priority in the protection and enhancement of green spaces by:</p> <ol style="list-style-type: none"> Protecting existing green spaces set out in the Local Plan; Delivering new green space and enhancing and diversifying existing green spaces, that are accessible to local communities; Protecting and enhancing woodland and trees to build high quality, resilient woodlands and green space; Prioritising nature recovery; and Helping to address the climate change and biodiversity crisis, <u>by securing a net gain in biodiversity and enhanced green infrastructure.</u>

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5.6 MM010 (Supporting text to Policy S1)

Modification Reference	Page	Modification
MM010	28	4.20 The majority of tree cover in Telford and Wrekin is located within the urban area with values ranging from 55% in the Ironbridge Gorge Ward to 8% in Edgmond and Ercall Magna Wards, which reflects the more open agricultural landscape in those areas. <u>It is recognised that in some areas of the borough woodlands are managed on a commercial basis.</u>

5.7 MM011 (Policy S2 Nature Conservation)

Modification Reference	Page	Modification
MM011	29	<ol style="list-style-type: none"> 1. Development can bring opportunities to restore the natural environment or may harm it, therefore: <ol style="list-style-type: none"> a. Developments are expected to protect, maintain and enhance biodiversity and geodiversity. b. Impacts on biodiversity and geodiversity can arise from development or exacerbate existing issues through in-combination effects. These impacts need to be identified and the mitigation hierarchy of avoid, mitigate and finally compensate be followed. Similarly, a hierarchy of location should also be used to protect local biodiversity with onsite enhancement/compensation being preferred, then within the borough, an adjacent LPA and finally further afield. 2. <u>Development should have regard to the principles set out within the latest adopted Shropshire and Telford & Wrekin Local Nature Recovery Strategy.</u>

5.8 MM012 (Supporting text to Policy S2)

Modification Reference	Page	Modification
MM012	29	<p>4.27 As a borough we expect developments to avoid harm and where this is not fully possible this must be minimised and, as a last resort, compensated for. We expect any mitigation to be delivered onsite, to protect and restore the wildlife within the immediate area. <u>Further guidance on this can be found within the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2026)</u>¹</p> <p>4.30 <u>Impacts on P</u>protected and priority species are also material planning considerations that will be weighed during the determination of planning applications.</p> <p>Footnote:</p> <p><u>1 Shropshire and Telford & Wrekin Local Nature Recovery Strategy</u></p>

5.9 MM013 (Policy S3 Economic delivery strategy)

Modification Reference	Page	Modification
MM013	30	<ol style="list-style-type: none"> 1. The Council is planning for the delivery of a minimum of 1678ha of employment land over the plan period. 2. Employment development will be supported and delivered through: <ol style="list-style-type: none"> a. The completion of sites with planning permission;

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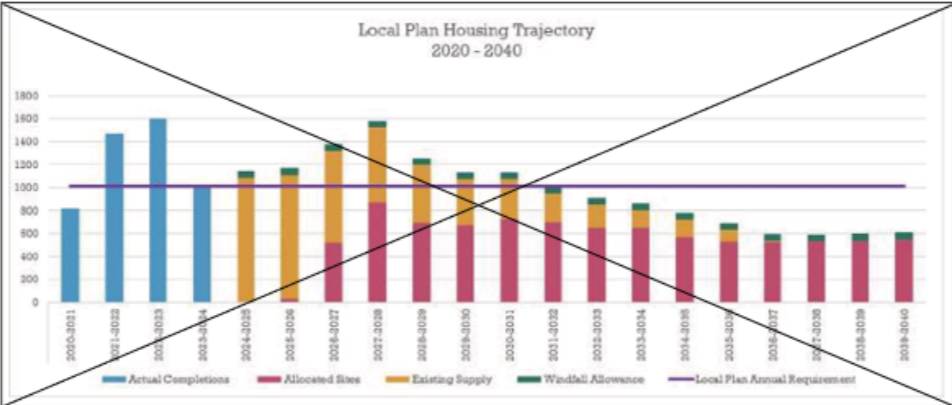
Modification Reference	Page	Modification
		<p>b. The allocation of new employment sites listed in Appendix B as and shown on the Policies Map for the uses specified in Appendix B and in accordance with Policy S1; <i>New criteria after b.</i> <u>The allocation of employment land on Sustainable Communities sites in accordance with Policy HO2;</u> <i>2nd New criteria after b.</i> <u>The allocation of mixed use sites listed in Appendix C and shown on the Policies Map for the uses specified in Appendix C.</u></p> <p>c. Directing development to the Strategic Employment Areas in accordance with Policy EC1;</p> <p>d. Development of suitable sites in the urban area in accordance with policy EC24;</p> <p>e. Development of suitable sites <u>and economic development opportunities</u>, in the rural area in accordance with Policy EC32; and</p> <p>f. The delivery of sites, where identified in Neighbourhood Plans</p>

5.10 MM014 (Supporting text to Policy S3)

Modification Reference	Page	Modification						
MM014	31	<p>4.34 To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. To date the Council has an existing supply of 119ha and the Plan allocates land to deliver a minimum of 100ha of new The Councils employment land supply is made up of completions since the start of the plan period (25ha), existing commitments (56ha), allocated employment sites (72ha) and employment land to be delivered as part of the Sustainable Communities in accordance with Policy HO2 (76ha), employment land together to meet our need and provide choice and supply in the market for new inward investment.</p> <p><i>New para after 4.34</i> <u>The delivery of new employment land is supported by housing allocated within the Local Plan which will enable sustainable economic growth and the ongoing competitiveness of the borough as a destination for inward investment. To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. This approach provides choice and flexibility to inward investors and complements the Councils long term approach to supporting economic development.</u></p> <p><i>2nd New para after 4.34</i> <u>The Local Plan recognises the broader economic development opportunities across the borough including tourism and leisure potential in rural areas and town centres. Encouraging a broad range of economic development helps create a diversity of employment opportunity and innovation across the borough.</u></p> <p>4.35 The 1678ha employment land requirement is informed by the Telford and Wrekin Economic and Housing Development Needs Assessment (EHDNA) Part 1 (2020) and 2 (2023) and the updated Newport Employment Land Needs Study (2023).</p> <p>4.36 This overall <u>residual</u> requirement includes the following <u>indicative</u> split in uses, <u>for monitoring purposes</u>:</p> <p>Table 3 Table 2</p> <table border="1"> <tbody> <tr> <td>Class Eg(i) and Eg(ii): offices or the research and development of products or processes</td> <td>323ha</td> </tr> <tr> <td>Class Eg(iii)/B2: industrial processes or general industrial</td> <td>62ha</td> </tr> <tr> <td>Class B8: Storage and distribution</td> <td>723</td> </tr> </tbody> </table>	Class Eg(i) and Eg(ii): offices or the research and development of products or processes	323ha	Class Eg(iii)/B2: industrial processes or general industrial	62ha	Class B8: Storage and distribution	723
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Class Eg(iii)/B2: industrial processes or general industrial	62ha							
Class B8: Storage and distribution	723							

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5.11 MM015 (Policy S4 Housing delivery strategy)

Modification Reference	Page	Modification
MM015	31	<p>Housing delivery strategy</p> <ol style="list-style-type: none"> 1. The eCouncil will deliver 20,200680 homes over the plan period (until 20410). 2. The Council recognise the request of the Black Country Authorities for a contribution towards their unmet housing needs – <u>153 dwellings of the 1034 per year requirement is a contribution towards meeting the unmet needs of the Black Country Authorities therefore an offer of 153 dwellings per year over and above the boroughs housing need has been included within the 1,010 per year requirement.</u> 3. The delivery of new dwellings will be managed and monitored on an annual basis against the housing trajectory <u>shown in the graph below and the accompanying table in Appendix K.</u> 4. If monitoring indicates that delivery is likely to fall below the level required to maintain an adequate supply of deliverable sites then the Council will proactively seek to increase the delivery of sites through the planning process, <u>in line with the requirements of the Housing Delivery Test^x.</u> 5. Housing development will be supported and delivered through: <ol style="list-style-type: none"> a. The completion of sites with planning permission; <i>New criteria between a and b</i> <u>The allocation of three Sustainable Communities sites as shown on the Policies Map and in accordance with Policy HO2 (New Sustainable Communities);</u> b. The allocation of new housing sites as shown on the Policies Map and <u>Appendix A</u> in accordance with Policy HO1 (Housing development principles); c. Well-designed windfall development in the built up areas on <u>suitable brownfield sites</u> a ‘brownfield first’ approach; d. On identified stalled sites; e. Where supported in the rural area by Policies HO12 (Housing development in the rural area) or HO13 (Rural exception sites); and f. Well-designed self-build homes where they are in accordance with Policy HO11. <p><u>Footnote: National Planning Policy Framework, paragraph 79</u></p> 

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5.12 MM016 (Supporting text to Policy S4)

Modification Reference	Page	Modification														
MM016	32	<div data-bbox="493 400 1470 1081" data-label="Figure"> <p>The chart, titled 'Housing Trajectory', plots the 'Number of Dwellings' on the y-axis (0 to 2,000) against fiscal years on the x-axis (2020-21 to 2040-41). A horizontal blue line represents the 'Annual Housing Requirement' at approximately 1,040 dwellings per year. The bars are stacked: orange for 'Actual Completions' (years 2020-21 to 2024-25), blue for 'Existing Commitments incl. Lapse Allowance' (years 2025-26 to 2027-28), green for 'Allocated Sites' (years 2028-29 to 2033-34), and purple for 'Windfall Allowance' (years 2034-35 to 2040-41). The total height of the bars generally stays above the requirement line, peaking around 2022-23.</p> </div> <p>4.38 The eCouncil has identified 57.5% of homes within the existing housing supply meaning only 42.5% of the housing requirement will need to come through new housing site allocations.</p> <p>Table 4 Housing supply and requirement</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Number of dwellings (net)</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>Overall housing target 2020₁-2040₁</td> <td>20,200 680</td> <td>1,040₃₄ dwellings per year for 2020₁-2040₁</td> </tr> <tr> <td>Existing supply¹</td> <td>41,612 11,307</td> <td>Commitments (sites with permission not expired), sites with resolution to grant planning approval and remaining Local Plan allocations <u>and</u> <u>windfall allowance</u></td> </tr> <tr> <td>Net supply from new allocations</td> <td>8,588 9,373</td> <td rowspan="2">New housing allocations to meet the requirement</td> </tr> <tr> <td>Net new dwellings per annum for new allocations</td> <td>429 469</td> </tr> </tbody> </table> <p>4.40 An allowance of 60 120 dwellings per year on small windfall sites (sites not identified in the Local Plan) is based on past delivery. The overall housing supply includes a flexibility allowance to ensure choice and a buffer against non-delivery</p>	Type	Number of dwellings (net)	Comments	Overall housing target 2020 ₁ -2040 ₁	20,200 680	1,040 ₃₄ dwellings per year for 2020 ₁ -2040 ₁	Existing supply ¹	41,612 11,307	Commitments (sites with permission not expired), sites with resolution to grant planning approval and remaining Local Plan allocations <u>and</u> <u>windfall allowance</u>	Net supply from new allocations	8,588 9,373	New housing allocations to meet the requirement	Net new dwellings per annum for new allocations	429 469
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Modification Reference	Page	Modification
		<p><u>New para after 4.40 An assessment of broader migration patterns between the Black Country and Telford and Wrekin identified a dwelling equivalent figure of 126 units per annum. The Council has taken a positive approach and recognised the scale of the request by the Black Country LPA's and provided a further uplift of 27 dwellings to give a total of 153 dwellings per annum as its contribution toward unmet housing needs arising in the Black Country area.</u></p> <p>Footnote: Includes sites with outline and detailed planning permission.</p>

5.13 MM017 (Policy S5 Mitigating and adapting to climate change)

Modification Reference	Page	Modification
MM017	33	<ol style="list-style-type: none"> 1. Development should positively contribute to meeting local <u>ambitions</u> and national targets to address climate change including reducing greenhouse gas emissions. 2. In determining planning applications, the council will support development proposals that help mitigate climate change, giving consideration to how proposals: <ol style="list-style-type: none"> a. Are designed to reduce the need to travel and encourage sustainable modes of travel including active travel; b. Are designed to reduce energy consumption; c. Maximise opportunities for natural heating and ventilation and use of sustainable heating and cooling systems; d. Support the move towards low/no carbon technology and renewable energy; e. Incorporate electric vehicle charging facilities; and f. Incorporate multi-functional green space including that which support active travel, recreation and carbon storage. 3. In determining whether development supports adaptation to climate change, including resilience to climate change, and does not make other areas more susceptible to the impacts of climate change;; the Council will consider how proposals: <ol style="list-style-type: none"> g. Will reduce demand on water resources; h. Consider the risk and impact of flood risk; i. Incorporate well-designed multi-functional sustainable drainage systems; j. Incorporate design features to ensure development, including open spaces and the public realm, is resilient to climate change; and k. Balances the need to protect and conserve <u>heritage assets and their settings</u> historic assets. 4. Sustainability Statements, <u>commensurate to the scale of development, will be required to</u> will be required to <u>must</u> be submitted with applications for: <ul style="list-style-type: none"> • <u>All new build homes including flats;</u> • <u>Non-residential development of 1,000sqm or more of floor space; and</u> • <u>Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more.</u> <p>new development. They must demonstrate how the development will positively, and measurably, contribute to mitigating and adapting to climate change and local and national climate objectives including <u>contributing to achieving Net Zero as set out in points 2 and 3.</u></p>

5.14 MM018 (Supporting text to Policy S5)

Modification Reference	Page	Modification
MM018	34	4.44 The eCouncil has prepared, and keeps updated, a Climate Change Action Plan which identifies an actions for the Local Plan Review ⁽⁸⁾ .

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Modification Reference	Page	Modification
		<p>4.45 The eCouncil has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and <u>the most up to date Council guidance on SuDS Handbook</u>.</p> <p>4.46 The eCouncil adopted a Climate Change Supplementary Planning Document (SPD) in July 2023 which will be updated to support the new climate change policies in the Local Plan.</p> <p>4.47 Sustainability sStatements are reports which demonstrate how a development proposal will address <u>has had regard to relevant Local Plan policies around sustainability, such as CC1, CC2, CC4, CC6, NE3, NE4, DD1, DD2, DD5, DD6, ST5, CI3, HE1, and where relevant to guidance in the Climate Change SPD. The statement provides applicants the opportunity to demonstrate a holistic approach to design ensuring a consistent and cohesive strategy is in place for climate change mitigation and adaptation. In the context of the Future Homes and Future Buildings Standards set out in Building Regulations, the statement should summarise They should include details of how the proposal uses sustainable design and construction methods as well as how the development would reduce the energy and water demands. They <u>It</u> should also address how materials have been selected and waste reduced in design and construction.</u></p> <p><u>New para after 4.47 A Heating and Cooling Strategy should be included within the Sustainability Statement to demonstrate how a development proposal will meet local ambitions and national energy efficiency targets. Strategies should address the energy hierarchy by demonstrating how the development will:</u></p> <ol style="list-style-type: none"> 1. <u>Reduce the demand for energy;</u> 2. <u>Supply energy requirements efficiently; and</u> 3. <u>Use renewable energy.</u> <p><u>2nd New para after 4.47 Sustainability Statements should set out whether the level of greenhouse gas emission reduction proposed would be consistent with or would exceed the latest standards in Building Regulations. If proposed to exceed them, the statement should explain how, by how much, and the means by which this additional reduction would be measured and monitored. Provision for measurement and monitoring of any additional reduction in greenhouse gas emission beyond Building Regulation standards will be secured via condition.</u></p> <p>4.48 Sustainability Statements should be submitted with applications for:</p> <ul style="list-style-type: none"> • All new build homes including flats; • Non-residential development of 1,000sqm or more of floor space; and • Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more. <p>Footnote:</p> <p>1 – www.sustainabletelfordandwrekin.com</p>

5.15 MM019 (Introduction to Policy S6)

Modification Reference	Page	Modification
MM019	34	<p><u>New para between 4.49 and 4.50 The Health and Wellbeing Board ensures that the Council and the Shropshire, Telford and Wrekin Integrated Care Board work effectively together in planning health and social care services to improve health and wellbeing in Telford and Wrekin as well as promoting integrated working among local providers and partners. As part of broader efforts to improve health and wellbeing of the population of the borough the Council works with an array of together partners such as Sports England.</u></p>

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5.16 MM020 (Policy S6 Healthy stronger communities)

Modification Reference	Page	Modification
MM020	35	<p>1. Telford and Wrekin is a varied and diverse community with an ageing population and residents with a range of health needs. In order to help improve the health and wellbeing of the boroughs communities, <u>where relevant</u>, development will be expected to:</p> <ol style="list-style-type: none"> Demonstrate a positive approach to healthy design principles that provide opportunities to be physically active, active travel, improved air quality and improved mental wellbeing; Provide accommodation that is thermally efficient and helps reduce instances of fuel poverty and damp; Prioritise the safety and security of residents and users enabling safe movement of walkers, wheelers and cyclists, encourages community activity and designs out the potential for anti-social behaviour; Help create a cohesive and sustainable community by, for example, delivering tenure blind housing, taking account of the different needs of residents and users in design and siting of facilities including, for example, less able bodied, people with dementia, the needs of younger residents and people at risk of social isolation; Support residents to live well in their own communities for longer by, for example, providing more accessible homes; and Contribute positively to the physical and mental health and wellbeing of residents through, for example, guarding against an over predominance of uses such as hot food takeaways, betting and vape shops in town and district centres and by encouraging access to a healthy environment providing the local community with access to a diversity of food outlets selling healthy food options and the opportunity to grow their own food in designated public and private spaces accessible from the home, school, or workplace.

5.17 MM021 (Policy S7 Developer contributions and infrastructure delivery)

Modification Reference	Page	Modification
MM021	36	<p>1. New, improved <u>expanded, or enhanced infrastructure is necessary for the delivery of provision will be sought from</u> new development. This can include <u>but is not limited to</u> community, education, open space and sustainable travel infrastructure including highways, <u>as well as affordable housing</u>. Contributions towards infrastructure will be used to mitigate the adverse impacts arising from a development (or the cumulative impact) and provide community benefit. Major development proposals (10) will be required to provide a contribution towards the cost of infrastructure. Subject to statutory processes and regulations, contributions may be collected towards;</p> <ol style="list-style-type: none"> Initial costs, e.g. design and development work and pump-priming of projects or programmes; Capital costs; On-going revenue <u>via commuted sums such as for</u> the management and maintenance of services and facilities; and Any other infrastructure related costs permitted by law and identified as a local need. <p>2. Contributions will be collected through Section 106 agreements <u>which will be secured at appropriate trigger points, to be agreed with the Council.</u></p> <p>3. The <u>e</u>Council will secure the delivery of infrastructure through the following means;</p> <ol style="list-style-type: none"> Onsite, delivered either by the developer or, with an appropriate contribution by the Council; Offsite either by the developer in agreement with the Council where it is necessary to make the development happen; and / or Offsite funded, in whole or in part, by financial contributions from developers. <p>4. <u>For major developments (10 homes or more), where a viability case has been made to the Council at the planning application stage, the Council reserve the right to review viability developments upon completion, or in the case of strategic schemes of over 500 units on completion of 75% of housing units. In all cases where a schemes gross development value against updated costs/normal profit has been exceeded the Council will claw back funding up to the delivery of a policy compliant scheme applicant shall pay a financial contribution equivalent of:</u></p>

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Modification Reference	Page	Modification
		<p>a. <u>Up to a maximum of 70% in the uplift in the value of the scheme; or</u></p> <p>b. <u>The policy compliant level, whichever is lowest.</u></p> <p><u>Any clawback contribution shall be used by the Council for the delivery of affordable housing and/or infrastructure intended to be delivered as part of the development, in accordance with the priorities set out in the Local Plan or Infrastructure Delivery Plan.</u></p>

5.18 MM022 (Supporting text to Policy S7)

Modification Reference	Page	Modification
MM022	37	<p><u>New para before 4.57 Assessments of infrastructure capacity may, on occasion, have cross boundary implications between Telford and Wrekin and neighbouring local planning authorities. This may require, where justified, the deployment of developer contributions on a cross boundary basis.</u></p> <p><u>4.58 In some cases the National Planning Policy Framework allows for developers to make a case for a reduction in contributions to allow developments to come forward. The Council will resist a reduction in contributions and, where this does occur, will exercise its right to review and reassess the viability case on completion of a development and recoup any reduced contributions. Where the Gross Development Value (GDV) plus Consumer Prices Index (CPI) is exceeded at the point of completion the Council will recoup the difference up to meeting a full policy compliant scheme. Review mechanisms will take the form of a full reappraisal for schemes over 50 units and a lighter touch approach for schemes below 50 units, with a review of GDV against original costs plus RICS BCIS All-in Tender Price Index, normal profit and land value. Reviews will be undertaken on a transparent open book approach. The clawback provisions will be secured by use of appropriate clauses in s.106 agreements.</u></p> <p><u>4.59 Policy S7 supports the delivery of new infrastructure secured through the development management policies listed in Annex C Appendix E.</u></p>

6 Climate Change

6.1 MM023 (Introduction to Policy CC1)

Modification Reference	Page	Modification
MM023	42	<p><u>6.8 Policy CC1 supports development which is is aspires to be designed with sustainability and carbon reduction at its heart. Minimum requirements are set in Building Regulations. This policy identifies ways to optimise sustainable construction and carbon reduction in the design of development proposals.</u></p>

6.2 MM024 (Policy CC1 Sustainable construction and carbon reduction)

Modification Reference	Page	Modification
MM024	43	<p><u>1. All new development buildings should must follow a fabric first approach, aiming to maximise energy efficiency at the outset. Development must then demonstrate how it provides for energy needs by using on-site or local renewable energy sources.</u></p> <p><u>2. All new buildings should where relevant and practicable:</u></p> <p>a. Be designed and sited to maximise the benefits of solar gain whilst protecting from overheating;</p> <p>b. Be flexibly designed to enable future changes to easily be accommodated, extending the life span of development;</p> <p>c. Maximise the use and efficiency of passive ventilation;</p>

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Modification Reference	Page	Modification
		<p>d. Be constructed from carefully selected materials for high thermal mass, low embodied carbon and durability, unless this would conflict with the character and appearance of conservation areas, the Ironbridge World Heritage Site or the setting of listed buildings;</p> <p>e. Maximise insulation;</p> <p>f. Include facilities to recycle water;</p> <p>g. Incorporate or be designed to enable the installation of low / zero carbon technologies in the future;</p> <p>h. Demonstrate where Modern Methods of Construction^x have been used in order to reduce carbon emissions; and</p> <p>i. Should m Maximise the use of recycled material and ensure the recyclability of new materials use</p> <p>3. All development should aim to achieve net zero carbon emissions. and</p> <p>4. Proposals for alterations and extensions to existing buildings, will be supported as a means of making use of embodied energy. They should maximise opportunities to reduce carbon emissions, improve the energy efficiency of the building and where possible integrate on-site renewable energy technologies such as community heat networks; and</p> <p>5. Where proposals affect a building of traditional construction, energy efficiency will be expected to be improved as far as possible without prejudicing the character of the building or increasing the risk of long term deterioration of the existing fabric.</p> <p>Footnote:</p> <p>X - Modern Methods of Construction</p>

6.3 MM025 (Supporting text to Policy CC1)

Modification Reference	Page	Modification
MM025	43	<p>6.9 The Future Homes and Future Buildings Standards are expected to come into force through Building Regulations in 2027. The council are setting the framework for <u>sustainable construction and reducing carbon emissions from development. This could be done in a variety of ways and should be considered at the outset of the design process. The methods chosen should be identified and demonstrated as the most appropriate way to achieve sustainable construction and carbon reduction in the application submission. Policy CC1 complements the standards required by Building Regulations and seeks to ensure that opportunities to maximise carbon reduction are pursued through the development process. The policy applies to all new buildings regardless of their proposed use.</u></p> <p>6.11 Planning <u>Planning</u> applications should clearly set out how a proposal has been designed from the outset with climate change action at its heart. This should include information on the energy efficiency of buildings, how energy needs will be met and how carbon emissions will be reduced. Where relevant, this should be incorporated within a Sustainability Statement as per policy S5. This should be measurable to enable to the council to quantify the contribution the development makes to reducing carbon emissions.</p> <p>6.12 The requirements in Policy CC1 will apply unless it is demonstrated, through the submission of a viability report, that they would make the development unviable. In which case, the development should achieve the highest standard possible without making the development unviable or preventing the delivery of essential development contributions.</p> <p>6.13 At Nuplace's Woodland Walk site in Muxton, Nuplace are delivering 18 of its 66 homes to Future Homes Standard, a new Building Regulations standard, set to come into force in 2025 <u>2027</u>, which will require new homes to deliver a 75-80% reduction in carbon emissions from the previous version of the regulations. This will be delivered through a mixture of fabric improvements to the envelope of the building, coupled with a range of technology including solar panels and battery storage, air source heat exchangers etc.</p>

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6.4 MM026 (Policy CC2 Renewable energy in developments)

Modification Reference	Page	Modification
MM026	44	<ol style="list-style-type: none"> 1. All new development should incorporate renewable energy production and storage onsite, unless existing local renewable energy sources are available and achievable to provide power to the site. The Council will support applications for new housing and employment development which incorporate renewable energy production and storage subject to compliance with other relevant policies in the Local Plan and/or National Policy. 2. All <u>Where feasible, new build</u> development should seek to incorporate opportunities to deliver or connect to community and/or district renewable power and heat networks, where possible. 3. The eCouncil will support development proposals for micro generation unless-unless in consideration or conflict <u>subject to compliance with other relevant</u> policies in the Local Plan and/or National Policy. 4. Major development will be expected to be supported by a Heating and Cooling Strategy which demonstrates that the most sustainable heating and cooling systems have been selected. 5. When selecting heating systems it is expected that the following hierarchy will be followed: <ol style="list-style-type: none"> a. New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation; b. New development should be designed with a communal heating system which could connect to future heat networks; then; c. Sustainable alternatives to heat networks such as individual renewable heat should be utilised. 6. When selecting cooling systems it is expected that the following hierarchy will be followed: <ol style="list-style-type: none"> a. Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then b. Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then c. Address residual cooling load through renewable sources.

6.5 MM027 (Supporting text to Policy CC2)

Modification Reference	Page	Modification
MM027	45	<p>6.17 Renewable energy and heat networks can often <u>sometimes</u> be more efficient than individual solutions, particularly in the context of the current grid capacity. These can be on various scales such as community heat networks which generally supply heating and hot water to a single building with several units within or a district heat network which generally involves a local energy centre that supplies heat and hot water to customers in more than one building.</p> <p>6.20 A Heating and Cooling Strategy should demonstrate how a development proposal will meet local and national energy efficiency targets including reductions in carbon emissions and energy use. This may be combined with Sustainability Statements as required by Policy S3. Heating and Cooling Strategies should address the energy hierarchy by demonstrating how the development will:</p> <ul style="list-style-type: none"> • Reduce the demand for energy; then • Supply energy requirements efficiently; and • Use renewable energy. <p>6.21 Heating and Cooling Strategies should include the following:</p> <ul style="list-style-type: none"> • Baseline CO2 emissions calculations; • Energy and CO2 emission reduction targets and demand for the development; • Specifications of the materials, heating, lighting and ventilation; and • Proposed renewable energy sources/development and its contribution to the development.

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6.6 MM028 (Policy CC3 Strategic renewable energy development)

Modification Reference	Page	Modification
MM028	48	<ol style="list-style-type: none"> 1. The eCouncil will support proposals for strategic scale renewable energy production, including re-powering or life-extension, on appropriate sites in the borough where they have: <ol style="list-style-type: none"> a. No significant adverse impact on landscape and biodiversity; b. No significant adverse impact on heritage <u>assets and their settings</u>; c. No significant adverse impact on amenity; d. No significant adverse impact on highway safety; e. No significant adverse impact on local health and quality of life as a result of noise, emissions to atmosphere, electronic interference, fire risk or outlook through unacceptable visual intrusion; f. Demonstrated that the community have been actively engaged from the early stages of the proposal to inform the design, siting and mitigation required for the development; and g. An agreed decommissioning strategy is in place where there is a temporary consent for the operation of the site. 2. Where development of renewable energy is granted permission, mitigation measures will be required as appropriate to minimise any adverse impacts. 3. Proposals for renewable energy schemes on land protected under the Local Plan including Strategic Landscapes and Green Network, or Nationally will not be supported, unless there are exceptional circumstances. 4. Schemes for renewable energy that are led by the community and / or directly benefit local communities will be supported in appropriate locations. 5. All development proposals will be required to ensure any biodiversity or other environmental improvements secured under the consent are protected should the development cease to be operational and the site returned to its previous use. 6. Where strategic renewable energy schemes are supported, they should maximise opportunities for multi-functionality and community benefit such as sheep grazing, food growing and improvements of Public Rights of Way.

6.7 MM029 (Introduction of Policy CC4)

Modification Reference	Page	Modification
MM029	49	<p>6.28 Alongside other impacts of climate change, the impact on water supply has been significant. Water is becoming a scarce resource and therefore there is a need for more efficient use as well as supporting the resilience of our water supply. <u>Telford and Wrekin is in an area classified by the Environment Agency in 2021 as seriously water stressed^x.</u></p> <p>Footnote:</p> <p><u>X - Water Stressed Areas Policy Paper – 2021 classification</u></p>

6.8 MM030 (Policy CC4 Water re-use, conservation and efficiency)

Modification Reference	Page	Modification
MM030	49	<ol style="list-style-type: none"> 1. All development must demonstrate how it will maximise the re-use and recycling of surface water runoff by incorporating design features, commensurate with the scale and type of development. Where re-use and recycling is not possible on a development, water conservation and efficiency should be pursued.

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Modification Reference	Page	Modification
		<p>2. The Council will require all new residential development to demonstrate that water consumption will not exceed the higher optional technical Water Efficiency Standard in Building Regulations. 110litres per person per day using a fittings based approach as per the higher Building Regulations standards.</p> <p>3. Development will be supported where satisfactory disposal of surface and wastewater is proposed. Development which has the potential to be detrimental to the management and protection of rivers and groundwater will not be supported without appropriate mitigation. Opportunities to enhance these resources in line with local and national objectives will be supported.</p> <p>4. Aqualate Mere Ramsar site is located to the north east of the borough in Staffordshire. Development will be supported where the impact on the Ramsar site is neutral or improved including the effect of nutrients on the designated site.</p>

6.9 MM031 (Supporting text to Policy CC4)

Modification Reference	Page	Modification
MM031	50	<p>6.30 All new homes are required to meet the national standard for water efficiency of 125 litres/person/day. National Policy states that where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the optional requirement of 110 litres/person/day. The optional technical standard for water efficiency in new homes, in Part G of Building Regulations, is currently 110 litres per person per day (l/p/d) . The Government is considering changing this to 100 l/p/d. Applicants for new residential development will be expected to demonstrate their proposal can achieve the optional technical standard that is in force at the time their application is submitted. The Council will be supportive of developments aspiring to achieve a further reduction in this target up to 90 l/p/d by 2030, in line with recommendations set in the Council's Water Cycle Study (2024).</p> <p><u>New para after 6.30 There are a range of measures that could be provided through development to ensure the efficient use of, and conservation of, water including, for example; the use of water butts in gardens, permeable surfaces.</u></p> <p>6.32 Various types of development can have an impact on water quality. This could include intensive agricultural practices, development close to water courses which might receive surface water runoff, industrial development, ground engineering and burial grounds. Where a development could have an impact on water quality, supporting documents will be required to demonstrate there would not be a significant adverse impact on water quality and appropriate mitigation is secured. <u>An assessment to inform the appropriateness of development within designated Source Protection Zones (SPZ's) will be required to demonstrate that any impacts can be mitigated.</u></p> <p><u>New para after 6.32 Development proposals should demonstrate they separate foul and storm drainage and restrict surface water connections to reduce pressures on the wastewater network, improve water quality and reduce flood risk. Applicants should engage early with Severn Trent Water to ensure that any required upgrades to water supply and/or wastewater infrastructure are in place prior to occupation of the developments as recommended within the Water Cycle Study (Phase 1 and 2).</u></p> <p><u>2nd New para after 6.32 Where development has the potential to increase abstraction from groundwater and surface water sources this should not have an adverse impact on the Water Framework Directive¹. The Environment Agency provides further technical guidance regarding groundwater protection which should be considered in advance of an application².</u></p> <p>Footnotes 1- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 2 - Environment Agency Groundwater Protection Technical Guidance (2017)</p>

6.10 MM032 (Policy CC5 Flood risk management and sustainable drainage systems)

Modification Reference	Page	Modification
MM032	50	1. Development will be supported where:

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Modification Reference	Page	Modification
		<p>a. The development accords with the sequential and exception tests for flood risk as set out in the NPPF and in accordance with the Local Flood Risk Management Strategy;</p> <p>b. The development does not prejudice land needed for flood management, where identified by the Council, now or in the future;</p> <p>c. The development will be safe from flooding from all sources over its lifetime and will not increase flood risk elsewhere; <u>New criteria between c. and d. Investigation of the capacity of existing drainage assets serving a site has been undertaken to ensure that development will not overload the asset;</u></p> <p>d. Flood prevention, protection and resilience measures where required are incorporated into designs and are well-designed and effectively managed</p> <p>e. Post development discharge rates and volumes do not exceed the site-specific Greenfield runoff rate;</p> <p>f. On-site surface water is managed as close to the source as possible;</p> <p>g. Construction phase run off is considered and appropriately managed to prevent flood risk and pollution during construction phase; <u>and New criteria after g. i. Opportunities to de-culvert or reduce the length of culverts for water courses have been, where possible, explored.</u></p> <p>2. All developments that require Sustainable Drainage Systems must:</p> <p>a. Be designed <u>with regard to in accordance the eCouncil's most up to date guidance SuDS Handbook</u> and relevant national standards;</p> <p>b. Ensure that surface water discharge rates do not exceed the site specific Greenfield runoff rates and that increases in peak rainfall due to climate change are taken into account in the drainage design;</p> <p>c. Incorporate SuDS into the green space strategy for the site, ensuring they are designed to be multi-functional where possible designed to provide amenity, biodiversity value and water quality improvements as well as being visually appealing such as mimicking biodiverse natural features where possible;</p> <p>d. Be integrated throughout development as part of a management and treatment train; and</p> <p>e. Include details of future maintenance over the lifetime of the proposal <u>development</u>.</p> <p>3. <u>Surface Water Drainage Strategies and site Flood Risk Assessments are required for developments within areas of high cumulative flood risk as identified in the SFRA.</u></p>

6.11 MM033 (Supporting text to Policy CC5)

Modification Reference	Page	Modification
MM033	51	<p><u>New para before 6.35 In scenarios where an exception test is required, wider sustainability benefits will be considered by the Council upon applicants providing relevant and proportionate evidence. Examples of wider sustainability benefits include, but are not limited to:</u></p> <ul style="list-style-type: none"> • <u>The re-use of brownfield land as part of a local regeneration scheme (Policy HO9 and HO10);</u> • <u>An overall reduction in flood risk to the wider community (Policy S5, CC5, HO1, HO2);</u>

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		<ul style="list-style-type: none"> Provision of multifunctional, integrated SuDS which significantly exceed local aspirations and/or National requirements (Policy S5, CC5); Development which strongly aligns with the priorities of the Local Plan set out within the Vision. <p><i>New para after 6.35</i> <u>The Strategic Flood Risk Assessment (Level 1 and 2) (SFRA) provides a key evidence base document that developers should refer to when bringing forward proposals for new development. The Level 2 SFRA provides details of when site specific flood risk assessments would be required, and developers should use this section to understand requirements for FRAs and what conditions/ guidance documents should be followed. Further to this, Site Summary tables are located within Annex A of the Level 2 SFRA (dated January 2025), which developers should use to understand flood risk, access and egress requirements, climate change, SuDS, and FRA requirements for site-specific assessments.</u></p>

6.12 MM034 (Policy CC6 Managing air quality)

Modification Reference	Page	Modification
MM034	52	<ol style="list-style-type: none"> The eCouncil will ensure that proposals do not have a significant negative impact on existing air quality levels in the borough. The eCouncil will support development that: <ol style="list-style-type: none"> Appropriately considers the potential impact on local air quality as a result of the proposal both during the demolition and construction phase and as a result of the occupation and use of the development once completed; and Proposes appropriate mitigation to minimise emissions and air pollution to protect health <u>of the population</u> and the local environment, including <u>wildlife sites of biodiverse and ecological value</u>. Where Air Quality Impact Assessments demonstrate a development would have an unacceptable impact on air quality, and appropriate mitigation is not or cannot be provided, the development will not be supported. Where Air Quality or Pollution Impact Assessments are not required, development should still provide appropriate mitigation to address air pollution and air quality. All development shall be designed to reduce the potential for air pollution to impact on residents and occupiers such as ensuring homes are set back and away from major highway routes, where air quality is generally worse.

7 Green and Natural Environment

7.1 MM035 (Policy NE1 Biodiversity and geodiversity)

Modification Reference	Page	Modification
MM035	55	<p>Biodiversity and geodiversity</p> <p>Designated ecological, biodiversity and geological sites</p> <ol style="list-style-type: none"> The eCouncil will protect designated areas of international, national and local significance. Nationally and internationally protected sites will be afforded the highest level of protection. Development which potentially impacts upon locally designated sites would be expected to: <ol style="list-style-type: none"> Prepare an ecological/geodiversity assessment appropriate to the scope and scale of impacts. This should assess potential direct and indirect impacts on the designated site/s and be to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s);

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		<p>b. If unavoidable impacts are likely, they must demonstrate how these are outweighed by the overall benefit of the proposals; and</p> <p>c. Ensure appropriate mitigation, compensation, enhancement and long-term management, are secured in line with the Lawton principles for strengthening the network of designated sites to enlarge, improve, create and functionally link important wildlife habitat¹.</p> <p>2. Financial developer contributions will be required, where appropriate, to address both direct and indirect impacts upon designated sites.</p> <p>3. In line with policy NE3 and NE4 the Council will support sustainable development which secures biodiversity net gains.</p> <p>4. The Council will expect development to (where applicable):</p> <p>a. Provide an appropriate ecological assessment against the scope and scale of impacts. This should assess the potential direct and indirect impacts of the development. This should be undertaken to current recognised standards, as adopted by national conservation bodies and carried out by suitably qualified person(s); Maintain, protect and enhance habitats on all development sites as appropriate to their size in line with Policies NE3 (Biodiversity Net Gain) and NE4 (Greening Factor), with especial attention to priority, veteran and irreplaceable habitats and ecological networks;</p> <p>b. Maintain, protect and, where appropriate, enhance populations of species of principal importance for nature conservation;</p> <p>c. Provide appropriate buffer zones between development proposals and (1) designated sites, (2) priority and irreplaceable habitats and species of principal importance nature conservation, and (3) other biodiversity and geodiversity assets</p> <p>d. Ensure that new developments are designed to be ecologically permeable through the protection and enhancement of existing green infrastructure and the provision of new, integrated connections to wider biodiversity features; and</p> <p>e. Identify, protect, and appropriately manage geodiversity assets.</p> <p>5. The Council will support development which presents significant economic or social benefits for the local community where, in consultation with relevant partner organisations, it accepts that any necessary impacts on biodiversity or geodiversity assets can be fully addressed through careful use of the mitigation hierarchy. Development which unavoidably harms an irreplaceable or priority habitat for nature conservation, protected species or designated sites, which cannot be appropriately mitigated or compensated, will not be supported.</p> <p>6. Appropriate habitat creation, restoration, mitigation or enhancement on site (and its long-term management) or elsewhere will be secured by planning condition, obligations or a legal agreement; and</p> <p>7. Impacts on biodiversity and geodiversity need to be identified and the mitigation hierarchy used carefully to address them. Significant harm can be created through indirect impacts such as elevating levels of air pollution on sensitive habitats or increased visitor pressure. Surveys and assessments should be to recognised standards, as adopted by the relevant national conservation bodies. These organisations include CIEEM, BCT and Natural England.</p> <p>Footnotes</p> <p>1 - In line with the recommendations in 'Making Space for Nature - a review of England's wildlife sites' Lawton 2010</p>

7.2 MM036 (Supporting text to Policy NE1)

Modification Reference	Page	Modification
MM036	56	<p><i>New para after 7.7</i> There is not a universal buffer distance that can be applied to all sites, species, habitats or features. Similarly, development impacts will vary significantly due to scale, type and design. Therefore, buffer zones must be determined appropriately, on a location by location basis, using national guidance and informed design relevant to the particular direct and indirect impacts of the development proposed.</p> <p>Table 5 Table 4: Categories of biodiversity and geodiversity designations</p>

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Modification Reference	Page	Modification																								
		<table border="1"> <thead> <tr> <th>Category of Site</th> <th>Level</th> <th>Number of Sites</th> </tr> </thead> <tbody> <tr> <td>National Landscape</td> <td>National</td> <td>1 site</td> </tr> <tr> <td>Sites of Special Scientific Interest</td> <td>National</td> <td>8 sites (listed in Appendix E_I)</td> </tr> <tr> <td>Local Wildlife Sites</td> <td>Local</td> <td>47 sites (listed in Appendix E_I)</td> </tr> <tr> <td>Local Nature Reserve</td> <td>Local</td> <td>4722 sites (listed in Appendix E_I)</td> </tr> <tr> <td>Ancient Woodland</td> <td>Local</td> <td>52 sites (listed in Appendix E_I)</td> </tr> <tr> <td>Local Geological Sites</td> <td>Local</td> <td>25 sites (listed in Appendix E_I)</td> </tr> <tr> <td>Green Guarantee Sites</td> <td>Local</td> <td>305 sites (listed in Appendix EF)</td> </tr> </tbody> </table> <p><u>New para after Table 5 As a landowner, 305 of the Council's sites are designated Green Guarantee Sites (as defined in Appendix M). These sites receive an additional layer of protection in specific corporate Council policy. Should a planning application be submitted on a Green Guarantee Site, the proposal would be subject to both the internal corporate policy procedures and the planning policies within the Local Plan.</u></p> <p><u>2nd new para after Table 5 Industry standards for ecological surveys and assessment guidance are amended over time. These are published by a number of organisations including Natural England, the Chartered Institute of Ecology and Environmental Management and Bat Conservation Trust.</u></p>	Category of Site	Level	Number of Sites	National Landscape	National	1 site	Sites of Special Scientific Interest	National	8 sites (listed in Appendix E_I)	Local Wildlife Sites	Local	47 sites (listed in Appendix E_I)	Local Nature Reserve	Local	4722 sites (listed in Appendix E_I)	Ancient Woodland	Local	52 sites (listed in Appendix E_I)	Local Geological Sites	Local	25 sites (listed in Appendix E_I)	Green Guarantee Sites	Local	305 sites (listed in Appendix EF)
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7.3 MM037 (Policy NE2 Trees, hedgerows and woodlands)

Modification Reference	Page	Modification
MM037	58	<ol style="list-style-type: none"> 1. The eCouncil will support development which retains, protects and appropriately manages existing trees, hedgerows and woodland with biodiversity, visual amenity or landscape value, in line with national guidance. 2. The eCouncil will expect, <u>where relevant</u>, development to: <ol style="list-style-type: none"> a. Assess the potential impact of proposals on trees, hedgerows and woodlands <u>within or adjacent to the development site</u>; b. Incorporate trees as an integral part of scheme design, including using ward level canopy data and woodland opportunity mapping provided by the Council to inform the level and type of tree planting proposed; c. Use climate and disease resistant tree species with a 50:50 native and non-native tree mix, where appropriate; d. Protect existing trees, hedgerows and woodlands to be retained before, during and, where appropriate, after any construction work; e. Ensure appropriate long term management, maintenance and protection of existing and newly planted trees, hedgerows or woodlands. This will be expected in the form of a Landscape Management Plan (LM) for the lifetime of the development; <u>and</u> f. Provide replacement and enhancement of planting which maintains local amenity value, character and biodiversity of the local area, <u>either through biodiversity net gain or, where biodiversity net gain does not apply, through the consultation with the Council to provide amenity/landscape value.</u>

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		<p>3. Development that would lead to the removal of mature trees and ancient woodland, or that impacts on any irreplaceable habitats [as defined in the NPPF] will only be supported where wholly exceptional reasons and compensation strategy are provided. <u>Mature specimens of reasonable condition should only be removed where this is necessary to facilitate the effective development of a site and/or the loss is satisfactorily compensated through planting as part of a wider landscaping strategy. In all instances where trees and hedgerow are potentially impacted, applications should be supported by robust arboricultural evidence.</u></p> <p>4. <u>Where relevant, the Council will secure the delivery of offsite planting via condition and/or planning obligation and will direct offsite planting in line with local priorities.</u></p> <p>5. Development occurring immediately adjacent to irreplaceable habitats will be required to adequately buffer these features from the direct and indirect impacts of development.</p>

7.4 MM038 (Supporting text to Policy NE2)

Modification Reference	Page	Modification
MM038	59	<p>7.12 The loss of trees, hedgerows or woodlands may be supported in some instances. This could include:</p> <ul style="list-style-type: none"> • Where evidence is provided demonstrating that the retention would significantly impact upon the economic viability of the development, excluding TPO's, mature, ancient and veteran trees; • The wider benefits of the scheme outweigh the loss of the trees, hedgerows and/or woodland; or • Where evidence is submitted to demonstrate the tree, hedgerow and/or woodland is in poor health and therefore not suitable for retention; <u>or</u> • <u>Where tree plantations are managed on a commercial basis.</u>

7.5 MM039 (Introduction to Policy NE3)

Modification Reference	Page	Modification
MM039	59	<p>7.14 By law, all appropriate qualifying development is required to deliver a minimum of at least 10% biodiversity net gain, above the initial biodiversity value of the proposal site. These levels must be measured using the Government's most recent published Biodiversity Metric (currently version 4.0). The Council however has an aspiration to <u>optimise BNG in new development, including up to achieve 20% BNG on larger development sites, to help deliver our its Forest Community ethos.</u></p> <p>7.15 Policy NE3 seeks to secure and guide BNG delivery through development <u>sets out this aspiration and the local requirements for off-site BNG provision.</u></p>

7.6 MM040 (Policy NE3 Biodiversity Net Gain)

Modification Reference	Page	Modification
MM040	59	<p>1. All new development should deliver biodiversity net gains. Major developments should deliver in excess of a minimum of 10% biodiversity net gain BNG in, with an aspiration for 20%, subject to viability. In the first instance, biodiversity net gain should be delivered onsite. Off-site solutions will be supported where it is demonstrated that the mitigation hierarchy of 'avoid, mitigate, compensate' and onsite over offsite solutions have been rigorously applied. Proposals for major development that qualify for BNG should aim to provide more than 10%, up to the local aspiration of 20% BNG.</p> <p>2. All developments not legally required to provide a minimum 10% net gain that demonstrate measurable net gains in biodiversity, proportionate to the development will be supported. Where applications that are exempt from statutory BNG propose proportionate biodiversity enhancements, this will be supported.</p>

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		<p>3. Biodiversity Provision should be <u>informed by the Shropshire and Telford & Wrekin Local Nature Recovery Strategy to demonstrate that it is locally appropriate and follows the Lawton report recommendations Principles of delivering more, bigger, better and joined up habitats.</u> <u>New criteria after 3. Where application of the statutory Biodiversity Gain Hierarchy supports provision of off-site gains, such provision should be informed by the Shropshire and Telford & Wrekin Local Nature Recovery Strategy and the Lawton recommendations. The Council expects any off-site provision to be delivered within the borough. If this is not possible, the reasons for this should be clearly set out and the closest alternative provision will be secured in line with local, regional and national priorities for biodiversity.</u></p> <p>4. All relevant development proposals must be supported by an appropriate biodiversity net gain plan, to the national standard, which should include a 30 year habitat management plan.</p> <p>5. Any off site financial contributions needed to achieve biodiversity net gain (which could not be secured onsite) must to be secured by appropriate planning obligations or other recognised legal mechanisms. They should be delivered in line with local, regional and national priorities for biodiversity, directed by the emerging Local Nature Recovery Strategy.</p> <p>6. The council expects any offsite provision to be delivered within the borough. If this is not possible the reasons for this should be clearly set out and closest alternative provision located to protect and enhance local ecology.</p>

7.7 MM041 (Supporting text to Policy NE3)

Modification Reference	Page	Modification
MM041	60	<p>7.16 The council is aspiring to achieve 20% BNG for all developments not exempt from statutory BNG where viable. This is based on research, which will be further set out in a Natural Environment Technical Paper, which has demonstrated that the impact on viability of delivering in excess of 20% BNG is limited as it is the initial statutory 10% which has the biggest impact. Given not only the climate but the ecological crisis we are facing, the Council consider it reasonable and appropriate within its Forest Community ethos to seek 20% BNG where viable on all developments that are not legally exempt. The Council is committed to its Forest Community, climate and wider sustainability objectives, and sees working positively with developers to optimise BNG as an important way to achieve these. Applicants are encouraged to consider BNG early in the design process and to seek preapplication advice on this matter from the Council.</p> <p>7.17 It is acknowledged that for some commercial schemes, achieving BNG may be difficult. The Council will take a balanced approach for such developments, where a reasonable justification has been provided. viability report has been submitted. However, it is expected that such development will have explored all available options to achieve above 10% BNG.</p> <p>7.18 In some cases, it could be considered that an off-site contribution would offer greater benefit to biodiversity in such cases an appropriate legal agreement will be required to secure the contributions which should in the first instance be directed to a site within the borough.</p> <p>7.19 The eCouncil encourages stacking other appropriate green infrastructure benefits with land used for biodiversity net gain. Maximising the functionality and quality of these areas will help make effective use of land.</p> <p>7.20 Nationally, it is envisaged that statutory level of 10% biodiversity net gain will cover all local development except where they:</p> <ul style="list-style-type: none"> ● impact habitat less than 25m2, or 5m for hedgerows or watercourses ● are householder applications ● are biodiversity gain sites (where habitats are being enhanced for wildlife) ● are "small scale self-build or custom housebuilding" <p>7.21 Any off-site contribution to achieve Biodiversity Net Gain will be directed by the Lawton Principles and the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2024).</p>

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Modification Reference	Page	Modification
		<p>7.22 The Council will utilise updated accessible green space mapping (e.g. ANGSt), updated accessible woodland (AWS) mapping and outdoor recreational value calculations (e.g. ORVal) of key sites to ensure the delivery of biodiversity net gain <u>BNG</u> does not negatively impact upon local communities' ability to access the natural environment.</p> <p>7.23 Biodiversity net gain plans should describe the site's biodiversity value both before and after development. The 30 year long term management plan should include estimated costs and mechanisms for funding and must clearly set out how both on-site and off-site net gain provision will be delivered, monitored and maintained, including the parties responsible for ensuring this.</p>

7.8 MM042 (Introduction to Policy NE4)

Modification Reference	Page	Modification
MM042	61	<p>7.25 The Development Greening Factor (often known as Urban Greening Factor) is a key element of the National Green Infrastructure Framework. The Council sees it as well placed to link biodiversity net gain and Forest Community requirements, <u>whilst making development more resilient to the impact of climate change.</u> It uses a simple process that <u>provides a numerical score for</u> quantifies the amount of green infrastructure a development provides. <u>More beneficial land cover types, such as woodland,</u> score higher than others which provide less green infrastructure benefits, such as tarmac. This is then added up in a Greening Factor calculator to <u>give the development</u> providing a total Greening Factor Score of between 0 and 1.</p>

7.9 MM043 (Policy NE4 Development Greening factor)

Modification Reference	Page	Modification
MM043	61	<ol style="list-style-type: none"> 1. The council will require a <u>All major development proposals to should</u> contribute towards the greening of the borough through the integration of multifunctional green and blue infrastructure within a development's site design, subject to viability. 2. All major residential development proposals, or proposals that are predominately residentially led, should <u>aim to</u> meet a minimum Greening Factor of 0.4. 3. All major non-residential development, or proposals that are predominately non-residentially led, should aim to meet a Greening Factor of 0.3. 4. <u>The Greening Factor should be met as far as possible on site, with any shortfall provided off-site as close as possible to the donor site. Off-site provision should enhance local green infrastructure, having regard to relevant guidance and evidence such as the Local Nature Recovery Strategy, Playing Pitch and Outdoor Recreation Strategy and current climate and green infrastructure mapping. Off-site provision will be secured by conditions and/or planning obligations. Where the Greening Factor cannot be met on site, then the council will work with applicants to identify offsite opportunities to enhance local green infrastructure. This would be secured by planning conditions and/or obligations and delivered in line with locally identified needs.</u>

7.10 MM044 (Supporting text to Policy NE4)

Modification Reference	Page	Modification
MM044	61	<p>7.27 The council has published its Green Space Factor Study (GSFS) (2023) which suggests scores for the borough, how the site's value and score can be calculated and includes worked examples. <u>Development Greening Factor is based on the national Urban Greening Factor model by Natural England. It is intended to complement other green infrastructure requirements such as open space, landscaping, sustainable drainage and biodiversity net gain. Therefore, a site's Greening Factor Green Infrastructure elements can benefit from a variety of green infrastructure elements, such as include</u> the retention of semi-natural vegetation, and/or the provision of street trees, hedges, areas of flower rich perennial planting, green roofs, green walls, ponds, wetlands and certain sustainable drainage systems, including rain gardens and permeable paving. Table 3 of the GSFS 2023 sets out the surface cover categories and scores for the borough, from which a developments score will be calculated.</p>

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		<p>7.28 This is not intended to be a parallel requirement. Developers are strongly encouraged to use creative solutions to stack their varied site requirements to efficiently and effectively achieve their Greening Factor. By clearly setting out following the eCouncil's approach, applicants will be able to demonstrate, during the site master planning process to ensure the <u>that they can</u> delivery of an appropriate level of greening, within developments and increase the climate resilience of their development.</p> <p><i>New para after 7.28</i> <u>The Council is developing guidance and tools to assist local developers in designing and efficiently evidencing their Greening Factor. This will be based on, and augment, that provided to date by Natural England in its Urban Greening Factor Standard^x. The Natural England standard will be used as the foundation for the Council's Greening Factor and should be referred to until the Council's guidance is published.</u></p> <p><i>2nd New para after 7.28</i> <u>The Council also intends to create a green infrastructure strategy and guidance to inform local priority setting and design. Other relevant resources include Natural England's Green Infrastructure Framework GIS Mapping tool, the Woodland Trust's Tree Equity Score UK, and the Climate Just web tool.</u></p> <p><u>Footnotes:</u></p> <p><u>X - Natural England Urban Greening Factor User Guide and accompanying spreadsheet</u></p>

7.11 MM045 (Policy NE5 Green Network)

Modification Reference	Page	Modification
MM045	63	<ol style="list-style-type: none"> 1. The eCouncil will protect, maintain, enhance and, where possible, extend the <u>gGreen nNetwork</u>. 2. The eCouncil will only support development impacting the <u>gGreen nNetwork</u> where it identifies, protects and enhances the <u>gGreen nNetwork</u> principles. Where impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network, its principles and associated functions. 3. <u>Proposals which would adversely affect the extent and /or quality of the Green Network will be expected to assess and justify the development against the following principles and their associated functions:</u> <ol style="list-style-type: none"> a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas; b. <u>H</u>healthy, linked, active spaces; c. <u>T</u>hriving spaces which promote heritage, geology and community identity; d. <u>S</u>spaces for natural water management; and e. <u>R</u>esilient, carbon and climate positive spaces.

7.12 MM046 (Supporting text to Policy NE5)

Modification Reference	Page	Modification				
MM046	64	<p><i>New para after 7.33</i> <u>Table X below outlines specific policies within the plan which relate to each of the five principles for the Green Network.</u></p> <p><u>Table X: Five Principles of the Green Network</u></p> <table border="1"> <thead> <tr> <th><u>Green Network Principle</u></th> <th><u>Relevant Policies</u></th> </tr> </thead> <tbody> <tr> <td>a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas</td> <td><u>S1, S2, NE1, NE2, NE3, NE4, DD1, DD2</u></td> </tr> </tbody> </table>	<u>Green Network Principle</u>	<u>Relevant Policies</u>	a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas	<u>S1, S2, NE1, NE2, NE3, NE4, DD1, DD2</u>
<u>Green Network Principle</u>	<u>Relevant Policies</u>					
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<u>Green Network Principle</u>	<u>Relevant Policies</u>											
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7.13 MM047 (Supporting text to Policy NE7)

Modification Reference	Page	Modification
MM047	66	<p>7.42 The eCouncil's Landscape Capacity Assessment 2023 has reviewed landscape around existing settlements and identified Lilleshall and Wrockwardine areas as appropriate areas where a strategic green gap will maintain separation between the settlements and Telford. These areas <u>are identified-are mapped</u> within <u>the Council's evidence base and as thick green buffers on the Policiesy Map that accompanies this document. This decision was taken to avoid the perception that all development up to a hard boundary would be acceptable. Some level of development within and around the gaps could be deemed as acceptable, provided that these do not prevent its function.</u></p> <p><u>New para after 7.42 An example of development that may be acceptable within a strategic green gap could be the creation of new footways / cycleways or the provision of utilities infrastructure that requires the grant of planning permission.</u></p> <p>7.43 The Landscape Capacity Assessment made other observations on the use of buffers in relation to <u>historic-registered</u> parks and garden and strategic landscapes. These designations, and settlements within or adjacent to them, are covered by policies HE1 Historic Assets, HE6 <u>Historic Registered Parks and Gardens</u> and NE6 Shropshire Hills National Landscape and Strategic Landscapes.</p>

8 Economy and Centres

8.1 MM048 (Introduction to Policy EC1)

Modification Reference	Page	Modification
MM048	69	<p>Employment development in the urban area and strategic employment areas (SEAs)</p> <p>8.6 The delivery of new employment land and the protection of existing employment provision is critical to attracting inward investment and creation of jobs. SEA's are large commercial and industrial estates in the borough and include Halesfield, Stafford Park, Hortonwood/MOD Donnington and Donnington Wood. <u>A list of SEA areas is included in Appendix G.</u></p> <p>8.7 Policy EC1 sets out the approach to employment development in Strategic Employment Areas (SEAs), and to protecting against the loss of existing employment land across the borough.</p>

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8.2 MM049 (Policy EC1 Employment development in the urban area and SEAs)

Modification Reference	Page	Modification
MM049	69	<p>Policy EC1 Employment development in the urban area and SEAs</p> <p>1. The SEAs, as identified on the Policies Map, will be the primary focus for employment development. The development strategy for proposals in the SEAs is as follows:</p> <ol style="list-style-type: none"> Development proposals for industrial, storage and distribution uses will be supported in SEAs, including existing allocations carried forward; Development proposals for sui generis uses associated with B Use Class activity, such as waste management facilities, will be supported in SEAs where they are compatible with neighbouring uses; <i>New criteria after b</i> <u>Development proposals for sui generis uses associated with operational defence and security at MOD Donnington will be supported.</u> Economic activities including business uses(E(g)(i), E(g)(ii) and E(g)(iii)) will be supported in SEAs where: <ol style="list-style-type: none"> They support the function of the SEA; and Ithey do not undermine the viability of existing employment uses in close proximity to the site. Other uses outside of these criteria will generally not be supported in the SEAs without clear justification to how it would support the function of the SEA. <u>If granted, any such planning permissions will be subject to condition(s) to prevent future changes of use without an express grant of planning permission.</u> <i>New criteria after d</i> <u>Allocated sites should be developed in accordance with the use classes indicated in Appendices B and C, or with Policy HO2 in the case of Sustainable Communities</u> <p><i>New criteria after part 1</i> <u>All new development, including proposals for change of use, within SEAs must demonstrate that the proposed design, transport implications, and amenity impacts will not cause harm to the strategic function or day-to day operation of the SEA both during construction and once operational.</u></p> <p>2. Outside the allocated sites and SEAs, employment development in the urban area will be supported where:</p> <ol style="list-style-type: none"> It is located: In close proximity to a SEA; On an existing established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas: The development maintains and enhances sustainable access such as walking, wheeling and public transport; c. The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5; It does not have a significantly adverse impact on adjacent uses; It provides high quality, diverse landscaping and boundary treatment; and In the case of greenfield sites, it is demonstrated that no appropriate previously development land is available in the built up areas of Telford or Newport.

8.3 MM050 (Supporting text to Policy EC1)

Modification Reference	Page	Modification
MM050	70	<i>New para after policy EC1 and before 8.8.</i> <u>Employment uses on SEA areas include classes B2 (general industrial), B8 (storage and distribution), Class E(g) and sui generis (i.e. uses associated with B use class activity such as waste management facilities).</u>

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Modification Reference	Page	Modification
		<p><u>2nd new para after EC1</u> In order to protect the borough supply of employment land, proposals for alternative uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted by condition from any future changes of use without planning consent. This includes uses within Class E other than those falling within category E(g). This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area.</p> <p><u>3rd new para after EC1</u> The Council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood, and Stafford Park) to control the loss of employment land to other non-employment uses. This approach reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These employment areas should</p> <p><u>continue to be protected for these purposes to support economic ambitions. Where necessary the Council may identify further areas to protect by an Article 4 direction.</u></p> <p><u>4th new para after EC1</u> The north Telford Strategic Employment Area contains MOD Donnington which is a strategic logistics hub for the armed forces therefore any development within the vicinity of the base needs to ensure it does not negatively impact military operation.</p>

8.4 MM051 (Policy EC2 Economic Development in the Urban Area)

Modification Reference	Page	Modification
MM051	70	<p><i>New criteria before EC2.1</i></p> <p>1. <u>Employment development in the urban area, outside the allocated sites and SEAs, will be supported where:</u></p> <p>a. <u>It is located:</u></p> <ul style="list-style-type: none"> • <u>In close proximity to a SEA; or</u> • <u>On an existing, established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or</u> • <u>Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas.</u> <p>b. <u>The development maintains and enhances sustainable access such as walking, wheeling and public transport;</u></p> <p>c. <u>The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5;</u></p> <p>d. <u>It does not have a significantly adverse impact on adjacent uses;</u></p> <p>e. <u>It provides high quality, diverse landscaping and boundary treatment; and</u></p> <p>f. <u>In the case of greenfield sites, it is demonstrated that no appropriate previously developed land is available in the built up areas of Telford or Newport.</u></p> <p>2. Outside of SEAs the loss of existing employment land will only be supported where:</p> <p>a. Evidence is submitted that satisfactorily demonstrates that the site is no longer suitable, or viable, for employment uses including the current / last use of the site and alternative employment uses;</p> <p>b. The proposed use would not conflict with neighbouring uses; and</p> <p>c. The sustainability benefits of the proposal clearly outweigh the loss of the employment land.</p>

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8.5 MM052 (Supporting text to Policy EC2)

Modification Reference	Page	Modification
MM052	70	<p>8.9 Employment use includes classes B2 (general industrial), B8 (storage and distribution), Class E and sui generis (i.e. uses associated with B use class activity such as waste management facilities).</p> <p>8.10 Existing employment allocations adopted in the Telford and Wrekin Local Plan(2018) that have not yet been built out will be carried forward as part of the Councils employment land supply.</p> <p>8.11 In order to protect the borough supply of employment land, proposals for alternative employment uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted from any future changes of use without planning consent. This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area.</p> <p>8.12 Where a loss of employment land is proposed, marketing information should be submitted to support an application. This should demonstrate that:</p> <ul style="list-style-type: none"> • That the site has been marketed <u>for a minimum period of 12 months</u> at an appropriate price (demonstrated by RICS valuation), <u>at a range of tenures and</u> across a range of agents/websites; • Show hHow the site has been marketed, where, and any offers made and why they were rejected and/or not continued with; and • That the Council has been engaged at the earliest opportunity to explore options for site retention, remediation and preparation for alternative employment uses. <p>8.14 The council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood and Stafford Park) to control the loss of employment land to other non employment uses. This approach reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These employment areas should continue to be protected for these purposes to support economic ambitions. Where necessary the council may identify further areas to protect by Article 4 and / or planning condition.</p>

8.6 MM053 (Introduction to Policy EC3)

Modification Reference	Page	Modification
MM053	71	<p>Employment <u>Economic development</u> in the rural area</p> <p>8.16 Policy EC3 sets the context for a more diverse rural economy covering a broad range of <u>business-related</u> uses, not solely the traditional Use Class B employment.</p>

8.7 MM054 (Employment in the Rural Area)

Modification Reference	Page	Modification
MM054	71	<p>Employment <u>Economic Development</u> in the Rural Area</p> <ol style="list-style-type: none"> 1. Employment <u>Economic</u> development in the rural area should be directed to: <ol style="list-style-type: none"> a. The re-use/ conversion of redundant buildings; or b. The redevelopment of previously developed land; or c. Sites which would form and enable the expansion / extension of an existing business/employment use. 2. The eCouncil will support new <u>employment economic</u> development in the rural area where:

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		<p>d. It is successfully demonstrated that the proposal would benefit from a rural location or it would assist the diversification of the rural economy;</p> <p>e. The proposal is supported by an appropriate business case which demonstrates the economic benefits to the local economy;</p> <p>f. There is no significant adverse impact on local highway capacity and safety, unless appropriate mitigation measures can be implemented; and</p> <p>g. It would not have a detrimental impact on the character and quality of the rural area and nearby uses.</p> <p>3. Where a site/proposal does not meet any of the circumstances in point 1, and is for a new building on greenfield land, well-designed new development will be supported subject to the meeting the criteria at part 2 of this policy and the use, design and scale of the development is responsive to local context.</p> <p>4. <u>Economic Development</u> which would assist in the retention and/or development of accessible local services and community facilities would be supported where in accordance with Policy C11.</p>

8.8 MM055 (Supporting text to Policy EC3)

Modification Reference	Page	Modification
MM055	71	<p>8.17 The rural areas of Telford and Wrekin provide various employment opportunities. Harper Adams University is a major employer that is world renowned for its education and research on sustainable food chains, agri-tech and the rural economy. <u>Within the University campus, development that accords with Policy EC3 will be supported.</u> The rural area also supports many SME businesses that provide vital local services such as shops, public houses and logistics businesses that provide local job opportunities.</p> <p><i>New para after 8.17 <u>Economic development could include:</u></i></p> <ul style="list-style-type: none"> • <u>the growth and expansion of existing rural businesses</u> • <u>development and diversification of agricultural and land-based businesses</u> • <u>rural tourism and leisure developments</u> • <u>the retention and enhancement of local services and facilities including shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship</u> • <u>infrastructure to support rural growth such as improved highways, walking and cycling infrastructure and utilities provision.</u> <p>8.19 Business cases for employment uses <u>economic development</u> in the rural area are generally expected to include the following as a minimum. Further information may be sought if considered necessary in determining the planning application, including:</p> <ul style="list-style-type: none"> • Details of the proposed business use; • Justification for the business being located in the rural area; and • Details of how the business will positively contribute to the local rural economy <p><i>New para after 8.20 <u>Economic development within the rural areas provides a unique opportunity to capitalise on the social, environmental and economic value of best and most versatile agricultural land. Development should, wherever possible, seek to maximise these benefits through good design and business principles in line with policies CC6, NE1, ML4 and ML5.</u></i></p> <p><i>2nd new para after 8.20 <u>By focussing economic development in the rural areas to locations where there is existing or previous development, the policy helps to protect areas of best and most versatile land for appropriate agricultural uses.</u></i></p>

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8.9 MM056 (Policy EC4 Waste Management facilities)

Modification Reference	Page	Modification
MM056	73	<p>1. The eCouncil will assess applications for and affecting waste management facilities against the following criteria:</p> <ol style="list-style-type: none"> Whether they add value to and help deliver on the principles of the circular waste economy (re-use, repair, recycle, compost and transfer of energy) by moving waste further up the waste hierarchy; Applications for a change of use from waste management to other uses will need to demonstrate that the relevant waste capacity is no longer required; Proposals for new and altered facilities should demonstrate that they have been designed to operate in a way that will help increase rates of recycling (and/ or re-use of materials), create new employment opportunities <u>or support and/or improve existing employment opportunities</u>, minimise the impact of the facility on the local environment and positively contribute to the local community; General waste management facilities and developments associated with such facilities should be located in the Strategic Employment Areas as well as Tweedale. Exceptions to this include: <ul style="list-style-type: none"> Where waste facilities meet specialised needs that could not be appropriately located in the above mentioned areas; The need for specialised waste facilities; or The use of previously developed sites that might not be suitable for residential developments or commercial and industrial uses and facilities that can co-locate close to waste producers or users of treated materials; <p>2. New landfill (or land raise) sites or extensions to existing land fill sites will only be considered where there is an established need and provision will only be made for waste that cannot practicably be recycled, composted or recovered.</p> <p>3. Where development proposals for any other use come forward in the vicinity of an existing waste site, proposals will need to clearly demonstrate that there will be no conflict with the operation of the existing waste site. <u>Development proposals on, or within 250m of an existing waste management facility (including installation sites under Environmental Permitting Regulations) will be required to:</u></p> <ol style="list-style-type: none"> <u>New criteria under 3. Assess the potential impact on the facility and demonstrate that it would not unreasonably restrict operation of the facility; and</u> <u>2nd new criteria under 3. Provide any necessary mitigation as the “agent of change” to ensure that the operation of the existing business would not have a significant adverse effect on the new development.</u>

8.10 MM057/MM058 (Supporting text to Policy EC4)

Modification Reference	Page	Modification
MM057	73	<p>8.24 Policy EC4 provides the means to plan for and safeguard, where appropriate, new, existing and expanding waste infrastructure to meet local needs. Applications for a change of use, of or on <u>on</u> an existing waste site, use will need to demonstrate that a <u>the</u> site has been marketed for a minimum 12 month period for a similar or alternative waste use.</p> <p><u>New para after 8.24 For strategic waste sites, applicants will be required to demonstrate they have marketed the site appropriately, consulted with relevant stakeholders such as the Environment Agency, neighbouring authorities and other waste operators, and provide an assessment to show the site capacity is no longer required to meet identified need.</u></p>
MM058	74	<p>8.29 In order to minimise the impact of new and expanded waste facilities on the environment new site proposals for waste management should, at application stage, demonstrate:</p> <ul style="list-style-type: none"> No adverse impact on water quality;

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Modification Reference	Page	Modification
		<ul style="list-style-type: none"> • Protection of water resources (all non-waste operational area such as roofs and roads should, where possible, be directed towards a sustainable surface water outfall in accordance with the Drainage Hierarchy); • Vehicle routing and site access is appropriate to the scale and nature of the development; • The site is within reasonable proximity to the source of waste to be managed; • No adverse impacts on the natural environment, open space or biodiversity; • The location and operation of the site does not adversely impact the historic environment; • Visual intrusion of/from the site is minimised; • No potential land use conflicts in the local area; • Air emissions, including dust are minimised; Odours are minimised; • Measures are in place to prevent vermin and birds; • Noise, light and vibration from the operation of the site are minimised; • Measures to prevent the spread of litter originating from the operation of the site; and • The site does not create conditions for land instability. <p><u>New para after 8.29 Applications for sites within 800m of a Waste water Treatment Works (WwTW) may require an odour assessment, depending on the scale of the WwTW and its proximity to the proposed development.</u></p>

8.11 MM057 (Policy EC6 Telford Town Centre)

Modification Reference	Page	Modification
MM059	77	<ol style="list-style-type: none"> 1. The vitality and viability of Telford Town Centre and its role as a destination for retail and leisure activities will be supported by: <ol style="list-style-type: none"> a. Encouraging the diversification of activities and services <u>within Class E</u> that complement main town centre uses; b. Encouraging high-tech, research and development, Information Technology industries, knowledge based industries and complementary higher education facilities to locate in the Town Centre; c. Focusing the location of community facilities, leisure venues and education in the Town Centre; and d. Creating, enhancing and improving the public realm and connectivity through high quality, legible and safe routes, streets and spaces. 2. <u>New Development requiring planning permission</u> in the Town Centre area, defined on the Policies Map, will be supported where it: <ol style="list-style-type: none"> a. Positively contributes towards a healthy environment and does not have a significant adverse impact on public health and wellbeing; b. Encourages active travel and use of sustainable modes of travel; c. Does not have a significant adverse impact on access, movement and the availability of parking in the Town Centre; d. Enhances existing gateways into the Town Centre and improves interconnectivity in the Town Centre as a whole; and e. Supports and enhances the vitality and viability of the Town Centre <p><u>Retail and Leisure</u></p> 3. The retail and leisure function of the Town Centre will be maintained and enhanced by: <ol style="list-style-type: none"> a. Supporting retail and complementary leisure uses within the Primary Shopping Area (PSA) where there are active frontages at ground floor level;

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Modification Reference	Page	Modification
		<p>b. Supporting retail, leisure and sui generis uses in the PSA Secondary Frontage where they complement the primary retail function of the PSA, provide an active frontage at ground floor level and positively contribute to the vitality and viability of the Town Centre; and</p> <p>c. Supporting the change of use from retail and leisure uses where the development would complement the retail and leisure function of the PSA and maintain an active frontage.</p> <p>4. Residential development in Telford Town Centre will be supported where:</p> <p>a. The proposal is a major, comprehensive development appropriate to the location;</p> <p>b. The mix and type of units are appropriate to, multi-generational town centre living;</p> <p>c. It encourages active travel, including improvements to the legibility and accessibility of walking and cycling routes and access to public transport;</p> <p>d. If located in the PSA, an active frontage use appropriate to the PSA is provided at ground floor level, and it can be demonstrated that there are no conflicting issues with existing main town centre uses. In all other areas active frontages are provided along strategic pedestrian routes; and</p> <p>e. Appropriate parking provision is provided, including for electric vehicles and cycle storage, to meet the needs of the development and encourage sustainable town centre living.</p> <p>5. Major new conference and exhibition business and ancillary uses will be directed to the Conference and Exhibition Area (as shown on the Policies Map and Map 3). Development should support active travel connections to the wider Town Centre area.</p> <p>6. The eCouncil will continue to protect and enhance Telford Town Park's recreation and leisure uses together with its qualities and character. The impact of development on the setting of the Town Park will be considered.</p>

8.12 MM060 (Supporting text to Policy EC6)

Modification Reference	Page	Modification
MM060		<p>8.39 Telford Town Centre is a well-connected destination for shopping and leisure facilities. <u>A key component of ensuring Telford Town Centre continues to be well connected is the enhancement of gateways, such as the route between Telford Central Station and the</u></p> <p><u>town centre, which guide users towards the centre.</u> Policy EC6 supports the continued evolution of Telford Town Centre and its main shopping function whilst having the flexibility to allow complimentary uses which generate footfall and enhance the vitality and viability of the Centre. It is recognised that Town Centres need to diversify as a result of the change in shopping patterns and the trend toward working from home.</p> <p>8.41 The eCouncil are also seeking to encourage an 'eco-system' of knowledge based industries in the Centre and are facilitating this growth including the new Quad building skills and innovation hub at the Station Quarter development. The building will bring Harper Adams University and Telford College together with the business innovation hub to help raise learning and skills aspirations for the borough. <u>This will be further strengthened by the support for "high-tech" development in the area which can provide jobs and start-up opportunities in growing sectors such as robotics, AI and Agri-tech.</u></p>

8.13 MM061 (Policy EC9 Out of centre and edge of centre development)

Modification Reference	Page	Modification
MM061	83	<p>1. The eCouncil will only support proposals for main town centre uses (as defined in Policy EC4) <u>in an outside of or on the edge of centre location Telford Town Centre;</u> a Market Town, District or Local Centre where suitable sites within these centres cannot be identified though <u>through</u> a sequential test.</p> <p>2. Where a suitable a site cannot be identified through the sequential test, proposals for retail and leisure uses will require the submission of a Retail <u>an</u> Impact Assessment where <u>the proposal provides a floorspace greater than:</u></p>

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Modification Reference	Page	Modification
		<p>a. The proposal provides a floorspace greater than 500 square metres gross on the edge of or outside and is located within 500 metres of the boundary of Telford Town Centre; or</p> <p>b. The proposal provides a floorspace greater than 300 square metres gross on the edge of or outside and is located within 500 metres of the boundary of a District Centre; or</p> <p>c. The proposal provides a floorspace greater than 200 square metres gross and is located within 500 metres of on the edge of or outside a Local Centre. This requirement applies to proposals for floorspace above the thresholds specified, including through amalgamation, subdivision, creation of mezzanine floors and amendments to existing planning conditions.</p> <p>3. Retail Impact Assessments (RIA) should consider the impact of the development as well as the cumulative impact⁽²⁰⁾ in combination with other committed development proposals, where relevant. Development will be supported where an appropriate RIA demonstrates the proposal will not have a significant adverse impact on:</p> <p>a. Will not have a significant adverse impact on the town centre vitality and viability of a Centre; and / or</p> <p>b. existing, committed and planned investment in a centre or centres in the catchment area of the proposal</p> <p>4. If planning permission is granted for new retail development (within Class E) in an out of centre or edge of centre location, the range of goods sold <u>and/or the type of Class E use permitted</u> may be restricted either through planning conditions or legal agreement.</p>

8.14 MM062 (Supporting text to Policy EC9)

Modification Reference	Page	Modification
MM062	83	<p>8.57 Many town centre uses now fall within Class E (Commercial, Business and Service uses) and movement from one use to another within the same use class, does not require planning permission. <u>Therefore, to protect the vitality and viability of town centres, uses permitted within Class E may be restricted by condition.</u></p> <p><u>New para after 8.58 The Council do not consider blanket thresholds appropriate given the substantial difference in scale between centres within the borough. The local and district centres, as defined in appendix F, would be disproportionately affected by developments of 500 square metres or greater when compared with, for example, Telford Town Centre.</u></p> <p><u>2nd new para after 8.58 The thresholds for District and Local Centres are set at a level which will generally result in proposals for the leading supermarket operators' smallest format stores having to demonstrate that there would be no unacceptable impacts resulting from the proposed development. Such smaller format M-Local, Sainsbury's Local and Tesco Express (and similar) stores are often able to have significant turnovers and it is therefore considered appropriate to consider the trade diversion associated with such proposals where they are in proximity to smaller centres.</u></p>

8.15 MM063 (Policy EC11 Shopfront and advertisement design)

Modification Reference	Page	Modification
MM063	86	<p>1. The eCouncil will support proposals for new shopfronts and alterations to existing shopfronts provided that:</p> <p>a. High quality design which complements adjoining properties and the building of which it forms part;</p> <p>b. The use of high quality and durable materials that are compatible or complementary in colour and texture to the surrounding area;</p> <p>c. Historic shop fronts with traditional facades are retained and repaired;</p> <p>d. The use of blinds, shutters and canopies are appropriate to the character of the shopfront;</p> <p>e. Signage and illumination is sited and designed in a way that does not:</p>

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		<ul style="list-style-type: none"> • Prejudice highway safety; or • Causes visual intrusion from light pollution to adjoining or nearby residential properties; and <p>f. Signage should:</p> <ul style="list-style-type: none"> • Be limited to the facade above the main shopfront • Not encroach on upper storeys • Not have more than one projecting sign; and • Not result in a proliferation of adverts in the area. <p>g. Proposals are designed <u>with regard to in accordance with</u> the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document.</p> <p>2. Internally illuminated signage will not be supported in the WHS, conservation areas or on listed buildings and local interest buildings other than in exceptional instances appropriate to the age and design of the host building.</p> <p>3. The <u>e</u>Council will support forecourt trading where it does not cause obstruction to pedestrians, vehicles, prams, or people with disabilities nor result in an adverse effect upon the character and appearance of the area in which it is to be located.</p>

9 Housing

9.1 MM064 (Introduction to Policy HO1)

Modification Reference	Page	Modification
MM064	89	<p>9.4 Meeting the housing needs of the borough is a key requirement for the Local Plan. This is done through a mix of existing supply (sites already permissioned) and new housing allocations to meet the balance of needs <u>as set out in policy S4 – Housing Delivery Strategy.</u></p> <p>9.5 Policy HO1 allocates sites for housing led development to meet the housing requirement, <u>except for the Sustainable Communities sites, these are addressed under policy HO2 – New Sustainable Communities.</u></p>

9.2 MM065 (Policy HO1 Housing Allocations)

Modification Reference	Page	Modification
MM065	89	<p>1. To contribute towards meeting the housing requirement, housing site allocations (<u>other than Sustainable Communities</u>) are proposed as set out in Appendix <u>AG</u> and identified on the Local Plan Policies Map. The indicative amount of housing expected to be delivered on each allocated site is set out in Appendix <u>AG</u>.</p> <p>2. Planning applications for individual major housing developments or multiple sites where there is an identified need to work together for example the provision of infrastructure projects that spread across the sites, must be supported by <u>the following, with the level of detail commensurate to the scale of development proposed:</u></p> <ul style="list-style-type: none"> a. An indicative layout for the entire site with clearly labelled quantum of development, site densities, phasing and uses proposed; b. A <u>Design Brief and Access Statement</u> to support a development of this size; c. Measures of how flood risk and surface water will be addressed, <u>having regard to the Strategic Flood Risk Assessment Level 2 – Site sheets;</u> d. A Transport Assessment to assess the impacts on the associated highway network and a Travel Plan to promote sustainable travel; e. Measures of how the development will mitigate and adapt to climate change including energy efficiency and renewable/ low carbon energy production;

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Modification Reference	Page	Modification
		<ul style="list-style-type: none"> f. Details of the land conditions and site levels information; g. Key principles and structure for meeting biodiversity net gain, greening requirements and open space strategy; h. A comprehensive strategy for the phasing of the site and key infrastructure to support a sustainable <u>development community</u>; and i. Demonstration of how the entire site development will comply with all relevant planning policies in the Local Plan.

9.3 MM066 (Supporting text to Policy HO1)

Modification Reference	Page	Modification
MM066	90	9.7 The Local Plan allocates a number of <u>major sites expected to deliver 100+ dwellings</u> , and it is acknowledged that through the planning application process other windfall sites of this scale could come forward on, for example, brownfield land during the plan period. Due to the scale of these sites it is important that the sites deliver sustainable <u>development communities</u> including key infrastructure such as local shops, services and facilities, where appropriate. Therefore Policy HO1 sets out guiding development principles for these sites and policies DD1 and DD2 sets out more detailed requirements for the design of residential led development.

9.4 MM067 (Introduction to Policy HO2)

Modification Reference	Page	Modification
MM67	90	<p><u>New para after 9.15 In Policy HO2, the Vision sets out what each Sustainable Community is required to achieve, and the Delivery section sets out how that will be achieved and secured.</u></p> <p><u>2nd new para after 9.15 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.</u></p> <p><u>3rd new para after 9.15 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 Council will set out its expectations around the scope and extent of this consultation in an addendum to its Statement of Community Involvement.</u></p> <p><u>4th new para after 9.15 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.</u></p>

9.5 MM068 (Policy HO2 Sustainable Communities, SC1 Land at Bratton)

Modification Reference	Page	Modification
MM068	91	<p><u>The land is within the built-up area of northwestern Telford.</u> The land to the immediate north of the built-up area of Telford, adjacent to residential settlements to the south of the site in both Bratton and Shawbirch.</p> <p>Site area: approx.113ha (gross)</p>

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		<p>Vision for the site</p> <p>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), <u>and a new local centre phased throughout delivered over the plan period.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>The employment land will consist of use classes E(g). Conditions will be used to protect employment uses from changes to any other uses.</u></p> <p>The dwellings must <u>will</u> 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.</p> <p>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 <u>Council Local Planning Authority.</u></p> <p>The site will provide an active and sustainable travel network, leading <u>including</u> a mobility hub provided within the local centre. This <u>hub</u> should provide <u>enable delivery of</u> a number of facilities such as enhanced bus services, <u>EV car charging, car hire parking, parcel box lockers,</u> as well as walking and cycling facilities.</p> <p><u>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.</u></p> <p>The site must <u>will</u> also provide extensions to the boroughs existing green network.</p> <p>The sustainable community must <u>site will</u> provide one primary schools; <u>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. The delivery of the primary schools should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.</u></p> <p>Delivery</p> <p><u>Any application on the site will be required to coordinate uses across the site, based on effective community engagement. 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.</u></p> <p><u>The development of the site will be in accordance with a A-development Design bBrief 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. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid or full) is determined. 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.</u></p> <p>The site must provide the following details to allow for an efficient and comprehensive delivery of the site:</p>

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		<p><u>The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:</u></p> <ol style="list-style-type: none"> 1. <u>Infrastructure delivery. The Design Brief and Masterplan must detail:</u> <ul style="list-style-type: none"> • <u>What infrastructure is required, having regard to the Infrastructure Delivery Plan;</u> • <u>When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and</u> • <u>The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.</u> <p><u>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 necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates.</u></p> <p><u>Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.</u></p> <ol style="list-style-type: none"> 2. <u>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.</u> 3. <u>Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.</u> 4. <u>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.</u> 5. <u>Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities.</u> 6. <u>Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.</u> 7. <u>The context of any Heritage assets to be reflected in the Design Brief and Masterplan.</u> 8. <u>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:</u> <ul style="list-style-type: none"> • <u>Existing woodland, trees and hedgerows;</u> • <u>Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and</u> • <u>Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to the Silkin Way.</u> 9. <u>Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.</u> <p><u>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.</u></p> <p><u>A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such as agreement has been approved.</u></p> <p><u>Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.</u></p> <ul style="list-style-type: none"> • 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

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		<ul style="list-style-type: none"> • A comprehensive Green Infrastructure strategy incorporating the Council's vision for a forest community including: <ul style="list-style-type: none"> • 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 <p>This policy needs to be read alongside all relevant other policies within the local plan.</p>

9.6 MM069 (Policy HO2 Sustainable Communities, SC2 Land North East of Muxton)

Modification Reference	Page	Modification
MM069	94	<p>The land is within the built-up area of northeastern Telford 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.</p> <p>Site Area: approx.182ha (gross)</p> <p>Vision for the site</p> <p>Land within the strategic allocation at Muxton will be developed to deliver a new sustainable community of approximately 2,700 dwellings with 2,30665 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.</p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p>The dwellings must<u>will</u> 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.</p> <p>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 <u>Local Planning Authority</u>.</p> <p>The site will provide an active and sustainable travel network, leading including a mobility hubs provided within the local centres. This <u>These hubs should provide enable delivery of</u> a number of facilities such as enhanced bus services, <u>EV car charging, car hire parking, parcel box lockers</u>, as well as walking and cycling facilities.</p>

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		<p>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, <u>having regard to</u> the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.</p> <p>The site must<u>will</u> also provide extensions to the boroughs existing green network.</p> <p>The sustainable community must <u>site will</u> provide two primary schools, <u>with the capacity for up to both comprising of two form entry and nursery provision</u>. The delivery of the primary schools should be delivered to an at a stage agreed plan with the Local Planning Authority Council <u>in line with projected housing delivery rates</u>.</p> <p>Delivery</p> <p><u>Any application on the site will be required to coordinate uses across the site, based on effective community engagement. 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.</u></p> <p><u>The development of this site will be in accordance with a A development Design bBrief 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. The Design Brief and Masterplan must have been approved by the Council before the first planning application for part or all of the Sustainable Community (outline, hybrid or full) is determined. 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</u></p> <p>Matters:</p> <p><u>The site must provide the following details to allow for an efficient and comprehensive delivery of the site:</u></p> <p><u>The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:</u></p> <ol style="list-style-type: none"> 1. <u>Infrastructure delivery. The Design Brief and Masterplan must detail:</u> <ol style="list-style-type: none"> a. <u>What infrastructure is required, having regard to the Infrastructure Delivery Plan;</u> b. <u>When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and</u> c. <u>The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.</u> <p><u>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 necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates.</u></p> <p><u>Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.</u></p> <ol style="list-style-type: none"> 2. <u>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.</u> 3. <u>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.</u> 4. <u>Outline assessment of any site constraints and detail as to how they have informed the Masterplan of the site.</u>

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		<p>5. <u>Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities.</u></p> <p>6. <u>Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.</u></p> <p>7. <u>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:</u></p> <ul style="list-style-type: none"> • <u>Existing woodland, trees and hedgerows;</u> • <u>Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and</u> • <u>Footpath (includes public rights of way) and cycleway connections into and around the site.</u> <p>8. <u>Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.</u></p> <p><u>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.</u></p> <p><u>A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such an agreement has been approved.</u></p> <p><u>Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.</u></p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 <p>This policy needs to be read alongside all relevant other policies within the local plan</p>

9.7 MM070 (Policy HO2 Sustainable Communities, SC3 Land North of A442 Wheat Leasows)

Modification Reference	Page	Modification
MM070	97	<p>The land is to the immediate <u>within the built-up area of the northern part</u> of the built-up Area of Telford. The lands its 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 Wharf Junction, and Eyton upon the Weald Moors.</p> <p>Site Area: approx. 274.1ha (gross)</p> <p>Vision for the site</p>

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		<p>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.</p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>The employment land will consist of B2, B8, E(g) uses, 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.</u></p> <p><u>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.</u></p> <p>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 <u>Council Local Planning Authority</u>.</p> <p>The site will provide an active and sustainable travel network, leading a <u>including</u> mobility hubs provided within the local centres. This <u>These hubs</u> should provide <u>enable</u> delivery of a number of facilities such as enhanced bus services, <u>EV car charging, car hire parking, parcel box lockers</u>, as well as walking and cycling facilities.</p> <p><u>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, <u>having regard to</u> the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.</u></p> <p>The site must <u>will</u> also provide extensions to the boroughs existing green network.</p> <p><u>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.</u></p> <p>The sustainable community must site will <u>will</u> provide two primary schools, <u>with the capacity for up to both</u> comprising of two form entry and nursery provision. The delivery of the primary schools should be delivered to an agreed plan with the Local Planning Authority in line with projected housing delivery rates.</p> <p>Land to deliver for <u>for</u> 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.</p> <p>Delivery</p> <p><u>Any application on the site will be required to coordinate uses across the site, based on effective community engagement. 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.</u></p> <p><u>The development of this site will be in accordance with a A development <u>Design b</u>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. 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</u></p>

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		<p>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.</p> <p>The site must provide the following details to allow for an efficient and comprehensive delivery of the site:</p> <p>The Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:</p> <ol style="list-style-type: none"> 1. <u>Infrastructure delivery. The Design Brief and Masterplan must detail:</u> <ul style="list-style-type: none"> • <u>What infrastructure is required, having regard to the Infrastructure Delivery Plan;</u> • <u>When it will be required (in consultation with the Council), having regard to the phasing of all three Sustainable Communities sites, based on latest available information; and</u> • <u>The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.</u> <p>The required infrastructure shall include: the provision of two primary schools; a secondary school; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates</p> <p>Any planning applications shall make the necessary infrastructure contributions in accordance with the principles in the approved Design Brief and Masterplan.</p> <ol style="list-style-type: none"> 2. <u>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.</u> 3. <u>Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.</u> 4. <u>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.</u> 5. <u>Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. In particular a buffer area will be required to protect Eyton Upon the Weald Moors and Wappenshall Wharf from areas of built development within the Sustainable Communities site. Following the establishment of the buffer future applications for development within the buffer area will be considered against the principles of policy NE7.</u> 6. <u>Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.</u> 7. <u>The context of any Heritage assets to be reflected in the Design Brief and Masterplan.</u> 8. <u>Retention of the functionality of the Northern Interceptor Channel as a strategic drainage asset.</u> 9. <u>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:</u> <ul style="list-style-type: none"> • <u>Existing woodland, trees and hedgerows;</u> • <u>Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and</u> • <u>Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to Apley Woods.</u> 10. <u>Delivery of play, recreation and outdoors sports infrastructure on site having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.</u> <p><u>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.</u></p> <p><u>A framework s.106 agreement will be required to ensure that contributions are made in accordance with the Design Brief and Masterplan. No planning permission shall be granted until such an agreement has been approved.</u></p>

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		<p>Any application for planning permission on the site shall have regard to the approved Design Brief, Masterplan and any other relevant policies within the Local Plan.</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 <p>This policy needs to be read alongside all relevant other policies within the local plan</p>

9.8 MM071 (Policy HO3 Housing mix and quality)

Modification Reference	Page	Modification
MM071	100	<ol style="list-style-type: none"> 1. All <u>major residential</u> development is required to provide a variety of types, tenures and sizes that reflect local housing need. This includes planning positively for, the housing needs of Telford and Wrekin including but not limited to: <ol style="list-style-type: none"> a. Homes for families with children b. Lookedafter children c. Care leavers d. Young professionals e. Students f. Key Workers g. Older people (including those who require retirement housing; housing with care and care homes) h. People wishing to build their own homes i. People who rent their homes j. People with special needs and disabilities k. Gypsies and travellers 2. All <u>new residential</u> development, across all tenures, is required as a minimum to meet the internal space standards set out in the Nationally Described Space Standards. 3. All <u>new residential</u> development is required to provide private outdoor amenity space that is accessible and suitable for the intended occupants. Communal provision of outdoor amenity space in lieu of private outdoor amenity space for each dwelling, will only be accepted in flatted developments and for all types of properties in exceptional circumstances. 4. In <u>certain exceptional</u> circumstances, where it can be demonstrated that <u>the creation of private amenity space is not possible due to land availability and/or property constraints</u>, of land is sparse and the site is constrained due to viability, subject to the level and quality of amenity space provided in this form. Alternative outdoor spaces such as useable balconies and roof gardens would be acceptable in lieu of ground floor outdoor amenity space, <u>where it is practicable to provide them</u>. 5. All new residential development is required to demonstrate how its design is capable of adaptation and extension to accommodate the changing lifestyles and needs of households over time, <u>with consideration of in accordance with</u> the Council's Homes for All SPD, unless superseded by Government policy. 6. All major residential developments must include M4 (2) / M4 (3) housing in accordance with the <u>eCouncils</u> requirements or national standards (whichever is higher).

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9.9 MM072/MM073 (Supporting text to Policy HO3)

Modification Reference	Page	Modification
MM072	101	<p>9.23 Policy HO3 requires all new housing development to meet as a minimum the internal space standard as set out in the Nationally Described Space Standards^x and presented in Table 3 below. The standard applies to all new dwellings across all tenures including new build, conversions and subdivisions. Exceptions to this policy requirement will only be allowed where robust justification has been provided by applicants.</p> <p>9.24 All housing development is required to provide private outdoor amenity space that is accessible from the dwelling and provides opportunity for safe recreation. Private outdoor amenity space refers to a garden, balcony, terrace, courtyard or roof garden area. The layout and size of private outdoor amenity space should be determined by the dwelling size, the likely needs of occupants (for example, accommodation for elderly) and be an integral part of the design. For the latest standards on private amenity space please refer to the council's <u>eCouncil's</u> latest guidance.</p> <p>Footnote:</p> <p>X - Technical housing standards – nationally described space standard - GOV.UK</p>
MM073	103	<p>9.30 Further detail can be found in the eCouncils Homes for All Supplementary Planning Document^x, <u>including requirements for accessible, adaptable and wheelchair user dwellings.</u></p> <p>Footnote:</p> <p>X – Telford & Wrekin Council Homes for All Supplementary Planning Document</p>

9.10 MM074 (Policy HO4 Affordable housing requirements)

Modification Reference	Page	Modification
MM074	104	<ol style="list-style-type: none"> 1. All major residential developments (as defined in national policy) will look to maximise affordable housing delivery and be required to deliver a minimum of: <ol style="list-style-type: none"> a. 25% <u>20%</u> affordable homes <u>without public subsidy</u> in the Telford built-up area, <u>including the sites allocated as Sustainable Communities</u>; and b. 35% affordable homes <u>without public subsidy</u> in Newport and the rural area. <p><i>New criteria after part 1. Proposals involving affordable housing contributions below the requirements in part 1 of this policy will only be considered in exceptional circumstances, including:</i></p> <ol style="list-style-type: none"> a. <u>Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the government's vacant building credit; or</u> b. <u>Where it has been demonstrated to the satisfaction of the Council that particular circumstances justify the need for a viability assessment at application stage, having regard to Government guidance. In these circumstances, a viability appraisal must be submitted with the planning application. In addition, the applicant must demonstrate they have made reasonable endeavours to make up the shortfall in affordable housing by applying for public subsidy (grant funding) to bridge the viability gap. Whether or not public subsidy has been secured, any grant of planning permission in these circumstances will be subject to a review mechanism as set out in Policy Strategic S7.</u> 2. The eCouncil will, as per NPPF requirements, secure a tenure mix across both affordable housing for rent and affordable home ownership tenures. The tenure mix should be identified through discussions with the local authority, and informed by evidence of local housing need and the latest Government guidance.

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		<p>3. Developments providing affordable housing above these targets (up to 100%) will be supported where it meets local housing needs, creates mixed and balanced communities and conforms to other relevant policies within the Local Plan.</p> <p>4. Developments that do not meet the policy requirements must provide a clear justification supported by a viability assessment.</p>

9.11 MM075 (Supporting text to Policy HO4)

Modification Reference	Page	Modification
MM075	104	<p>9.33 Early involvement with the eCouncil and Registered Providers in site discussions is strongly advised, preferably at the pre-application stage, in order to ensure that affordable housing provision will meet relevant required minimum thresholds set out in Policy HO4. In meeting the above proportion set out with policy HO4 there are a number of sources for affordable housing, including Section 106 funding, Homes England Grant and capital investment by Registered Providers. Approximately half of all affordable housing in the borough is secured through Homes England Grant Funding with the remainder secured through planning via Section 106 agreements. Where public subsidy for affordable housing is sought, the applicant will need to demonstrate via an open book approach the proportion of Section 106 affordable housing that is viable, having regard to Government guidance.</p> <p>9.34 The thresholds for affordable housing delivery in part 1 of the policy for the built up area of Telford (25%) as well as Newport and the Rural Area (35%) has been established from are based on the eCouncil's Economic and Housing Needs Assessment Part 1(18), the Whole Plan Viability Assessment (WPVA) 2023 and the WPVA Updated December 2024 . In order to justify the percentage of affordable housing need it was recognised that the least affordable area within the borough is set in the rural area and Newport, comparatively the built up area of Telford has a higher percentage of existing affordable housing.</p> <p>9.35 This reaffirms to the councils position that the requirement for affordable housing is higher in Newport and the rural area, whereas the percentage of affordable housing units within the built up area of Telford is reflective of higher levels of brownfield development and property values in general.</p> <p><i>New para after 9.36</i> <u>The Council considers that Homes England Affordable Homes Grant forms a component of the Borough's affordable housing supply. As part of the Councils Annual Monitoring Report the overall supply of affordable housing is monitored, this includes affordable homes secured through Section 106 and non-Section 106 sources including Homes England grant.</u></p> <p>9.37 The eCouncil, will in principle, support the delivery of schemes that provide up to 100% affordable housing. These are schemes that are often delivered by registered providers, <u>using Homes England grant</u>, and can have significant benefits including higher quality homes, more energy efficient homes and wider regeneration benefits to the local area. A recent example of this has been the demolition of a 1950's flatted scheme on High Street, Wellington and replacement with new housing that will help transform the area.</p>

9.12 MM076 (Policy HO5 Affordable housing delivery)

Modification Reference	Page	Modification
MM076	106	<p>1. The majority of affordable housing is expected to be delivered on-site. However, there are a number of housing needs that cannot readily be met through the provision of general needs affordable housing. This will require off-site contributions in order to positively meet local housing need. Affordable housing will be delivered through:</p> <ol style="list-style-type: none"> Provision of a mix of affordable housing sizes and tenures based on local housing needs evidence. The tenure split should prioritise affordable housing for rent. Affordable housing being sensitively integrated across the site <u>in, where possible, small manageable clusters, including each phase of larger sites.</u> Affordable housing being tenure neutral in its design, materials, compliance with internal space standards and private amenity space, and parking provision Off-site affordable housing contributions (with the exception of 100% affordable housing schemes), at a minimum of 10% of the proportion set out in Policy HO4, will be required on the basis that:

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		<ul style="list-style-type: none"> • It contributes towards the delivery of housing outside general needs affordable housing for groups listed in Policy HO3; and/or • It is not feasible or practical to deliver on-site affordable housing; or There are other overriding benefits to off-site provision. • There are other overriding benefits to off-site provision. <p>2. <u>Section 106</u> Affordable housing provided under Part 1 of this policy (either on or off site) will be secured through a planning obligation, and:</p> <ul style="list-style-type: none"> e. Will be transferred to a Registered Provider or other body providing affordable housing prior to the completion of all open market housing on-site; f. Remain affordable in perpetuity; and g. Enable affordable housing to be provided elsewhere in the borough via off-site contributions. <p>3. Proposals for reduced affordable housing contributions, below the requirements of Policy HO5, will only be considered in exceptional circumstances, including:</p> <ul style="list-style-type: none"> h. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in accordance with the government's vacant building credit; or i. Where a viability appraisal has been submitted and agreed by the eCouncil, with an appropriate review mechanism as set out in Policy S7.

9.13 MM077 (Supporting text to Policy HO5)

Modification Reference	Page	Modification
MM077	114	9.57 In exceptional circumstances, reduced affordable housing contributions below the policy requirements may be accepted, subject to open-book viability evidence presented with a planning application. Evidence should demonstrate clear barriers to policy-compliant delivery. The eCouncil may seek external evaluation of the viability evidence, to be funded by the applicant. The eCouncil also reserves the right to claw back funding to the level of a policy-compliant scheme as per the review mechanism set out in Policy S7.

9.14 MM078 (Policy HO8 Gypsy, traveller and showpeoples accommodation)

Modification Reference	Page	Modification
MM078	112	<ol style="list-style-type: none"> 1. The eCouncils Gypsy and Traveller Accommodation Assessment identifies a need for 26 additional pitches over the plan period. 2. The eCouncil have identified provision of two permanent pitch sites. <ul style="list-style-type: none"> a. Lawley Furnaces expansion to accommodate a further 3 pitches. b. Lodge Road to accommodate <u>at least 13</u> 17pitches. 3. Proposals for new sites will be supported where: <ul style="list-style-type: none"> a. The proposal will help meet an identified need for the pitch or plot provision; b. The site is not located in an area of high flood risk; c. Will accommodate any necessary activities to the residents' mobile lifestyle without an unacceptable adverse impact on local amenity, highway safety, biodiversity and other policy constraints; d. The site is provided with serviced plots with all essential utilities including broadband connection;

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		<ul style="list-style-type: none"> e. The application addresses climate change such as, where appropriate, the provision of on-site renewable energy, electric vehicle charging and sustainable drainage; f. Provision is made for appropriate vehicular access to and from the public highway and strategic road network to accommodate mobile homes; g. The site delivers high design quality through its layout, parking, servicing and incorporates boundary landscaping and other features to safeguard amenity taking into account the surrounding area; and h. Permanent facilities and amenities are designed to be thermal efficient and good quality. <p>4. A planning condition or legal agreement will be required to control the future use of sites</p>

9.15 MM079 (Supporting text to Policy HO8)

Modification Reference	Page	Modification
MM079	113	9.76 Proposals for new traveller sites are supported where they help meet any unmet need for sites as identified in the GTTSAA 2024 ³ update or any subsequent update. Where the eCouncil's identified need for sites has already been met, new <u>windfall</u> sites will only be permitted where the applicant can provide appropriate justification showing there is a need for the <u>accommodation site</u> and the application complies with the criteria in Policy HO8. This should include an explanation as to why existing or planned sites would not meet the applicant's needs, and the site complies with the criteria in Policy HO 8.

9.16 MM080 (Policy HO10 Stalled development sites)

Modification Reference	Page	Modification
MM080	115	<ol style="list-style-type: none"> 1. The eCouncil will proactively and positively support land owners and developers to investigate, remediate and resolve issues that have delayed vacant and / or derelict brownfield sites either coming forward for its reuse, planning or moving to completion. The Council will work through the following framework with developers where sites have been identified by the eCouncil or brought to the eCouncils attention: <ul style="list-style-type: none"> a. Initial discussions with the site owner and / or developer to discuss the status of the site, the intentions regarding development and an assessment of issues that have delayed the site coming forward; b. The joint production of a realistic site Development Brief for the site setting out sites constraints and details and uses that would, in principle, be supported; c. Pre-application advice provided to the site owner and / or developer clarifying the eCouncils expectations and planning requirements for the site; d. Where there is a genuine viability (which should be supported by a Viability Assessment) case due to abnormal site costs the eCouncil will provide the best available advice and guidance in relation to available gap funding opportunities; and e. A joint Stalled Sites Action Plan that will set a clear timetable for bringing a sites forward for either; 1) its reuse; 2) planning or 3) where permission has been granted, how the progress will be made to implement and complete the permission. 2. Where at least one of the above steps have been taken but within a reasonable time period, the site has not progressed to planning or no reasonable works have commenced on site to complete extant consents, or reuse buildings, or the grant of planning permission has lapsed the Council will consider exercising its compulsory purchase order making powers to acquire the site for the purposes of bringing about its reuse, development, redevelopment, improvement or regeneration in order to promote the economic, social or environmental well-being of its area or for the provision of new and/or improved housing or other infrastructure that supports communities.

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9.17 MM081 (Policy HO11 Self-build and custom housebuilding)

Modification Reference	Page	Modification
MM081	117	<ol style="list-style-type: none"> 1. The eCouncil will only support proposals for self-build or custom housebuilding where they are located within the built-up areas of Telford and Newport or where they are in accordance with Policies HO 12 (Housing Development in the Rural Area) or Policy HO 13 (Affordable Rural Exceptions). 2. Application sites delivering 100+ new dwellings should provide at least 53% of the housing as self-build or custom housebuilding serviced plots. Where provided within a wider development, self-build or custom housebuilding plots should have: <ol style="list-style-type: none"> a. Access to a public highway and connections for electricity, water and waste water provided within the boundary of the plot, provided as agreed under the phasing plan for the development; and b. Be secured for the development of self-build and/or custom housebuilding by an appropriately worded condition or S106. 3. Where supported as an exception to normal rural housing policy, the eCouncil will require an appropriately worded S106 agreement to ensure the plots are only provided for self-build or custom-housebuilding and meet the requirements set out within Policy HO13. 4. Developers will be required to actively market plots at a reasonable price <u>that reflects a professional valuation</u> until a buyer is found or for a minimum of 6 months. If after this period, the plot has not been sold, the developer will be permitted to return the plot to normal market use.

9.18 MM082 (Supporting text to Policy HO11)

Modification Reference	Page	Modification
MM082	118	<i>New para after 9.98 A professional valuation should be carried out by a Royal Institute of Chartered Surveyors (RICS) valuer or other appropriate competent professional.</i>

9.19 MM083 (Policy HO12 Housing development in the rural area)

Modification Reference	Page	Modification
MM083	118	<p>Housing development in rural area</p> <p><u>New Housing in Rural Area</u></p> <ol style="list-style-type: none"> 1. The eCouncil will support housing development in the rural area by through: <ol style="list-style-type: none"> a. Directing most new rural housing to sites with unimplemented planning permission; b. Allocating housing sites in some rural villages to support local services; c. Supporting a limited amount of housing <u>Allowing proposals for non-major development within or immediately adjoining the built confines of inKkey Rural Ssettlements;</u> d. Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in the Rural Settlement Paper. These dwellings will require a legal agreement/conditions to ensure the dwelling is delivered as a self-build or custom build dwelling including appropriate occupancy conditions. <p><u>Infill Development</u></p> <p><i>New criteria after part 1 <u>Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in Appendix H and the Rural Settlement Paper will be supported. These dwellings will require a legal agreement/conditions to ensure the dwelling is delivered as a self-build or custom build dwelling including appropriate occupancy conditions.</u></i></p>

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Modification Reference	Page	Modification
		<p data-bbox="514 327 2463 363">2. New dwellings in the rural area will only be supported where they meet the criteria set in NPPF Paragraph 82 (or any subsequent updates).</p> <p data-bbox="514 395 861 431"><u>Replacement Dwellings</u></p> <p data-bbox="514 463 1905 500">3. Proposals for replacement dwellings outside the <u>Key Rural Settlements</u> will be permitted where:</p> <ul style="list-style-type: none"> <li data-bbox="576 532 2369 568">a. The development would not have a significant detrimental impact on local amenity or the character and appearance of the area; <li data-bbox="576 568 2822 640">b. The existing building to be replaced has a permanent, residential use and, if abandoned, the building has reasonable prospect of being brought back into residential use; <li data-bbox="576 640 2822 712">c. The size of the replacement dwelling is sympathetic to the size, mass, character and appearance of the original building and assimilates into the surrounding context taking into account the existing street scene; <li data-bbox="576 712 1522 749">d. Development represents exceptional quality or innovative design; <li data-bbox="576 749 1628 785">e. There would be no net increase in number of residential units on the site; <li data-bbox="576 785 2822 904">f. The replacement dwelling is positioned on the same footprint as the existing dwelling, unless there is an appropriate and justified reason for changing the location of the dwelling. In this instance the demolition of the existing dwelling would need to be appropriately secured at the time of consent to ensure there is no net gain of dwellings on the site once the development is completed <li data-bbox="576 904 2016 940">g. Permitted development rights will generally be removed from replacement dwellings in the rural areas. <p data-bbox="514 1002 973 1038"><u>Conversion and Change of Use</u></p> <p data-bbox="514 1070 1966 1106">4. Proposals to convert or change the use of existing buildings to residential use will be supported where:</p> <ul style="list-style-type: none"> <li data-bbox="576 1138 1811 1174">a. It has been demonstrated the current use of the building is no longer needed or viable; <li data-bbox="576 1174 2801 1247">b. The application is supported by a detailed structural survey which demonstrates the building to be of permanent construction and capable of conversion without significant rebuilding or reconstruction; <li data-bbox="576 1247 2801 1319">c. The proposal is largely contained within the existing building with any extensions being subservient and in keeping with the existing building and complying with the criteria set out in Policy DD3 (Residential alterations and extensions); <li data-bbox="576 1319 2743 1391">d. The conversion of a heritage asset should be demonstrated to be the optimum viable use for the building, i.e. the viable use which best protects its heritage significance. <li data-bbox="576 1391 2822 1464">e. The conversion of heritage assets should be contained within the existing building(s) without extension, unless the proposed new development is demonstrated to be heritage asset(s) <li data-bbox="576 1464 2184 1500">f. The design protects or enhances any local heritage value of the building, including non-designated heritage value; <li data-bbox="576 1500 1246 1536">g. The site has a safe and suitable access; and <li data-bbox="576 1536 2266 1572">h. The future residents of the proposal would not have an unacceptable amenity level due to conflicting neighbouring uses. <p data-bbox="514 1651 729 1687"><u>Rural Workers</u></p> <p data-bbox="514 1719 1531 1755">5. Proposals for new dwellings for rural workers will be supported where:</p> <ul style="list-style-type: none"> <li data-bbox="576 1787 2449 1823">a. The application demonstrates there is an essential need to live permanently at or near the applicants place of work in the countryside; <li data-bbox="576 1823 2822 1896">b. The application is supported by appropriate justification as to why other measures could not be used to address the need for on-site accommodation such as CCTV; and <li data-bbox="576 1896 2822 1968">c. The size and nature of the development is such that it can be sustained by the scale of the operation, reflective of the location and setting and proportionate to the needs of the intended occupants

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9.20 MM084 (Supporting text to Policy HO12)

Modification Reference	Page	Modification
MM084	127	<p>9.106 The eCouncil has conducted an audit of all rural settlements in a 'Rural Settlement Technical Paper' the paper identifies <u>K</u>key <u>R</u>rural <u>S</u>ettlements in the borough and assesses their sustainability. This has informed the strategy for housing in the rural area, to direct development to the most sustainable locations with the highest concentration of services that help support the continued viability and vitality of the boroughs villages. A <u>Key R</u>rural <u>S</u>ettlement is defined as; A settlement that includes the highest concentration of services and facilities, such as a village hall, shop, primary school, public house, post office facilities, play and recreation space. The settlement must also have some form of access via public transport and is conveniently accessible to the A or B road network.</p> <p>The <u>K</u>key <u>R</u>rural <u>S</u>ettlements are set out below:</p> <ul style="list-style-type: none"> • Edgmond; • High Ercall; • Lilleshall; • Tibberton; • Waters Upton; • Crudgington; and • Allscott. <p>9.108 Limited development <u>Non-major development</u> is generally considered to be minor planning applications <u>consisting of 9 homes or fewer or the site has an area less than 0.5 hectares, as defined in National Policy, unless otherwise stated in Neighbourhood Plans.</u></p> <p>9.109 Infill development for the purposes of this policy is considered to be sites within an existing settlement (identified in <u>Appendix H</u> the Rural Settlement Technical Paper) which front a road and have built development on at least two sides immediately adjoining the site.</p>

9.21 MM085 (Introduction to Policy HO13)

Modification Reference	Page	Modification
MM085	128	9.113 Given the overall strategy to direct rural housing to particular locations identified in Policy HO12 0 , it is considered reasonable to restrict the dispersal of housing beyond these settlements. This helps ensure that housing is there for people with a genuine need and, for example local connection.

9.22 MM086 (Supporting text to Policy HO13)

Modification Reference	Page	Modification
MM086	122	9.116 Policy HO13 is supportive of opportunities to bring forward rural exception sites that will provide affordable housing to meet local needs. The policy applies to <u>rural settlements</u> key settlements identified in <u>Appendix H</u> Policy HO12. Sites should be located within or <u>immediately adjoining</u> adjacent to a <u>rural key</u> settlement and be well-related in its physical location and relation to the built form of development. Development will be supported, including single dwelling exception sites (which could be self-build), and schemes proposed by registered providers or applicants where there is evidence of local affordable housing need. Evidence should include a local housing needs survey and/or proof that an applicant's housing needs cannot be met elsewhere in the local area within a 5 mile radius, through market or affordable housing.

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10 Development Design

10.1 MM087 (Introduction to Policy DD1)

Modification Reference	Page	Modification
MM087	124	<p>10.7 The National Design Guide sets out the characteristics of well-designed places under 10 themes:</p> <ol style="list-style-type: none"> 1. Context 2. Identity 3. Built Form 4. Movement 5. Nature 6. Public spaces 7. Uses 8. Homes and buildings 9. Resources 10. Lifespan <p><u>Well designed places have individual characteristics which work together to create a sense of place. The 10 themes are reflected throughout the Development Management policies contained in the Local Plan.</u></p> <p>10.8 Policy DD1 provides a design criteria based on <u>for development that complement</u> these key themes and guidance set within the NPPF, against which all planning applications will be assessed.</p>

10.2 MM088 (Policy DD1 Design Criteria)

Modification Reference	Page	Modification
MM088	125	<p>1. The To ensure good place-making the Council will support development which:</p> <ol style="list-style-type: none"> a. Makes a positive contribution to an area's character and enhances the quality of the local built and natural environment <u>to facilitate interaction throughout the community;</u> b. Is appropriate for it's <u>in the context of its location in the borough</u> and its future use in terms of its building types, street layout, <u>orientation</u>, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme; New Criteria between b and c <u>Includes residential garages that are in keeping with general building style;</u> c. Respects the landscape setting, and topography and forest community principles, and integrates natural features into development such as public open spaces, street trees, grass, planting and water, supporting quality of place; d. <u>Where relevant, respects</u> Preserves and reinforces historic street patterns, groups of buildings, layouts, traditional frontages and boundary treatments to satisfactorily integrate the development into the surrounding area; e. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline; f. Is use appropriate, using high quality durable materials which reinforce or enhance local distinctiveness; g. Promotes a clear network of routes (walking, wheeling, cycling and Public Rights of Way and public transport routes in particular) around and through the site with links to the surrounding area for all users;

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		<p>h. Creates a secure environment which, having regard to Secured by Design principles, is legible and safe for all including people with physical accessibility difficulties, attractive and convenient through the design and orientation of buildings, the integrated provision of external spaces, drainage, <u>lighting, landscaping, open space and parking;</u></p> <p>i. Creates and adapts places and spaces to create active environments that enable healthy living, with convenient opportunities for exercise on or around the development and through development 'greening';</p> <p>j. Where possible, facilitates and promotes carbon neutrality through layouts, design of buildings and infrastructure, orientation of buildings, the use of green infrastructure, the integration of renewable energy generation and the use of sustainable methods of construction in buildings and infrastructure;</p> <p>k. Delivers efficient water management including sustainable drainage and conserving water supply;</p> <p>l. Demonstrates that sufficient investigation has been undertaken to ascertain the type and extent of any land contamination and land instability issues;</p> <p>m. Provides homes with good quality internal environments with adequate spaces for users and good access to private, shared or public spaces;</p> <p>n. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or <u>and that the new development can be effectively integrated with existing businesses and facilities in its vicinity; does not prejudice or undermine existing surrounding uses.</u></p> <p>o. Demonstrates it is designed to meet multi-generational needs, enabling residents to live in their homes for longer, through housing mix, site layout and the provision of accommodation designed to meet the needs of those with mental and/or physical health issues such as dementia; and <u>New criterion after point o Has arrangements of streets and buildings which offer a convenient choice of routes that are easy to understand, connecting with surrounding neighbourhoods and town centres.</u></p> <p>2. <u>For larger, more complex estate developments, design briefs will need to be submitted as part of the application process on a case by case basis, with content proportionate to the size of the proposal. Requirements for Sustainable Communities are set out in Policy HO2.</u></p>

10.3 MM089 (Supporting text to Policy DD1)

Modification Reference	Page	Modification
MM089	126	<p><i>Split paragraph 10.9 into three paragraphs, with new text inserted, as follows:</i></p> <p>10.9 There are a range of tools available to ensure good quality design in developments. <u>Policy DD1 looks to address those needs alongside other requirements set out within the Local Plan that help create well designed places. For example, this includes the need to address the impacts of climate change, securing better homes, protecting and enhancing our natural and historic environment as well as ensuring that the Council promotes sustainable modes of travel, with the overall aim of creating healthy and attractive environments where people want to live.</u></p> <p><u>Good design is therefore integral to achieving places that people in our borough can be proud of. Site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality.</u></p> <p><u>Additional tools such as local Local design reviews provide constructive, impartial and expert guidance to applicants as they develop their proposals to ensure high standards of design. The eCouncil will identify at pre-application stage which schemes due to their size, complexity or impact should be referred for design review. Alternatively, applicants can request a design review as part of their consultation process. The cCouncil will have regard to the recommendations of the design review and how these have been reflected in the submitted design when determining an application.</u></p> <p>10.11 The eCouncil supports the use of masterplans and design <u>briefs codes</u> to help demonstrate that all important design issues have been identified as well as helping to provide a secure and agreed framework for the development of major sites (including for Sustainable <u>Community Urban-Extension</u> proposals and technically complex sites). National policy and guidance on design and design codes will be taken into consideration. Applicants are encouraged to have discussions with the eCouncil at the earliest opportunity in the design process.</p>

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		<p>10.12 Policy DD1 links with the Local Plan strategic priorities including climate resilience and mitigation, health and wellbeing, securing better homes and delivering stronger communities. The policy sets out criteria, <u>linked with these priorities</u> that should be considered in development proposals from the outset. To help create safe and secure environments which in turn creates cohesive neighbourhoods that promote health and wellbeing, Secured by Design¹ principles should be considered for schemes. Other sources of information such as the National Design Guide and Code provide good starting points for design nationally, whilst other forms of guidance such as the West Midlands Design Charter² provides a regional base for design through its 6 themes and 12 principles. <u>Sport England's Active Design and Design Coding Guidance³ also provides a useful tool to help shape developments at an early stage.</u></p> <p><u>New para after 10.12 In line with the 'agent of change' principle in national policy (NPPF Paragraph 200) new development should not place unreasonable restrictions on existing businesses and facilities such as places of worship, pubs, music venues, sports clubs, waste facilities and utilities sites. Where evidence demonstrates that the operation of an existing business or community facility could have a significant adverse effect on new development in its vicinity, for example the risk of ball strike from an existing sports ground, the applicant will be required to provide suitable mitigation before the development is completed.</u></p> <p><u>2nd New para after 10.12 In the local area there are two strategic MOD sites located in and adjacent to Telford including MOD Donnington and RAF Shawbury. Applications for development should not compromise, restrict or otherwise degrade the operational capability of MOD sites and/or assets. The MOD should be consulted on development proposals for noise sensitive development where the existing noise source is related to defence activities.</u></p>

10.4 MM090 (Introduction to Policy DD2)

Modification Reference	Page	Modification
MM090	126	<p>Housing development design</p> <p>10.13 Well-designed neighbourhoods provide a variety and choice of homes to suit all needs and ages. This ranges from open market to affordable homes, homes for families, older people, students and people with physical or mental health needs. The Local Plan will provide housing over a range of different tenures that are well integrated and designed to a high quality, creating tenure neutral homes and spaces, where no tenure is disadvantaged.</p> <p>10.14 Policy DD2 looks to provide specific guidance on the development of housing estates in the borough, against which major residential planning applications will be assessed.</p>

10.5 MM091 (Policy DD2 Housing development design)

Modification Reference	Page	Modification
MM091	127	<p>1. The council will support housing development design where:</p> <ol style="list-style-type: none"> a. The orientation of buildings is carefully considered around communal areas to facilitate interaction throughout the community with buildings arranged so that they provide active street frontages; b. The development provides a variation in types and size of dwellings reflecting an appropriate mix and importantly local needs in line with Policy HO4; c. Development is designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy; d. Development provides on-plot parking limiting the need for on-street parking as per the councils latest parking guidance; e. Developments provide adequate amenity space in line with Policy HO4. f. Garages are in keeping with general building style; g. The development prioritises pedestrian and non-motorised movement, taking into account diverse needs of all of its potential users;

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		<p>h. Natural features are integrated into development such as public open spaces, street trees, grass, planting and water, supporting quality of place, biodiversity and water management, addressing climate change mitigation and resilience;</p> <p>i. Arrangements of streets and buildings offer a convenient choice of routes that are easy to understand, connecting with surrounding neighbourhoods; and</p> <p>j. There is sufficient street lighting, whilst limiting dark areas and encouraging safe and secure neighbourhoods.</p> <p>2. Design codes / briefs will need to be submitted, for estate developments, as part of the application process with detail being proportionate to the size of the development.</p>

10.6 MM092 (Supporting text to Policy DD2)

Modification Reference	Page	Modification
MM092	127	<p>10.15 Addressing the high impacts of climate change and the delivery of new housing in the country are inextricably linked to one another. Sustainable locations are required that are well served by multiple forms of transportation with layouts that facilitate and enhance a mixture of motorised vehicles and more simple modes of transport such as cycling and walking. The aim of housing estate design is to create a healthy and attractive environment where people want to embrace where they live.</p> <p>10.16 Good design is therefore integral to achieving places that people in our borough can be proud of. Imaginative site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality. Early discussions with the Council through the pre-application process is therefore advised.</p> <p>10.17 The COVID-19 pandemic has changed the way many people work and how they use their local open spaces. This is likely to have longer term consequences such as the need for internal space for home working; the ability to participate in physical activity locally; and the requirement to address issues concerning people's physical and mental well-being.</p> <p>Figure 27: Estate Layout</p>

11 Sustainable Travel and Transport Networks

11.1 MM093 (Policy ST1 Sustainable travel)

Modification Reference	Page	Modification
MM093	138	<p>1. The eCouncil will require, where viable <u>where appropriate</u>, major development in the urban areas of Telford and Newport and, on a case by case basis in rural areas, to:</p> <p>a. Adopt site based or area wide Travel Plans for major traffic generating destinations to optimise sustainable transport modes;</p> <p>b. Enhance local and strategic walking, cycling routes and Public Rights of Way networks, to provide residents, employees and visitors with connectivity from the site to town, district centres, employment sites and publicly accessible green spaces;</p> <p>c. Design developments to meet multi-generational needs for travel and physical activity, including:</p> <ul style="list-style-type: none"> • <u>The use of Dementia friendly design principles</u> • On-site opportunities for physical activity (circular walking routes, for example) • Step free access; and • Good connections to wider walking and cycling networks.

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		<p>d. Enhance existing public transport services or provide new services to cater for additional users accrued <u>generated</u> by the development. Funding mechanisms should be demonstrated, to ensure the services can be secured as required by the Travel Plans;</p> <p>e. Demonstrate that they have made all reasonable efforts to secure public transport services which will be conveniently routed for new residents and visitors without detrimentally effecting existing users;</p> <p>f. Site boarding and alighting points for public transport services in safe, well lit locations that are accessible for less able bodied users and provide safe, convenient and appropriately lit routes to and from residential and non-residential developments;</p> <p>g. Demonstrate, on a case by case basis, where it is not practical or viable <u>feasible</u> to serve a site by conventional (bus) public transport services that a package of sustainable travel measures can be delivered offering residents travel choice and an alternative to the use of the car.</p> <p>2. Where a development is served by <u>is in close proximity to</u> one of the borough's rail and/or bus stations, development will be expected to contribute towards enhanced cycle parking and electric vehicle charging point infrastructure, bus facilities as well as improved information, enhanced waiting facilities and better access arrangements for walkers, cyclists and public transport users.</p>

11.2 MM094 (Supporting text to Policy ST1)

Modification Reference	Page	Modification
MM094	139	<p>11.5 The borough has an extensive network of walking and cycling routes and a Public Rights of Way network which provide connections to other local routes and link in with destinations such as Telford Town Centre, district and local centres, as well as industrial estates. These routes provide an excellent resource which developments can link into and enhance in order to provide residents with access to open space and sport and leisure opportunities as well as a wider network of community facilities (as defined in Policy CI1). <u>The Councils Local Cycling and Walking Infrastructure Plan (LCWIP) provides further guidance for applicants on these matters.</u></p> <p><u>New para after 11.7 Key principles of Dementia friendly design can include: enhancing wayfinding with clear sightlines and signage, maximising natural light, utilising high contrast, non-reflective surfaces, and reducing environmental noise.</u></p> <p>11.8 The borough benefits from a network of core bus routes and where possible new development sites have been located within close proximity to these routes. Where this is not the case developments will be expected to provide funding to support existing bus services or introduce new services to levels of frequency, times and routing that would help reduce car use. Where existing bus routes are to be enhanced or diverted to serve a new development this should avoid unduly disadvantaging existing users especially those who do not have access to a car. Access to bus stops should be integral to the design of the development and provide convenient, safe, accessible and convenient routes to help encourage use of public transport as the preferred mode of choice. <u>The Councils Bus Service Improvement Plan (BSIP) provides further guidance for applicants regarding bus routes and service improvements.</u></p> <p>11.9 Where it is not viable <u>feasible</u> to serve larger developments by conventional public transport, developers will be required to demonstrate a package of alternatives to car use; for example, a package of demand responsive transport services, car clubs, car share schemes, bike hire or other appropriate schemes. The developer will need to demonstrate the long term sustainability of such measures including how they will be managed.</p> <p>11.10 Bus and railway stations provide interchange points onto a wider network of routes, opportunities to switch to sustainable transport where parking is provided and access to a wider variety of retail, employment and leisure activities. <u>In part 2 of the policy, close proximity of a borough town bus station and/or railway station is defined as within approximately 800m and 1km respectively, measured by straight line from the nearest site boundary.</u></p>

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11.3 MM095 (Policy ST3 Impact of development on highways)

Modification Reference	Page	Modification
MM095	141	<p>1. The eCouncil requires all development to mitigate site specific highway issues and for major developments to:</p> <ol style="list-style-type: none"> Ensure that the relevant cumulative impact of new developments on local and strategic road networks are mitigated in a co-ordinated and plan-led manner that would not result in a severe <u>residual</u> cumulative impact on the road network, <u>having regard to the Infrastructure Delivery Plan</u>; Assess the cumulative impact of new developments by using the Telford Strategic Transport Model (TSTM) or other means as long as these can demonstrate that they are significantly robust. Use of the TSTM can be accessed through the eCouncil's Highways Service; Provide a Transport Assessment, where relevant, as part of any planning application; and Provide Travel Plans as per Policy ST1; <u>and</u> Mitigate impacts on the borough's local and strategic road networks including securing financial developer contributions and any individual commuted sums specified by the local highway authority through the use of planning obligations.

11.4 MM096 (Supporting text to Policy ST3)

Modification Reference	Page	Modification
MM096		<p>11.17 The <u>Infrastructure Delivery Plan (IDP) and the Local Plan Transport Strategy Telford Growth Strategy (2025)</u> will set out the strategic impact of site allocations on the transport system and assesses alternative ways of mitigating <u>mitigation of</u> their cumulative impacts. The cost is then apportioned between the public sector and individual developers on a fair and reasonable basis depending on the relative proportions of development and non development traffic. It addresses both capital and revenue based measures including sustainable travel initiatives (see policy ST1) as well as highway measures and it sets out a developer contributions strategy.</p> <p>11.19 In considering the strategic impact of developments, development will need to have regard to the borough's road hierarchy as set out in the LTP. The purpose of the hierarchy is to identify those parts of the network where the primary function of the road is to facilitate the safe and efficient movement of people and goods. These roads are defined as Motorways (Strategic Road Network - SRN), Trunk Roads (SRN) and Primary Routes (Primary Route Network PRN) <u>as identified on the Policies Map</u>.</p>

11.5 MM097 (Policy ST4 Design of roads and streets)

Modification Reference	Page	Modification
MM097	142	<p>1. The council will require a <u>All development proposals to should be designed with regard to accord with</u> government guidance, such as the Manual for Streets, and other relevant adoptable standards and guidance including the Design Manual for Roads and Bridges and the most up to date design guidance from the Local Highway Authority in the design of developments. The design of roads and streets must:</p> <ol style="list-style-type: none"> Take into consideration the needs of pedestrians and cyclists, bus services (through the appropriate design of spinal routes intended for bus use) and bus users as well as freight, deliveries and refuse collection vehicles in the design and access of the development; Be safe, convenient, well designed with accessible and appropriately lit walking, cycling and public transport routes that provide opportunities for safe sustainable travel within a development as well as links to surrounding community facilities;

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		<p>c. Contain development blocks (avoiding cul-de-sacs) of a size that encourages permeability for walking and cycling, and traffic calming measures such as shared surfaces;</p> <p>d. Be designed to an adoptable standard, with an appropriate mechanism to ensure that arrangements for the future management and maintenance of streets have been secured;</p> <p>e. Be designed in a way that enables the adoption of road networks in the most timely and efficient manner;</p> <p>f. Demonstrate that street trees on new developments:</p> <ul style="list-style-type: none"> • Are carefully positioned and of an appropriate species to avoid interference with property, infrastructure and highways access and visibility; and • Have appropriate measures in place to secure their longterm maintenance (i.e. tree pit details etc.). In circumstances where street trees are not provided, applicants will be expected to give clear justification, with compelling reasons, why they would be inappropriate. <p><i>New criteria after part 1. In circumstances where new streets are not proposed to be tree-lined, applicants will be expected to give clear justification, with compelling reasons, why trees would be inappropriate.</i></p>

11.6 MM098 (Supporting text to Policy ST4)

Modification Reference	Page	Modification
MM098	143	<p>11.27 Street trees and natural habitats are a valuable source of carbon sequestration and contribute to the character and quality of well-designed places. They are encouraged on new developments and should be integrated into the design at an early stage to ensure that provision is compatible with highway standards and infrastructure provision. Measures to secure long-term maintenance of trees should ensure that street trees can be provided on streets without interfering with property, infrastructure and highways sightlines. To ensure effective integration of on-site infrastructure, Policy CI1 requires streetlights, street trees and landscaping as part of a single design/plan in new developments.</p>

11.7 MM099 (Policy ST5 Electric vehicle (EV) infrastructure and parking design)

Modification Reference	Page	Modification
MM099	144	<ol style="list-style-type: none"> 1. All new development is expected to meet <u>should have regard to</u> the parking standards set out in the eCouncils latest parking guidance document. 2. All new development must provide electric vehicle charging infrastructure. Development is expected to meet the standards for electric vehicle charging infrastructure set out in the councils latest parking guidance document. <u>New electric charging infrastructure should be designed with regard to the relevant guidance and design standards in the Council's latest parking guidance document.</u> 3. Development will be supported where it is demonstrated that the following cycle parking design elements have been considered: <ol style="list-style-type: none"> a. Secure, covered, convenient on-plot space to park cycles (including charging fore-bikes) has been provided within all residential developments; b. Secure, covered, convenient cycle parking (including charging for e-bikes) has been provided for staff at all employment developments as per the cycle parking standards in the eCouncils latest parking guidance document, facilities should also include reasonable provision for storage of associated cycle equipment and where possible changing facilities; c. Public cycle parking (including charging for e-bikes) is provided inconvenient, overlooked locations to serve on site facilities such as shops and recreational areas; 4. Development will be supported where it is demonstrated that the following parking design elements have been considered:

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		<ol style="list-style-type: none"> a. The location, quantity and quality of carparking, should reflect the density, nature, character and context of the development. It should also reflect its intended usage and relationship with the surrounding area and facilities including any foreseeable parking issues in the local area; b. Electric vehicle charging infrastructure is located on or adjacent to buildings to minimise impact on the character and appearance of an area and allows for charging without obstructing public footways. c. Garages will not be considered as an allocated parking space, unless conditioned; d. Impact of parking provision on highway safety and public transport routes; e. Providing an appropriate balance of allocated and communal parking provision in residential developments; and f. Parking should be convenient, overlooked and in accessible locations and, where possible, have step free access to help maximise security for vehicles, users and pedestrians; and g. In non-residential developments the provision of appropriately sized areas that meet the operational needs of developments for lorry parking and access by service vehicles. These areas should be suitably located to minimise potential conflicts with pedestrians, cyclists and other road users.

12 Community Infrastructure, Culture and Open Space

12.1 MM100 (Policy CI1 Community facilities)

Modification Reference	Page	Modification
MM100	149	<ol style="list-style-type: none"> 1. Development will be expected to retain existing community facilities and sustain, enhance and provide new community infrastructure to meet demand arising from new development. 2. The eCouncil will support new community facilities or improvements to existing community facilities to meet the needs of existing and future residents of all ages and abilities. The co-location of community facilities is strongly supported to promote health and wellbeing. Where the scale of development supports onsite provision this will be sought in the first instance; however, where evidence supports offsite provision contributions will be sought towards the upgrade or provision of new facilities that serve the needs of the development. 3. The eCouncil will support the delivery of new community facilities in the following locations: <ol style="list-style-type: none"> a. In Telford Town Centre, Market Towns, District, Local Centres and villages in accordance with Policy EC5, EC6 and Sustainable Communities in accordance with Policy HO2; b. Outside the above locations in places with good accessibility by foot, cycle and public transport; and c. Under exceptional circumstances on open space if both environmental and social benefits to the local community are demonstrated; 4. The eCouncil will not support the loss or reduction of land or buildings currently or last used as a community facility (excluding sports and leisure facilities which is covered under Policy CI2) unless: <ol style="list-style-type: none"> a. A lack of need is demonstrated (through a 12-month period of marketing); or b. Acceptable alternative provision exists or is proposed concurrently to maintain the community's ability to meet its day-to-day needs; <u>or</u> c. <u>It can be demonstrated that the facility has been identified as surplus as part of an agreed estates strategy or service transformation plan where investment is needed in modern, fit for purpose infrastructure and facilities.</u>

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12.2 MM101 (Supporting text to Policy CI1)

Modification Reference	Page	Modification
MM101	149	<p>12.5 The eCouncil seeks to retain community facilities, promote their expansion and provide new facilities to reflect population growth and the changing needs of an ageing population. Community facilities may be defined as;</p> <ul style="list-style-type: none"> • Community venues such as community centres, halls or other general meeting places; • Cultural buildings such as libraries, cinemas and theatres; • Leisure facilities such as sports halls, swimming pools and golf courses; • Formal sports pitches and courts; • Allotment provision; • Historic and environmental places of interest, including Local Nature Reserves; • Places of worship; • Cemeteries and crematoriums; • Education (pre-school, primary, secondary and special needs provision) and health facilities including schools GP, dentistry and pharmacy provision; • Health Facilities including GP, density <u>dentistry</u> and pharmacy provision; and • Public houses. <p>12.8 Development should address shortfalls in provision either through onsite or offsite provision <u>which should be considered through engagement with key stakeholders</u>. The eCouncil will consider evidence including the Infrastructure Delivery Plan to identify where financial contributions are required. Proposals should take into account the impact on existing local communities, the provision necessary to make the development acceptable in planning terms (on or off-site) and provision that is related to the development in scale and kind. The eCouncil will discuss community facility requirements with applicants on a case by case basis. The pooling of off-site contributions can help deliver community facilities where they meet the cumulative needs arising from a number of developments.</p> <p>12.10 Where the loss of a community facility is proposed the applicant should either provide:</p> <ul style="list-style-type: none"> • e<u>E</u>vidence of a lack of need through a 12 month period of marketing (<u>through local and national agents and channels</u>) which demonstrates engagement with the community and likely stakeholders to sustain the facility and to find an appropriate alternative community use, at a value reflecting existing use and condition; or • d<u>D</u>emonstrate that acceptable alternative provision exists or is proposed in the local area and is accessible to people. <p><u>The Council recognise that there may be circumstances where the early release of land and/or property would support investment into healthcare facilities and emergency services.</u></p> <p><u>New para after 12.10 All major development proposals will be expected to contribute to the provision of infrastructure, services, and facilities necessary to support sustainable development. Contributions will be secured, for community infrastructure, through planning obligations (Section 106 agreements), where site-specific mitigation is required. In the absence of Supplementary Planning Documents (SPDs), the Council will determine the nature and scale of contributions based on national guidance and local ambitions, that identify infrastructure needs and thresholds, including the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), the Local Plan and the Infrastructure Delivery Plan (IDP).</u></p>

12.3 MM102 (Introduction to Policy CI3)

Modification Reference	Page	Modification
MM102	152	<p>12.19 Policy CI3 requires major development to provide or contribute towards the provision of new open space within the borough and to clarify the management arrangements for new open space on development sites. <u>This is supported by Policy S7 for developer contributions.</u></p>

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12.4 MM103 (Policy CI3 Provision and management of public open space)

Modification Reference	Page	Modification
MM103	152	<ol style="list-style-type: none"> 1. The eCouncil requires major development to provide and/or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local and wider needs. The eCouncil will require development to provide: <ol style="list-style-type: none"> a. On-site provision which meets local needs for open space, sport and play; b. Contributions towards the enhancement and creation of new areas of public open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency; c. Public open space in the most accessible locations; d. Play and recreation spaces for children and young people; and e. Agreements to secure long term community use of school and private sports facilities. 2. Off-site financial contributions instead of onsite-contribution may be acceptable where it can be demonstrated that on-site provision is not feasible or viable. 3. Developments providing between 75 and 200 2-bedroom dwellings or larger child bed spaces shall provide a Local Equipped Area of Play (LEAP). Developments providing over 200 2-bedroom dwellings or larger shall provide a Neighbourhood Equipped Area of Play (NEAP). These should be designed with regard to the in accordance with latest eCouncil guidance. 4. The eCouncil will, require development proposals to provide sufficient management and/or financial provision for the future management and maintenance in perpetuity of new and existing public open space which forms part of, or is created by, a development. 5. The eCouncil will require proposals to be supported by a detailed Landscape Management Plan (LMP) setting out details of all the on-site soft and hard landscape features to be managed, establishing the management mechanism and providing detail of the secure financial arrangements for management in perpetuity.

12.5 MM104 (Supporting text to Policy CI3)

Modification Reference	Page	Modification
MM104	152	<p>12.24 The eCouncil considers, <u>for the purpose of securing on and offsite infrastructure</u>, the use of child bed spaces in the calculation of requirements for play provision to be the most accurate measure of need. <u>The Council also use the Play, Recreation and Open Space Strategy, Sport England's Playing Pitch Calculator tool as well as latest available Council guidance to secure on and offsite infrastructure provision.</u></p> <p>12.29 Landscape Management Plans are a vital part of the mechanism by which public spaces are managed. The eCouncil will work with developers, <u>before the determination of a full or reserved matter application</u>, to agree appropriate management mechanisms in line with further guidance provided in the Play Recreation and Open Space Strategy. Landscape Management Plans should be in perpetuity and include:</p> <ul style="list-style-type: none"> • Contact details of the management company; • Details of funding mechanisms for management arrangements; • All aspects of landscaping (soft and hard); • Details of landscape features (i.e. walls/fencing/artwork/bridges/signage/street furniture), footpaths and play areas and equipment; • Maintenance operations covering: <ul style="list-style-type: none"> ○ General maintenance (litter picking/weeding/weeping etc) ○ Cleaning/repair of play equipment ○ Anomalies such as fly tipping/graffiti ○ Sustainable drainage management ○ Frequency of visits within maintenance schedule (differing for each of the element)

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		<ul style="list-style-type: none"> • A map should be included which shows the area to be managed. • Approved landscaping plans should be appended to the LMP.

12.6 MM105 (Policy CI4 Leisure, culture and tourism)

Modification Reference	Page	Modification
MM105	154	<p>1. The eCouncil will support development for new cultural, tourism and leisure (<u>indoor and outdoor</u>)activities (<u>including ancillary development associated with these uses</u>)and improvements to existing facilities where:</p> <ol style="list-style-type: none"> They are located in an accessible location within or adjacent to the borough's hierarchy of centres; They include high quality design and public realm; They are well connected via travel plans to secure links to walking and wheeling routes, electric vehicle charging infrastructure at destinations, public transport services, parking and visitor wayfinding; and They encourage investment to improve the quality of the infrastructure for arts, sports, museums and leisure and provide opportunity for the creative economy to prosper. <p>2. Consideration will also be given to enhancing unique venues and the creation of new outdoor venues and activity centres near to key tourist destinations.</p> <p>3. Elsewhere in the borough's <u>urban areas</u>, the Council will support leisure (<u>indoor and outdoor</u>), cultural, and tourism facilities (<u>including ancillary development associated with these uses</u>) provided it can be demonstrated that they cannot be accommodated in the borough's centres as well as complying with 1(b)and 1(c) above. <i>New criteria after 3. In rural areas, proposals for new cultural, tourism and leisure (indoor and outdoor) activities should accord with National policy.</i></p> <p>Tourist accommodation</p> <p>4. The eCouncil will support major hotel accommodation within or immediately adjacent to Telford Town Centre and the market towns of Newport and Wellington, or in other areas where exceptional circumstances can be demonstrated.</p> <p>5. The eCouncil will expect applications for other types of tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough. Applications will also need to demonstrate that any impacts, such as parking, and highway safety can be appropriately mitigated.</p> <p>Shrewsbury to Newport Canal</p> <p>6. The eCouncil will safeguard the alignment of the Shrewsbury and Newport Canal (as shown on the Policies Map) and supports proposals to restore the canal to enhance the borough's heritage and tourism opportunities. Proposals will be supported where they:</p> <ol style="list-style-type: none"> Protect and enhance the canal alignment and its associated structures; or A suitable alternative alignment is provided, where the original alignment is in use as (and continues to be required for) strategic drainage infrastructure.

12.7 MM106 (Supporting text to Policy CI4)

Modification Reference	Page	Modification
MM106	155	12.33 The eCouncil supports the promotion of a broad range of cultural facilities and development which supports the borough's cultural assets. These facilities help attract people and business to the borough as part of the areas cultural and creative industries and help people who live in the borough develop a sense of belonging, to value the cultural diversity and local heritage. It will work with partners from the private and voluntary sectors to deliver this commitment <u>across the urban areas of the borough and</u>

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		<p>in rural areas where this meets the community needs as set out within Paragraph 88 and 89 of the NPPF. This can, for example, be achieved through the provision of public art in new developments, or through shared or multi-use facilities such as flexible multi-use arts venues and arts space within educational establishments or local community facilities.</p> <p>12.34 The eCouncil wishes to promote a broader tourist accommodation offer and Policy CI4 directs major hotels (50 or more bedrooms) into Telford Town Centre to take account of the presence of the International Centre, leisure offer including South water and Telford Town Park and shopping centre. Newport and Wellington's appeal as Market Towns will be reinforced by the promotion of more visitor accommodation. Where exceptional circumstances, including regeneration of redundant buildings, high levels of design quality and specific market conditions, can be demonstrated other locations will be considered on a case by case basis. Overall, in the borough a varied accommodation offer is expected to be delivered through the provision of bed and breakfast and guest house accommodation, self-catering, camping, <u>glamping</u> and caravanning.</p>

13 Historic Environment

13.1 MM107 (Introduction to Historic Environment chapter)

Modification Reference	Page	Modification
MM107	159	13.1 Telford and Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, seven conservation areas, scheduled monuments, historic <u>registered</u> parks and gardens, historic settlements, landscape features and archaeological remains. The historic environment contributes to local distinctiveness and creates a high quality environment which is important to our general quality of life and provides a focus for inward investment and regeneration.

13.2 MM108 (Introduction to Policy HE1)

Modification Reference	Page	Modification
MM108	160	<p>13.4 Heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration and protection in planning decisions, because of their heritage interest. These include both designated heritage assets (<u>listed buildings</u>) and non-designated heritage assets <u>that include buildings of local interest</u> identified by the Local Planning Authority (including local listing). Within Telford and Wrekin heritage assets include:</p> <ul style="list-style-type: none"> • The Ironbridge Gorge World Heritage Site • Listed Buildings • Conservation Areas • Buildings of Local Interest • Historic-Registered Parks and Gardens • Scheduled Monuments

13.3 MM109 (Policy HE1 Heritage assets)

Modification Reference	Page	Modification
MM109	160	1. The historic environment is unique in its character, quality and diversity across Telford and Wrekin ranging from areas of international importance to those of local importance. It is the eCouncil's duty to preserve and enhance our historic environment.

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		<p>2. All developments, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement where possible.</p> <p>3. Any harm or loss to the significance of or to the setting of a heritage asset must be <u>avoided in the first instance. Any harm should be wholly exceptional and will require clearly justified clear justification.</u></p> <p>4. Proposals for development which would conserve or enhance the boroughs heritage assets, sustaining and enhancing their significance and make a positive contribution to local character and distinctiveness will be supported.</p> <p>5. Proposals must take <u>into account</u> the existing <u>historic</u> landscape and the impact on existing habitats and species in line with Policies NE1 and NE6.</p> <p>6. The Council will support proposals for microgeneration where it can be evidenced that this does not result in harm to an historic asset or negatively impacts the surrounding character <u>and setting of heritage assets.</u></p> <p>7. Proposals likely to cause substantial harm to or total loss of a designated heritage asset will only be supported where it can be clearly demonstrated that there would be substantial public benefits that would outweigh any harm or loss to the heritage asset, <u>or all</u> of the following circumstances are met:</p> <ol style="list-style-type: none"> The heritage asset cannot be sustained in its current use; and The heritage asset prevents all reasonable use of the site; and Conservation by grant-funding or some form of non-profit, charitable or public ownership is demonstrably not possible; and The harm or loss to it <u>is</u> outweighed by the benefit of bringing the site back into use; <u>and</u> <u>It can be demonstrated that planning permission can be secured for a viable future use.</u> <p>8. Harm to a heritage asset is unacceptable except in wholly exceptional circumstances as set out above.</p> <p>9. In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the heritage asset and/or its setting, the eCouncil will require the developer to record and analyse the heritage asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the eCouncil's Historic Environment Record (HER).</p> <p>10. The eCouncil will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal.</p> <p>11. Applications made in outline form will not normally be accepted for proposals that would affect the World Heritage Site (WHS), a conservation area, a listed building or any other designated heritage asset.</p>

13.4 MM110 (Supporting text to Policy HE1)

Modification Reference	Page	Modification
MM110	161	<p>13.9 In preparation of development proposals, applicants should refer at an early stage the sources of information available on the historic environment. These include:</p> <ul style="list-style-type: none"> The National Heritage List for England Local Heritage Impact Assessment Conservation Area Appraisals Shropshire - Historic Environment Record^x <u>Register of Local Interest Buildings</u> <u>Ironbridge Gorge World Heritage Site Statement of Outstanding Universal Value and Management Plan</u> <p>13.10 This is to ensure that proposals are based on an understanding of the significance of any heritage assets that may be affected. <u>A Heritage Assessment is therefore required for any development proposals which are likely to affect the significance of a heritage asset, including its setting. The level of detail provided in a Heritage Assessment should be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation carried out by an appropriate professional. Such assessments should be carried out well in advance and must be submitted with the planning application.</u></p>

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		<p><i>New para after to split para 13.10</i> Development proposals should also take into account the principles set out in any Supplementary Planning Documents and other relevant guidance including the Ironbridge Gorge World Heritage Site, Supplementary Planning Document, <u>the Ironbridge Gorge World Heritage Site Management Plan and Landscape Appraisals</u>.</p> <p>Footnote:</p> <p>X - Historic Environment Record Shropshire Council</p>

13.5 MM111 (Introduction to Policy HE2)

Modification Reference	Page	Modification
MM111	162	<p>13.11 The Ironbridge Gorge World Heritage Sites was designated by UNESCO in 1986 in recognition of its role as the birthplace of the industrial revolution and its unique within the landscape of the Severn Valley. The majority significance of the World Heritage sSite lies within the borough and extends into Shropshire. The quality of the area is described in a sStatement of Outstanding Universal Value in accordance with UNESCO guidelines. adopted by UNESCO's World Heritage Committee in 2013. The inscription of the World Heritage Site was justified under three of the criteria set out under Paragraph 77 of UNESCO's Operational Guidelines for the Implementation of the World Heritage Convention.</p>

13.6 MM112 (Policy HE2 Ironbridge Gorge World Heritage Site)

Modification Reference	Page	Modification
MM112	162	<ol style="list-style-type: none"> 1. The eCouncil will conserve, or where appropriate enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site. 2. Within the planning balance, in determining any application for development, and in undertaking its overall responsibilities, the eCouncil will give the greatest weight to the Outstanding Universal Value of the Severn Gorge area as a World Heritage Site. 3. The Ironbridge Gorge World Heritage Site is an area of special archaeological interest within which archaeological sites of significance will be afforded protection. Proposed development will be particularly scrutinised for its potential effect on the <u>archaeologically remains</u> of sites and monuments. 4. The eCouncil will not support proposals in, or within the setting of, the World Heritage Site that adversely affect the following key features: <ol style="list-style-type: none"> <i>New criteria before a.</i> <u>The significance of the World Heritage Site and its Outstanding Universal Value including the authenticity and integrity of its attributes:</u> <ol style="list-style-type: none"> a. The existing topographical character and landscape quality, including the stability of the slopes and river banks; b. The significance of the World Heritage Sites Outstanding Universal Value, including the existing skylines and views to, and from, the Gorge; c. The area's natural diversity and ecology, including amongst others, Sites of Special Scientific Interest and Local Wildlife Sites; d. The area's distinctive archaeological resource; e. Key gateways to the World Heritage Site; or f. The historic built environment, either through infill, new development proposals or alterations to existing properties. 5. Development within the World Heritage Site will need to take account of flood risk and drainage and will be required to demonstrate that the site is stable and that the development can address gas migration. 6. The eCouncil will only support engineering works or development along the riverside, or within the course of the River Severn, if it can be demonstrated that the natural, historic or archaeological character of the river is preserved or enhanced by the proposal and that there are no adverse impacts on the hydrology, ecology or archaeology of the river and associated deposits upstream or downstream.

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Modification Reference	Page	Modification
		<p>7. The eCouncil will support development in, and within the setting of, the World Heritage Site, that enhances or better reveals its significance and is in accordance with Policy DD1 Design Criteria.</p> <p>8. Where a proposal is identified as having potentially adverse impacts on the Outstanding Universal Value of the World Heritage Site <u>applicants are encouraged to liaise with Historic England at the earliest opportunity and applicants must begin a process of Heritage Impact Assessment (HIA) and have discussions with Historic England about the potential requirement for notification to UNESCO. ICOMOS International (International Council on Monuments and Sites).</u></p>

13.7 MM113 (Supporting text to Policy HE2)

Modification Reference	Page	Modification
MM113	163	<p>13.13 The Ironbridge Gorge area is also designated as a conservation area (Severn Gorge Conservation Area) <u>that was originally designated in 1971 and extended in 1980</u>. There is an Article 4(2) Direction <u>designated in 1998 that restricts</u> permitted development rights across the whole site to preserve the visual quality of the streetscape, meaning that planning permission may be needed for certain works. The Article 4(2) Direction controls minor works including most alterations to houses, to front and back <u>gardens visible from the public realm</u> and other householder projects such as the installation of solar panels and satellite dishes. In addition, to the Madeley Neighbourhood Plan provides some elements of control for parts of the site and the World Heritage Site Residents Guide provides information to residents helping make informed choices and decisions when considering making changes to or carrying out works to book their dwelling house, and the land that surrounds their property.</p> <p>13.15 Additional guidance for the IGWHS includes detail on shopfronts and signage that also has a SPD status which should be considered alongside Policy EC1140 (shopfront and advertisement design), as well as the Conservation Area Management Plan <u>and Ironbridge Gorge World Heritage Site Management Plan</u>. While these tools can collectively control development at a micro level, it is appropriate that the Local Plan also gives further direction to managing the area holistically and balancing the desire to protect and enhance the Outstanding Universal Value of the WHS alongside its role as a major tourist attraction and contributor to the local economy.</p> <p>13.16 The eCouncil work in close partnership with the local community, ICOMOS, Historic England, English Heritage and local partners including the Ironbridge Gorge Museum Trust so that all appropriate measures are taken in the custodianship of the World Heritage Site. Where significant potential harm is identified as part of proposals early discussions with ICOMOS <u>Historic England</u> will help determine whether issues can be overcome early in the development process <u>and whether notification to UNESCO will be required</u>.</p>

13.8 MM114 (Supporting text to Policy HE4)

Modification Reference	Page	Modification
MM114	167	<p><u>New para after 13.30 The Council has prepared a number of detailed conservation area appraisals which set out what the special characteristics of each area are that justify its designation and also identify aspects of the area where enhancement is sought. There are also a number of Management plans^x setting out how the Council plan to approach the future development of each area.</u></p> <p>Footnote:</p> <p>X - Telford and Wrekin Conservation Area Management Plans</p>

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13.9 MM115 (Introduction to Policy HE6)

Modification Reference	Page	Modification
MM115	168	<p><u>Registered Historic parks and gardens</u></p> <p>13.37 These are sites which have been assessed to be of particular significance, in terms of their special historic interest. The <u>record register</u> of <u>registered historic parks and gardens</u> includes, gardens, grounds and other planning landscapes and open spaces. The register focuses on the <u>significance interest</u> of the designed landscape, rather than on planting or botanical species.</p> <p>13.38 Policy HE6 relates to the protection of <u>Registered Historic Parks and Gardens</u>.</p>

13.10 MM116 (Policy HE6 Historic Parks and Gardens)

Modification Reference	Page	Modification
MM116	168	<p><u>Registered Historic parks and gardens</u></p> <p>1. The eCouncil will <u>resist development that would harm the significance or be detrimental to the setting, character, quality and historic integrity of Registered Parks and Gardens</u> and make sure that the borough's historic parks and gardens, their associated features and settings are preserved and enhanced. The eCouncil will:</p> <ol style="list-style-type: none"> Resist any development which would adversely affect their special historic interest, or result in the loss of, or damage to, their form and features; Seek to conserve their landscape and architectural features; Resist development which would impair direct / indirect views to and from of these sites and their wider landscape and setting; Encourage the restoration of original layout and features where this is appropriate and based upon a thorough research and understanding of the historical form; and Require any development that potential impacts Historic-Registered <u>Registered</u> Parks and Gardens to be supported by a Landscape and Visual Assessment.

13.11 MM117 (Policy HE7 Scheduled monuments and archaeology)

Modification Reference	Page	Modification
MM117	169	<ol style="list-style-type: none"> The eCouncil will protect scheduled ancient monuments, other sites of international, national, regional or particular local archaeological importance and their settings. Development that would result in the loss of, damage to, or would otherwise adversely affect these sites and their settings will be resisted. Where archaeological remains are known to exist as part of the established record or research indicates that they may exist, the eCouncil will require development proposals to be accompanied by an assessment of the site's archaeological features. When development is considered to be acceptable in principle, the eCouncil will require that: <ol style="list-style-type: none"> Any archaeological remains are preserved in situ by the careful design, layout and the siting of new development; and Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for <u>appropriate mitigation</u>, its recording and/or excavation by a competent archaeological organisation before development starts on site and any information which requires recording shall be recorded in a suitable format and deposited on the eCouncil's Historic Environment Record (<u>HER</u>).

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14 Mineral and Land

14.1 MM118 (Policy ML1 Mineral Safeguarding)

Modification Reference	Page	Modification
MM118	173	<p>1. Mineral resources within the Mineral Safeguarded<u>Safeguarding</u> Areas and buffer zone areas (displayed on the Policies Map) will be protected from unnecessary sterilisation by other development unless:</p> <ol style="list-style-type: none"> The development cannot be <u>reasonably</u>sited or relocated to avoid mineral areas; Mineral resources are either not present or are of no economic value; The mineral can be extracted without unacceptable impacts on neighbouring uses, local amenity or other environmental assets prior to the development taking place; The overriding need for the development outweighs the need to safeguard the mineral resources present; or The incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the time scale that the mineral is likely to be needed: ; <u>or</u> <i>New criteria after e. <u>Sites have been allocated for development in the Local Plan.</u></i> <p>2. Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate:</p> <ol style="list-style-type: none"> That the mineral resource is not economic to work or is not present; or That the proposed development will not permanently sterilise the mineral; or That the mineral resource will be prior extracted to prevent it being sterilised. <p>3. Where prior extraction is established as feasible, conditions will be imposed requiring extraction of viable mineral resources present in advance of construction. Applicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed.</p> <p>4. The council will apply the following exemptions to this policy:</p> <ol style="list-style-type: none"> Applications for house holder development (except for new dwellings); Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity onsite; Applications for advertisement consent; Applications for reserved matters including subsequent applications after outline consent has been granted; Prior notifications (for example, telecommunications, forestry, agriculture, demolition); Certificates of Lawfulness of Existing Use or Development (Section 191) and Certificates of Lawfulness of Proposed Use or Development (Section 192); Applications for works to trees and other miscellaneous minor works / applications (e.g. Fences, gates, access etc); Applications for temporary planning permission. <p>5. All non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified should seek to extract any viable mineral resources present in advance of construction. Proposals for prior extraction will be permitted provided the proposal is in accordance with policy ER6 <u>ML3</u>Mineral development. <i>New criteria after 5. <u>The Council will apply the following exemptions to parts 1, 3 and 4 of this policy:</u></i></p> <ol style="list-style-type: none"> <u>Applications for house holder development (except for new dwellings);</u> <u>Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity onsite;</u> <u>Applications for advertisement consent;</u> <u>Applications for reserved matters including subsequent applications after outline consent has been granted;</u> <u>Prior notifications (for example, telecommunications, forestry, agriculture, demolition);</u> <u>Certificates of Lawfulness of Existing Use or Development (Section 191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);</u>

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		<p>g. <u>Applications for works to trees and other miscellaneous minor works / applications (e.g. fences, gates, access etc);</u></p> <p>h. <u>Applications for temporary planning permission.</u></p> <p>6. Proposals for non-mineral development outside the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where they accord with points (i) to (v) above.</p> <p>7. In the urban and rural areas the eCouncil will support non-mineral development providing it does not threaten, lead to the loss of or damage to, the functioning of established, planned or potential minerals related infrastructure unless:</p> <p>a. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; and or</p> <p>b. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry.</p> <p>8. Applications for non-mineral and non-waste related development adjacent to existing, planned or potential mineral related infrastructure will be supported provided it can be demonstrated that it will not prevent or prejudice the current or future use of the mineral related infrastructure.</p>

14.2 MM119 (Supporting text to Policy ML1)

Modification Reference	Page	Modification
MM119	174	<p>14.8 The eCouncil engaged the British Geological Survey (BGS) in 2008 to define the broad extent of the boroughs Mineral Safeguarding Areas (MSAs) <u>and appropriate buffer zones</u>. The purpose of establishing MSAs is to inform potential developers about the presence of mineral resources, enabling early consideration of these resources in the development process.</p> <p><i>New para after 14.9</i> <u>The Council recognise that to meet the Government housing targets, housing allocations must be brought forward in a timely manner. Therefore, sites allocated in this LocalPlan are exempt from the requirement for prior extraction. Prior extraction on allocated development sites would only be supported where it does not impact on the housing delivery trajectory of the site.</u></p> <p>14.12 <u>The Mineral Safeguarding Area buffer zones for Telford and Wrekin can be seen on the councils online interactive policies map^x. Further guidance on the location of mineral resources and mineral-related information is available through the BGS website.</u></p> <p><u>X - Telford and Wrekin Local Plan 2040 - Publication Site</u></p>

14.3 MM120 (Policy ML2 Maintaining aggregate supplies)

Modification Reference	Page	Modification
MM120	175	<p>1. The eCouncil will only support proposals for crushed rock, clay or sand and gravel working if one or more of the following circumstances apply:</p> <p>a. The need for the mineral outweighs the material planning objections (Policy ML3);</p> <p>b. Working would prevent the sterilisation of the resource; and/or</p> <p>c. Significant environmental benefits would be obtained.</p> <p>2. <u>In such circumstances, Pproposals for new extraction should demonstrate that they are environmentally acceptable to work and be consistent with Policy ML3 ER6 and other relevant plan policies.</u></p>

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Modification Reference	Page	Modification
		<u>New criteria after 2</u> Where material planning harm would arise from a mineral extraction proposal, and this cannot be fully mitigated, the Council will consider whether the need for the mineral outweighs the harms caused by the proposal.

14.4 MM121 (Supporting text to Policy ML2)

Modification Reference	Page	Modification
MM121	175	<p>14.15 LAAs aim to secure seven years' supply for sand and gravel and ten years' supply for crushed rock. The latest available supply position is set out in the Shropshire and Telford and Wrekin Local Area Aggregates Assessment 2019-2025 and includes the following:</p> <ul style="list-style-type: none"> • 40 <u>26</u> year's land bank for crushed rock • 46 <u>23</u> year's land bank for sand and gravel • 30 years' land bank for clay <p>14.16 For sand and gravel, the most recent LAA data for the sub-region shows that in 2023¹⁸, there were ten permitted sites for sand and gravel extraction in Shropshire, six <u>eight</u> of which were operational. There is also a further site where a resolution has recently been made to grant planning permission, but the site is not yet operational. Sand and gravel production in Shropshire and Telford and Wrekin, at 0.88 <u>0.74</u> million tonnes, has significantly recovered from previous years and now surpasses both the ten-year rolling average (0.68 million tonnes), and is the same as the <u>The</u> three-year average (0.71 <u>million tonnes</u>) of sand and gravel sales <u>production is 1.17 million tonnes</u>. The LAA data also demonstrates that the land bank of permissions for sand and gravel extraction has consistently exceeded the minimum level required by the NPPF of seven years' supply.</p> <p>14.18 The sub-region produced 2.5 <u>3.01</u> mt <u>million tonnes</u> of crushed rock in 2018-2023 against a 10 year average of 2.54 <u>3</u> million tonnes. In 2023¹⁸ there were 8 permitted sites in Shropshire, 5 <u>4</u> of which were operational and 1 permitted and operational site in Telford and Wrekin. The latest available data indicates that crushed rock production in Shropshire and Telford and Wrekin in 2023¹⁸ was significantly above <u>below</u> both the 10 year trend (2.54 <u>2.98</u> million tonnes) and slightly above the 3 year trend (2.93 <u>2.73</u> million tonnes). Reserves are distributed across active sites (84.5% of total reserves) and currently inactive sites (15.5%). It is considered there is a robust level of reserves that are 'workable' in the short term.</p> <p><u>New para after 14.22</u> Significant environmental benefits from mineral development are often achieved during the restoration and aftercare process, these can include creation of:</p> <ul style="list-style-type: none"> • <u>Sustainable drainage and water management areas</u> • <u>New habitats</u> • <u>Space for farming</u> • <u>Areas for forestry</u> <p><u>Within the borough previously mined areas such as Ercall Hill and Maddox Hill, geological SSSI sites, now forming parts of Local Wildlife Sites and nature reserves.</u></p>

14.5 MM122 (Policy ML3 Mineral development)

Modification Reference	Page	Modification
MM122	177	1. The eCouncil will support mineral extraction, processing or associated development subject to it being demonstrated that the development would not have an unacceptable impact, including cumulative impact with other developments, upon:

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		<ul style="list-style-type: none"> a. Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable); b. The quality and quantity of water within water courses, ground water and surface water; c. Drainage systems; d. The soil resource from the best and most versatile agricultural land; e. Farming, horticulture and forestry; f. The safety and capacity of the road network; g. Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities; h. The appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness; i. Land stability; j. The natural and geological environment (including biodiversity and ecological conditions for habitats and species);and k. The historic environment including heritage and archaeological assets <u>and their setting</u>. <p>2. The eCouncil requires mineral working proposals to include details of proposed methods of working, phasing, management and maintenance of site restoration, including progressive restoration towards full reinstatement of occupied land and the removal of all temporary and permanent structures and works. Such restoration should avoid the creation of future liabilities and should deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use.</p>

14.6 MM123 (Introduction to Policy ML4)

Modification Reference	Page	Modification
MM123	178	14.27 As a result of its industrial past, extensive mining and relative recent geological glaciation, several areas of the borough have land stability issues. The effects of unstable land may result in landslides, land creep, subsidence or ground heave. Where a site is affected by land stability issues, <u>or where development has the potential to lead to land stability issues</u> , the responsibility for securing a safe development rests with the developer and/or landowner. It is vital that the Council has a plan in place to ensure that the risk to residents, <u>visitors, private property and public property including all highway assets and third-party assets (e.g. statutory authorities and service providers)</u> is minimised.

14.7 MM124 (Supporting text to Policy ML4)

Modification Reference	Page	Modification
MM124	178	14.39 Developers are therefore encouraged to have pre-application discussions with the Council to be advised on the specific requirements. <u>Where appropriate developers should also consult with the Canal and River Trust.</u>

14.8 MM125 (Introduction to Policy ML5)

Modification Reference	Page	Modification
MM125	180	14.41 The purpose of Policy ML5 is to protect <u>controlled waters</u> , the health and wellbeing of existing and future occupiers and, at the same time, to make effective use of land and buildings consistent with the NPPF.

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14.9 MM126 (Policy ML5 Land contamination)

Modification Reference	Page	Modification
MM126	180	<p>1. The Council will consider the following factors for the effective and most appropriate re-use of previously developed land:</p> <ol style="list-style-type: none"> The need to protect any buildings or services (like water) from hazards The need to prevent unnecessary dispersal or disturbance of contaminants if this would cause water or air pollution and/or adverse health effects; and Evidence provided in the form of a site investigation report and risk assessment, undertaken by a suitable qualified competent person and which demonstrates the development will be safe and free from contamination (and/or the effects of contamination in relation to a SPR assessment). The need to safeguard the future users or occupiers of the site or of neighbouring land; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of contaminants in soil <p><i>New criteria after part 1. <u>Development proposals should secure appropriate remediation of sites where contamination is present.</u></i></p>

14.10 MM127/MM128 (Supporting text to Policy ML5)

Modification Reference	Page	Modification
MM127	181	<p>14.48 In some instances, further site investigation may be required before planning permission can be granted. Planning permission will only be granted subject to conditions Site investigations should be prepared by a competent person, requiring a site investigation, assessment and agreed remedial measures agreed before any development takes place. This must demonstrate that the land contamination issues have been fully addressed or can be addressed through the development. It is always the developer's responsibility to ensure the safety of the development and its compliance to best practice safety standards and contaminated land best practices.</p>
MM128	181	<p>Footnote 27</p> <p>Groundwater Position Statements and Risk management framework and the Risk Management Framework: Land contamination risk management (LCRM)</p> <p>Planning Practice Guidance on land contamination sets out relevant guidance and legislation for land contamination in the planning system.</p>

15 Appendix

15.1 MM129 (General appendix changes)

Modification Reference	Page	Modification
MM129		<p>Appendix list will be changed to read as follows:</p> <ol style="list-style-type: none"> Housing Allocations Employment Allocations Mixed Use Allocations <u>Sustainable Community Allocations</u>

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		<p><u>DE</u>. Developer Contributions Policy List</p> <p><u>EF</u>. Hierarchy of Centres</p> <p><u>G</u>. Strategic Employment Areas</p> <p><u>H</u>. Rural Settlements</p> <p><u>FI</u>. List of Designated Sites of Biodiversity and Geodiversity</p> <p><u>G</u>. Key Policy Changes</p> <p><u>J</u>. Mining Consideration Area Plan</p> <p><u>K</u>. Housing Trajectory</p> <p><u>L</u>. Monitoring Framework</p> <p><u>MH</u>. Glossary</p>

15.2 MM130 (Appendix A Housing allocations)

Modification Reference	Page	Modification																											
MM130	183	<p><i>Change housing allocation abbreviation from 'HO' to 'HA' e.g. HO1 HA1</i></p> <p><u>Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building.</u></p> <p>Table 7</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Site Name</th> <th>Estimated Housing Numbers</th> </tr> </thead> <tbody> <tr> <td>H<u>A</u>1</td> <td>Lodgewood Farm, Redhill</td> <td>203</td> </tr> <tr> <td>H<u>A</u>2</td> <td>Old Park</td> <td>200</td> </tr> <tr> <td>H<u>A</u>3</td> <td>Land South of the Dale, Church Aston</td> <td>16<u>0</u>6</td> </tr> <tr> <td>H<u>A</u>4</td> <td>Former Phoenix School, Manor Road</td> <td>428<u>207</u></td> </tr> <tr> <td>H<u>A</u>5</td> <td>Land North of Allscott Meads</td> <td>105</td> </tr> <tr> <td>H<u>A</u>6</td> <td>Land South of Holyhead Road</td> <td>105</td> </tr> <tr> <td>H<u>A</u>7</td> <td><u>Former</u> Pink Skips <u>Site</u></td> <td>90</td> </tr> <tr> <td>H<u>A</u>8</td> <td>East of Dawley Road</td> <td>89</td> </tr> </tbody> </table>	Site Reference	Site Name	Estimated Housing Numbers	H <u>A</u> 1	Lodgewood Farm, Redhill	203	H <u>A</u> 2	Old Park	200	H <u>A</u> 3	Land South of the Dale, Church Aston	16 <u>0</u> 6	H <u>A</u> 4	Former Phoenix School, Manor Road	428 <u>207</u>	H <u>A</u> 5	Land North of Allscott Meads	105	H <u>A</u> 6	Land South of Holyhead Road	105	H <u>A</u> 7	<u>Former</u> Pink Skips <u>Site</u>	90	H <u>A</u> 8	East of Dawley Road	89
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		Site Reference	Site Name	Estimated Housing Numbers
		H0A9	Land at Hilltop Farm, Waterloo Road	80
		H0A10	Land South of Plough Lane	80
		H0A11	Land off Church Road, Lilleshall	7446
		H0A12	Land West of Wellington Road	780
		H0A13	South of Hutchison Gate	69
		H0A14	Tafs Salop Ltd, Gower Street	65
		H0A15	Land West of Allscott Meads	60
		H0A16	AGA Site	60
		H0A17	Vasey Court	45
		H0A18	Old Railway Line, Church Aston	41
		H0A19	Malinslee, Telford	41
		H0A20	Brandon Avenue, Shawbirch	356
		H0A21	Land at Park Road, Dawley	28
		H0A22	Former Bush Hotel	2730
		H0A23	Land southern side of Waters Upton	2640
		H0A24	Land at junction of Hay Street Tibberton	257
		H0A25	Car Park adjacent to Police Station, Legges Way	201
		H026	Land South of Old Vicarage	49
		H0A276	Little Desert Shop	17
		H0A287	Land south and west of Somerfield Road	515
		H0A298	Long Barn Stables Equestrian Centre	15
		H0A3029	Land south of St Michaels Church, Lilleshall	10
		H0A310	Land at Badhan Factory	10
		H0A321	Land between Hartbridge Road ad Beverley Roundabout, Oakengates	10
		H0A332	Land Opposite Shawbirch Public House	10

Schedule of Main Modifications

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<u>HA35</u>	<u>Lawley West</u>	<u>250</u>												

15.3 MM131 (Appendix B Employment allocations)

Modification Reference	Page	Modification																																																								
MM131	184	<p><i>Change employment allocation abbreviation from 'EC' to 'EA' e.g. <u>EC1</u> <u>EA1</u></i></p> <p><u>Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detail advice on any site-specific considerations, for example, proximity to a listed building.</u></p> <p>Table 8</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Site Name</th> <th>Estimated Employment Land (ha)</th> <th>Use Classes</th> </tr> </thead> <tbody> <tr> <td><u>EGA1</u></td> <td>East of Dawley Road</td> <td>20.19</td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EGA2</u></td> <td>Land East of A518</td> <td>17.53</td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EGA3</u></td> <td>Land north of A518</td> <td>4.47</td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EGA4</u></td> <td>Land southeast Newport town centre</td> <td>2.90</td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EGA5</u></td> <td>Land at AGA Rangemaster, Waterloo Road</td> <td>1.67</td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EG6</u></td> <td><u>Land at Madeley Court Way</u></td> <td><u>0.23</u></td> <td></td> </tr> <tr> <td><u>EA7</u></td> <td><u>Hortonwood 35</u></td> <td><u>0.86</u></td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EA8</u></td> <td><u>Hortonwood 50</u></td> <td><u>1.39</u></td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EA9</u></td> <td><u>Hortonwood 60</u></td> <td><u>3.32</u></td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EA10</u></td> <td><u>Land at Telford International Rail Freight</u></td> <td><u>2.48</u></td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EA11</u></td> <td><u>Telford Way</u></td> <td><u>3.13</u></td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EA12</u></td> <td><u>Halesfield 24</u></td> <td><u>1.97</u></td> <td><u>E(g), B2, B8</u></td> </tr> <tr> <td><u>EA13</u></td> <td><u>Halesfield 15</u></td> <td><u>1.46</u></td> <td><u>E(g), B2, B8</u></td> </tr> </tbody> </table>	Site Reference	Site Name	Estimated Employment Land (ha)	Use Classes	<u>EGA1</u>	East of Dawley Road	20.19	<u>E(g), B2, B8</u>	<u>EGA2</u>	Land East of A518	17.53	<u>E(g), B2, B8</u>	<u>EGA3</u>	Land north of A518	4.47	<u>E(g), B2, B8</u>	<u>EGA4</u>	Land southeast Newport town centre	2.90	<u>E(g), B2, B8</u>	<u>EGA5</u>	Land at AGA Rangemaster, Waterloo Road	1.67	<u>E(g), B2, B8</u>	<u>EG6</u>	<u>Land at Madeley Court Way</u>	<u>0.23</u>		<u>EA7</u>	<u>Hortonwood 35</u>	<u>0.86</u>	<u>E(g), B2, B8</u>	<u>EA8</u>	<u>Hortonwood 50</u>	<u>1.39</u>	<u>E(g), B2, B8</u>	<u>EA9</u>	<u>Hortonwood 60</u>	<u>3.32</u>	<u>E(g), B2, B8</u>	<u>EA10</u>	<u>Land at Telford International Rail Freight</u>	<u>2.48</u>	<u>E(g), B2, B8</u>	<u>EA11</u>	<u>Telford Way</u>	<u>3.13</u>	<u>E(g), B2, B8</u>	<u>EA12</u>	<u>Halesfield 24</u>	<u>1.97</u>	<u>E(g), B2, B8</u>	<u>EA13</u>	<u>Halesfield 15</u>	<u>1.46</u>	<u>E(g), B2, B8</u>
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15.4 MM132 (Appendix C Mixed use allocations)

Modification Reference	Page	Modification																																																		
MM132	185	<p>Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building. Proposals should deliver a mix of uses that responds to the surrounding area, current and potential pedestrian routes, opportunities for mixed development and existing uses. Should an application come forward for only one or some of the listed uses, the Council may consider this acceptable depending on the nature of the proposal, relevant development plan policies and other material considerations.</p> <p>Table 9</p> <table border="1"> <thead> <tr> <th>Site Reference</th> <th>Site Name</th> <th>Estimated Housing Numbers</th> <th>Estimated Commercial / Town Centre uses (ha)</th> <th>Use Classes</th> </tr> </thead> <tbody> <tr> <td>MU1</td> <td>Land off Ironmasters Way</td> <td><u>215333</u></td> <td>2.53</td> <td><u>C2, C3, Main Town Centre Uses</u></td> </tr> <tr> <td>MU2</td> <td>Blue Willow Car Park</td> <td>158</td> <td>1.02</td> <td><u>C2, C3, Main Town Centre Uses</u></td> </tr> <tr> <td>MU3</td> <td>Lime Green Car Park</td> <td>138</td> <td>0.87</td> <td><u>C2, C3, Main Town Centre Uses</u></td> </tr> <tr> <td>MU4</td> <td>Land at Southwater Phase 2</td> <td><u>4446</u></td> <td>0.21</td> <td><u>C2, C3, Main Town Centre Uses</u></td> </tr> <tr> <td>MU5</td> <td>Agricultural House, Southwater Way</td> <td>11</td> <td>0.31</td> <td><u>C2, C3, Main Town Centre Uses</u></td> </tr> <tr> <td>MU6</td> <td>Former Wilkinson Site</td> <td>15</td> <td>0.34</td> <td><u>C2, C3, Main Town Centre Uses</u></td> </tr> <tr> <td>MU7</td> <td>Telford Station</td> <td><u>100</u></td> <td>2.99</td> <td><u>Class E, C2, C3</u></td> </tr> <tr> <td>MU8</td> <td>Mere Park</td> <td>-</td> <td>0.6</td> <td></td> </tr> <tr> <td>MU9</td> <td>Wheat Leasows</td> <td>-</td> <td>7.8</td> <td></td> </tr> </tbody> </table>	Site Reference	Site Name	Estimated Housing Numbers	Estimated Commercial / Town Centre uses (ha)	Use Classes	MU1	Land off Ironmasters Way	<u>215333</u>	2.53	<u>C2, C3, Main Town Centre Uses</u>	MU2	Blue Willow Car Park	158	1.02	<u>C2, C3, Main Town Centre Uses</u>	MU3	Lime Green Car Park	138	0.87	<u>C2, C3, Main Town Centre Uses</u>	MU4	Land at Southwater Phase 2	<u>4446</u>	0.21	<u>C2, C3, Main Town Centre Uses</u>	MU5	Agricultural House, Southwater Way	11	0.31	<u>C2, C3, Main Town Centre Uses</u>	MU6	Former Wilkinson Site	15	0.34	<u>C2, C3, Main Town Centre Uses</u>	MU7	Telford Station	<u>100</u>	2.99	<u>Class E, C2, C3</u>	MU8	Mere Park	-	0.6		MU9	Wheat Leasows	-	7.8	
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15.5 MM133 (New Appendix (D) Sustainable community allocations)

Modification Reference	Page	Modification																				
MM133	185	<p><u>D. Sustainable Community Allocations</u></p> <p>Proposals must comply with relevant plan policies. Applicants are encouraged to access the Councils pre-application service for detailed advice on any site-specific considerations, for example, proximity to a listed building.</p> <p><u>Table X</u></p> <table border="1"> <thead> <tr> <th><u>Site Reference</u></th> <th><u>Site Name</u></th> <th><u>Estimated Housing Numbers</u></th> <th><u>Estimated Employment Land (ha)</u></th> <th><u>Use Classes</u></th> </tr> </thead> <tbody> <tr> <td>SC1</td> <td>Land at Bratton</td> <td>2100</td> <td>2</td> <td>E(g)</td> </tr> <tr> <td>SC2</td> <td>Land North East of Muxton</td> <td>2700</td> <td>5.6</td> <td>B2, B8, E(g)</td> </tr> <tr> <td>SC3</td> <td>Land North of A442 Wheat Leasows</td> <td>3100</td> <td>68</td> <td>B2, B8, E(g)</td> </tr> </tbody> </table>	<u>Site Reference</u>	<u>Site Name</u>	<u>Estimated Housing Numbers</u>	<u>Estimated Employment Land (ha)</u>	<u>Use Classes</u>	SC1	Land at Bratton	2100	2	E(g)	SC2	Land North East of Muxton	2700	5.6	B2, B8, E(g)	SC3	Land North of A442 Wheat Leasows	3100	68	B2, B8, E(g)
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15.6 MM134 (Appendix E Developer contributions policy list)

Modification Reference	Page	Modification																		
MM134	186	<p><u>DE. Developer Contributions Policy List</u></p> <p>The following policies will be used by the Council to secure developer contributions, including financial contributions, through planning obligations.</p> <p><u>Table 10</u></p> <table border="1"> <thead> <tr> <th><u>Policy Reference</u></th> <th><u>Policy</u></th> </tr> </thead> <tbody> <tr> <td>S7</td> <td>Developer Contributions and Infrastructure Delivery</td> </tr> <tr> <td>HO2</td> <td>Sustainable Communities</td> </tr> <tr> <td>HO4</td> <td>Affordable Housing Requirements</td> </tr> <tr> <td>HO5</td> <td>Affordable Housing Delivery</td> </tr> <tr> <td>HO6</td> <td>Supported and Specialist Housing Needs</td> </tr> <tr> <td>HO9</td> <td>Housing Development Regeneration</td> </tr> <tr> <td>NE1</td> <td>Biodiversity and Geodiversity</td> </tr> <tr> <td>NE2</td> <td>Trees, Hedgerows and Woodland</td> </tr> </tbody> </table>	<u>Policy Reference</u>	<u>Policy</u>	S7	Developer Contributions and Infrastructure Delivery	HO2	Sustainable Communities	HO4	Affordable Housing Requirements	HO5	Affordable Housing Delivery	HO6	Supported and Specialist Housing Needs	HO9	Housing Development Regeneration	NE1	Biodiversity and Geodiversity	NE2	Trees, Hedgerows and Woodland
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15.7 MM135 (Appendix G Strategic policies)

Modification Reference	Page	Modification
MM135	195	<i>Appendix G removed</i>

15.8 MM136 (New Appendix (G) Strategic employment areas)

Modification Reference	Page	Modification																
MM136		<p><u>G. Strategic Employment Areas</u></p> <table border="1"> <thead> <tr> <th><u>Strategic Employment Area</u></th> <th><u>Site area (ha)</u></th> </tr> </thead> <tbody> <tr> <td><u>Newport</u></td> <td><u>41.74</u></td> </tr> <tr> <td><u>Hortonwood, Donnington and Hadley Park</u></td> <td><u>489.77</u></td> </tr> <tr> <td><u>Donnington Wood</u></td> <td><u>28.19</u></td> </tr> <tr> <td><u>Land at AGA Rangemaster, Waterloo Road</u></td> <td><u>1.67</u></td> </tr> <tr> <td><u>Land East of Dawley Road, Lawley</u></td> <td><u>20.19</u></td> </tr> <tr> <td><u>Stafford Park, T54 and Central Telford</u></td> <td><u>253.75</u></td> </tr> <tr> <td><u>Halesfield</u></td> <td><u>211.13</u></td> </tr> </tbody> </table>	<u>Strategic Employment Area</u>	<u>Site area (ha)</u>	<u>Newport</u>	<u>41.74</u>	<u>Hortonwood, Donnington and Hadley Park</u>	<u>489.77</u>	<u>Donnington Wood</u>	<u>28.19</u>	<u>Land at AGA Rangemaster, Waterloo Road</u>	<u>1.67</u>	<u>Land East of Dawley Road, Lawley</u>	<u>20.19</u>	<u>Stafford Park, T54 and Central Telford</u>	<u>253.75</u>	<u>Halesfield</u>	<u>211.13</u>
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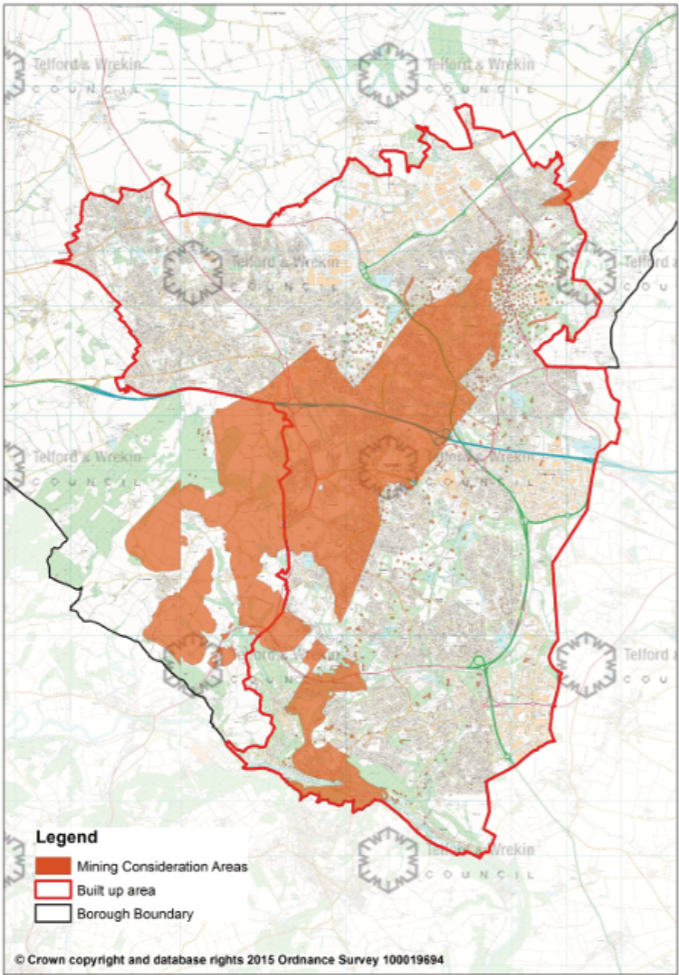
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15.9 MM137 (New Appendix (H) Rural settlements)

Modification Reference	Page	Modification																																																															
MM137	195	<p><u>H. Rural Settlements</u></p> <p>Rural settlements within the borough as identified in the Council's Rural Settlements Technical Paper.</p> <p><u>Table X</u></p> <table border="1"> <thead> <tr> <th><u>Adeney</u></th> <th><u>Ellerdine/Ellerdine Heath</u></th> <th><u>Poynton</u></th> </tr> </thead> <tbody> <tr> <td><u>Allscott</u></td> <td><u>Eyton upon the Weald Moors</u></td> <td><u>Poynton Green</u></td> </tr> <tr> <td><u>Aston</u></td> <td><u>Haygate</u></td> <td><u>Preston upon the Weald Moors</u></td> </tr> <tr> <td><u>Bolas Heath</u></td> <td><u>Honnington</u></td> <td><u>Puleston</u></td> </tr> <tr> <td><u>Brockton</u></td> <td><u>High Ercall</u></td> <td><u>Roden</u></td> </tr> <tr> <td><u>Brocton Leasows</u></td> <td><u>Howle</u></td> <td><u>Rodington/Rodington Heath</u></td> </tr> <tr> <td><u>Calvington</u></td> <td><u>Huntington</u></td> <td><u>Rowton</u></td> </tr> <tr> <td><u>Charlton</u></td> <td><u>Edgmond Marsh</u></td> <td><u>Overley</u></td> </tr> <tr> <td><u>Cherrington</u></td> <td><u>Isombridge</u></td> <td><u>Rushmoor</u></td> </tr> <tr> <td><u>Cheswell</u></td> <td><u>Kynnersley</u></td> <td><u>Sambrook</u></td> </tr> <tr> <td><u>Chetwynd Aston</u></td> <td><u>Leaton</u></td> <td><u>Sleapford</u></td> </tr> <tr> <td><u>Chetwynd Park</u></td> <td><u>Lilleshall</u></td> <td><u>Standford Bridge</u></td> </tr> <tr> <td><u>Cluddley</u></td> <td><u>Little Wenlock</u></td> <td><u>Steeraway</u></td> </tr> <tr> <td><u>Coal Moor</u></td> <td><u>Longdon on Tern</u></td> <td><u>Stockton</u></td> </tr> <tr> <td><u>Cold Hatton Heath</u></td> <td><u>Longford</u></td> <td><u>Sugdon</u></td> </tr> <tr> <td><u>Cold Hatton Heath Lanes</u></td> <td><u>Lynn</u></td> <td><u>Tibberton</u></td> </tr> <tr> <td><u>Conquermoor Heath</u></td> <td><u>Marsh Green</u></td> <td><u>Walcot</u></td> </tr> <tr> <td><u>Cotwall</u></td> <td><u>Meeson/Meeson Heath</u></td> <td><u>Walton</u></td> </tr> <tr> <td><u>Crudgington/Crudgington Moor</u></td> <td><u>Moortown</u></td> <td><u>Wappenshall</u></td> </tr> <tr> <td><u>Edgmond</u></td> <td><u>New Works</u></td> <td><u>Waters Upton</u></td> </tr> <tr> <td></td> <td><u>Osbaston</u></td> <td><u>Wrockwardine</u></td> </tr> </tbody> </table>	<u>Adeney</u>	<u>Ellerdine/Ellerdine Heath</u>	<u>Poynton</u>	<u>Allscott</u>	<u>Eyton upon the Weald Moors</u>	<u>Poynton Green</u>	<u>Aston</u>	<u>Haygate</u>	<u>Preston upon the Weald Moors</u>	<u>Bolas Heath</u>	<u>Honnington</u>	<u>Puleston</u>	<u>Brockton</u>	<u>High Ercall</u>	<u>Roden</u>	<u>Brocton Leasows</u>	<u>Howle</u>	<u>Rodington/Rodington Heath</u>	<u>Calvington</u>	<u>Huntington</u>	<u>Rowton</u>	<u>Charlton</u>	<u>Edgmond Marsh</u>	<u>Overley</u>	<u>Cherrington</u>	<u>Isombridge</u>	<u>Rushmoor</u>	<u>Cheswell</u>	<u>Kynnersley</u>	<u>Sambrook</u>	<u>Chetwynd Aston</u>	<u>Leaton</u>	<u>Sleapford</u>	<u>Chetwynd Park</u>	<u>Lilleshall</u>	<u>Standford Bridge</u>	<u>Cluddley</u>	<u>Little Wenlock</u>	<u>Steeraway</u>	<u>Coal Moor</u>	<u>Longdon on Tern</u>	<u>Stockton</u>	<u>Cold Hatton Heath</u>	<u>Longford</u>	<u>Sugdon</u>	<u>Cold Hatton Heath Lanes</u>	<u>Lynn</u>	<u>Tibberton</u>	<u>Conquermoor Heath</u>	<u>Marsh Green</u>	<u>Walcot</u>	<u>Cotwall</u>	<u>Meeson/Meeson Heath</u>	<u>Walton</u>	<u>Crudgington/Crudgington Moor</u>	<u>Moortown</u>	<u>Wappenshall</u>	<u>Edgmond</u>	<u>New Works</u>	<u>Waters Upton</u>		<u>Osbaston</u>	<u>Wrockwardine</u>
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Schedule of Main Modifications

15.10 MM138 (New Appendix (J) Mining consideration area plan)

Modification Reference	Page	Modification
MM138		<p><u>J. Mining Consideration Area Plan</u> <u>This map depicts areas which may have been previously minded for coal and ironstone. This map is provided for guidance only.</u></p> <p><u>On developments where mining of any kind may have previously taken place, the Council will work closely with applicants to provide the most up to date information and advice on necessary surveying and mitigation.</u></p> 

15.11 MM139 (New Appendix (K) Housing trajectory)

Modification Reference	Page	Modification
MM139		<p><u>K. Housing Trajectory</u> <u>The Council's Housing Trajectory as set out within the Council's Housing Delivery Topic Paper and Mastersheet.</u></p>

Schedule of Main Modifications

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<td>4</td> <td>3</td> <td>2</td> <td>230</td> <td></td> </tr> <tr> <td>Annual housing requirement (Plan Period)</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>1,034</td> <td>20,680</td> <td></td> </tr> <tr> <td>Supply</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Existing completions</td> <td>1,473</td> <td>1,732</td> <td>1,265</td> <td>1,419</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>5,889</td> <td></td> </tr> <tr> <td>Housing allocations</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>101</td> <td>285</td> <td>706</td> <td>818</td> <td>1,043</td> <td>1,036</td> <td>981</td> <td>741</td> <td>700</td> <td>640</td> <td>640</td> <td>640</td> <td>645</td> <td>625</td> <td>630</td> <td>10,231</td> <td>1,310</td> </tr> <tr> <td>Major site commitments</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1,024</td> <td>847</td> <td>650</td> <td>445</td> <td>234</td> <td>225</td> <td>61</td> <td>44</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>3,530</td> <td></td> </tr> <tr> <td>Under Construction</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1,024</td> <td>716</td> <td>530</td> <td>247</td> <td>158</td> <td>100</td> <td>17</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>2,792</td> <td></td> </tr> <tr> <td>Not Yet Started</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>131</td> <td>120</td> <td>198</td> <td>76</td> <td>125</td> <td>44</td> <td>44</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>738</td> <td></td> </tr> <tr> <td>Minor site commitments</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>109</td> <td>96</td> <td>114</td> <td>9</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>328</td> <td></td> </tr> <tr> <td>Under Construction</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>88</td> <td>21</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>109</td> <td></td> </tr> <tr> <td>Not Yet Started</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>21</td> <td>65</td> <td>114</td> <td>9</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>209</td> <td></td> </tr> <tr> <td>Windfall allowance</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>120</td> <td>1,560</td> <td></td> </tr> <tr> <td>Lapse allowance</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>-2</td> <td>-7</td> <td>-11</td> <td>-1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>-21</td> <td></td> </tr> <tr> <td>Anticipated supply position</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Annual Completions</td> <td>1,473</td> <td>1,732</td> <td>1,265</td> <td>1,419</td> <td>1,131</td> <td>1,038</td> <td>1,038</td> <td>1,279</td> <td>1,172</td> <td>1,388</td> <td>1,217</td> <td>1,145</td> <td>861</td> <td>820</td> <td>760</td> <td>760</td> <td>760</td> <td>765</td> <td>745</td> <td>750</td> <td>21,517</td> <td>1,310</td> </tr> <tr> <td>Cumulative completions</td> <td>1,473</td> <td>3,205</td> <td>4,470</td> <td>5,889</td> <td>7,020</td> <td>8,057</td> <td>9,095</td> <td>10,374</td> <td>11,546</td> <td>12,934</td> <td>14,151</td> <td>15,296</td> <td>16,157</td> <td>16,977</td> <td>17,737</td> <td>18,497</td> <td>19,257</td> <td>20,022</td> <td>20,767</td> <td>21,517</td> <td></td> <td></td> </tr> <tr> <td>Residual requirement</td> <td>19,207</td> <td>17,475</td> <td>16,210</td> <td>14,791</td> <td>13,660</td> <td>12,623</td> <td>11,585</td> <td>10,306</td> <td>9,134</td> <td>7,746</td> <td>6,529</td> <td>5,384</td> <td>4,523</td> <td>3,703</td> <td>2,943</td> <td>2,183</td> <td>1,423</td> <td>658</td> <td>-87</td> <td>-837</td> <td></td> <td></td> </tr> <tr> <td>Residual oversupply/shortfall</td> <td>439</td> <td>1,137</td> <td>1,368</td> <td>1,753</td> <td>1,850</td> <td>1,853</td> <td>1,857</td> <td>2,102</td> <td>2,240</td> <td>2,594</td> <td>2,777</td> <td>2,888</td> <td>2,715</td> <td>2,501</td> <td>2,227</td> <td>1,953</td> <td>1,679</td> <td>1,410</td> <td>1,121</td> <td>837</td> <td></td> <td></td> </tr> </tbody> </table>		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	Plan Period Total	Delivery beyond the plan period	Plan period year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	210		Remaining years	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	230		Annual housing requirement (Plan Period)	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	20,680		Supply																							Existing completions	1,473	1,732	1,265	1,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,889		Housing allocations	0	0	0	0	0	101	285	706	818	1,043	1,036	981	741	700	640	640	640	645	625	630	10,231	1,310	Major site commitments	0	0	0	0	1,024	847	650	445	234	225	61	44	0	0	0	0	0	0	0	0	3,530		Under Construction	0	0	0	0	1,024	716	530	247	158	100	17	0	0	0	0	0	0	0	0	0	2,792		Not Yet Started	0	0	0	0	0	131	120	198	76	125	44	44	0	0	0	0	0	0	0	0	738		Minor site commitments	0	0	0	0	109	96	114	9	0	0	0	0	0	0	0	0	0	0	0	0	328		Under Construction	0	0	0	0	88	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109		Not Yet Started	0	0	0	0	21	65	114	9	0	0	0	0	0	0	0	0	0	0	0	0	209		Windfall allowance	0	0	0	0	0	0	0	120	120	120	120	120	120	120	120	120	120	120	120	120	1,560		Lapse allowance	0	0	0	0	-2	-7	-11	-1	0	0	0	0	0	0	0	0	0	0	0	0	-21		Anticipated supply position																							Annual Completions	1,473	1,732	1,265	1,419	1,131	1,038	1,038	1,279	1,172	1,388	1,217	1,145	861	820	760	760	760	765	745	750	21,517	1,310	Cumulative completions	1,473	3,205	4,470	5,889	7,020	8,057	9,095	10,374	11,546	12,934	14,151	15,296	16,157	16,977	17,737	18,497	19,257	20,022	20,767	21,517			Residual requirement	19,207	17,475	16,210	14,791	13,660	12,623	11,585	10,306	9,134	7,746	6,529	5,384	4,523	3,703	2,943	2,183	1,423	658	-87	-837			Residual oversupply/shortfall	439	1,137	1,368	1,753	1,850	1,853	1,857	2,102	2,240	2,594	2,777	2,888	2,715	2,501	2,227	1,953	1,679	1,410	1,121	837		
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	Plan Period Total	Delivery beyond the plan period																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Plan period year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	210																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Remaining years	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	230																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Annual housing requirement (Plan Period)	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	20,680																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Supply																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Existing completions	1,473	1,732	1,265	1,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,889																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Housing allocations	0	0	0	0	0	101	285	706	818	1,043	1,036	981	741	700	640	640	640	645	625	630	10,231	1,310																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Major site commitments	0	0	0	0	1,024	847	650	445	234	225	61	44	0	0	0	0	0	0	0	0	3,530																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Under Construction	0	0	0	0	1,024	716	530	247	158	100	17	0	0	0	0	0	0	0	0	0	2,792																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Not Yet Started	0	0	0	0	0	131	120	198	76	125	44	44	0	0	0	0	0	0	0	0	738																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Minor site commitments	0	0	0	0	109	96	114	9	0	0	0	0	0	0	0	0	0	0	0	0	328																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Under Construction	0	0	0	0	88	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Not Yet Started	0	0	0	0	21	65	114	9	0	0	0	0	0	0	0	0	0	0	0	0	209																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Windfall allowance	0	0	0	0	0	0	0	120	120	120	120	120	120	120	120	120	120	120	120	120	1,560																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Lapse allowance	0	0	0	0	-2	-7	-11	-1	0	0	0	0	0	0	0	0	0	0	0	0	-21																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Annual Completions	1,473	1,732	1,265	1,419	1,131	1,038	1,038	1,279	1,172	1,388	1,217	1,145	861	820	760	760	760	765	745	750	21,517	1,310																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Cumulative completions	1,473	3,205	4,470	5,889	7,020	8,057	9,095	10,374	11,546	12,934	14,151	15,296	16,157	16,977	17,737	18,497	19,257	20,022	20,767	21,517																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Residual requirement	19,207	17,475	16,210	14,791	13,660	12,623	11,585	10,306	9,134	7,746	6,529	5,384	4,523	3,703	2,943	2,183	1,423	658	-87	-837																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Residual oversupply/shortfall	439	1,137	1,368	1,753	1,850	1,853	1,857	2,102	2,240	2,594	2,777	2,888	2,715	2,501	2,227	1,953	1,679	1,410	1,121	837																																																																																																																																																																																																																																																																																																																																																																																																																																																										

15.12 MM140 (New Appendix (L) Monitoring framework)

Modification Reference	Page	Modification																												
MM140		<p><u>L. Monitoring Framework</u></p> <p><i>Some baseline figures are to be confirmed by the Council, these are indicated by 'xxx'.</i></p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Monitoring Indicator</th> <th>Data Source</th> <th>Key Policy Aim / Key Objective</th> <th>Baseline</th> <th>Target</th> <th>Action if target is not met or situation declines</th> </tr> </thead> <tbody> <tr> <td colspan="7">Housing</td> </tr> <tr> <td>MI01</td> <td>Performance against housing delivery trajectory</td> <td>Local authority monitoring of planning applications and completions</td> <td>Meeting the housing requirement of 956 per year from 2021- 2041</td> <td>Average of 1,177 homes per year delivered between 2020 and 2025</td> <td>5,914 completions by year 5 10,717 completions by year 10 14,497 completions by year 15</td> <td>Create Action Plan to address under delivery (inline with policy S4) including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review existing permissions, seek funding for sites constrained by viability. Review Local Plan.</td> </tr> <tr> <td>MI02</td> <td>Delivery of affordable housing within the borough</td> <td>Local authority monitoring of planning applications and completions and RP monitoring against Homes England (HE) grant funding</td> <td>To provide sufficient affordable housing to meet the boroughs identified need</td> <td>Average of 342 homes per year delivered between 2020 and 2025</td> <td>20% of all new completions in Telford 35% of all new completions in Newport and the rural areas</td> <td>Engage with Registered Provider market including by seeking funding for sites constrained by viability through engagement with HE Affordable Homes Programme. Create Action Plan to address under delivery including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review</td> </tr> </tbody> </table>	Reference	Monitoring Indicator	Data Source	Key Policy Aim / Key Objective	Baseline	Target	Action if target is not met or situation declines	Housing							MI01	Performance against housing delivery trajectory	Local authority monitoring of planning applications and completions	Meeting the housing requirement of 956 per year from 2021- 2041	Average of 1,177 homes per year delivered between 2020 and 2025	5,914 completions by year 5 10,717 completions by year 10 14,497 completions by year 15	Create Action Plan to address under delivery (inline with policy S4) including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review existing permissions, seek funding for sites constrained by viability. Review Local Plan.	MI02	Delivery of affordable housing within the borough	Local authority monitoring of planning applications and completions and RP monitoring against Homes England (HE) grant funding	To provide sufficient affordable housing to meet the boroughs identified need	Average of 342 homes per year delivered between 2020 and 2025	20% of all new completions in Telford 35% of all new completions in Newport and the rural areas	Engage with Registered Provider market including by seeking funding for sites constrained by viability through engagement with HE Affordable Homes Programme. Create Action Plan to address under delivery including; Council to work with stalled sites, create a part 2 of the Brownfield register, seek to review
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Schedule of Main Modifications

Modification Reference	Page	Modification					
						existing permissions. Review Local Plan.	
MI03		Number of sites identified as stalled	Local authority monitoring of planning applications and completions	To ensure the timely delivery of development within the borough	27 sites	To increase turnover of identified sites	Work with developers to understand why the site is stalled, seek funding where viability is constrained, consider CPO options
MI04		Provision of self and custom build plots	Local authority monitoring of planning applications and completions	To ensure that enough self and custom build plots are available	Current need as of 2026 230	xxx plots over the plan period / sufficient plots to meet identified need	Review selfbuild register, seek to identify suitable sites, review local plan policy and percentage requirements
MI05		Delivery of Gypsy, traveller and travelling showpersons pitches	Local authority monitoring of planning applications and completions	To meet the identified need within the borough to ensure all residents are suitably accommodated	4 pitches	To meet identified need for first 5 years of the plan period (currently 13pitches)	Review GTAA
Economic Development							
MI06		Net additional employment land	Local authority monitoring of planning applications and completions	To Meet the employment requirement of xxxha from xxx-xxx	2.16 ha in 2025	168ha net additional employment land over the plan period.	Council to work with stalled sites, consider creating a part 2 of the Brownfield register, seek to accelerate existing permissions, seek funding for sites constrained by viability. Review Local Plan.
MI07		Employment floorspace lost for non-employment uses in SEA's	Local authority monitoring of planning permissions and completions	To ensure no unnecessary loss of employment floorspace within the borough	Not previously tracked	168ha net additional employment land over the plan period.	Review protection of employment floor space
Chapter 6 (Climate Change)							
MI08		Number of renewable energy developments permissioned and/ or completed	Local authority monitoring of planning applications and completions	To maximise renewable energy production within the borough, progress towards net zero by xxx	xxx currently operational	No target	Future local plan review
MI09		Median Energy Efficiency Score (by area and development type)	Local Authority monitoring of EPC certificates	Aid in the creation of an energy efficient borough, reduce reliance on the national grid and create resilient communities	Not previously tracked	The median score across the borough of B or higher	Review design and climate change policies, engage with developers to better understand limitations on and barriers to higher standards
Chapter 7 (Green and Natural Environment)							
MI10		Net change in biodiversity Units provided through development	Local authority monitoring of planning applications and consents	To maximise the scale and quality of biodiversity within the borough	Increase of 3.7 habitat units 2023 - 2025 Increase of 1.94 hedgerow units 2023-2025	For every relevant site to meet or exceed the national minimum provision of a 10% increase in BNG units	Work with developers at an early stage to ensure development is maximising provision. Review policy if aspirational target is infrequently being pursued
MI11		Net change in area of Green Network	Local authority monitoring	To protect, maintain and enhance the boroughs green network	2906.597 ha	No net loss of green network area	Review green network protection

Schedule of Main Modifications

Modification Reference	Page	Modification					
MI12		Number of new major residential developments with a greening factor score of 0.4 or better	Local authority monitoring of planning applications and consents	To facilitate the greening of the borough through development	Not previously tracked	No specific target	Review policy NE4, work with developers to understand barriers to implementation
MI13		Number of new major non-residential developments with a greening factor score of 0.3 or better	Local authority monitoring of planning applications and consents	To facilitate the greening of the borough through development	Not previously tracked	No specific target	Review policy NE4, work with developers to understand barriers to implementation
Chapter 8 (Economy and Centres)							
MI14		Town centre uses by area (Telford, Wellington and Newport) (new and change of use)	Local authority monitoring of applications and completions within town centres (by use). Data provided by Telford Town Centre Trustees	To ensure the boroughs town centres remain economically prosperous	Not previously tracked	No specific target	Future local plan review
MI15		Vacancy rates within Telford Town Centre against national average	Local Authority monitoring in collaboration with the Telford Town Centre Trustees	To ensure Telford town centre remain economically prosperous	11 units (4.46%)	For local vacancy rates to perform well against the national average	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
MI16		Vacancy rates within Market Town Centres against national average	Local Authority monitoring	To ensure the boroughs town centres remain economically prosperous	8 units in Newport (4.2%) 10 units in Wellington (4.6%)	For local vacancy rates to perform well against the national average	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
MI17		Number of long term vacant units by area (Telford, Wellington, Newport)	Local Authority monitoring, Data provided by Telford Town Centre Trustees	To ensure the boroughs town centres remain economically prosperous	xxx units Telford xxx units Wellington xxx units Newport	A reduction in long term vacant units	Work with stakeholders to understand why the unit has remained vacant, consider change of use and or alteration applications. Consider CPO's in certain circumstances
MI18		Town Centre footfall (Telford, Newport and Wellington)	Local Authority monitoring	To maximise vitality of the boroughs town centre	Not previously tracked	No target	
MI19		Total active town centre floorspace (m ²) for leisure, comparison goods and food and beverage uses (by type and area)	Local Authority monitoring, Data provided by Telford Town Centre Trustees	To maximise vitality of the boroughs town centre	Not previously tracked	No unnecessary loss of town centre uses to out of centre locations	Review thresholds for edge of and out of centre development (floor space and distance), review change of use applications and planning conditions
MI20		Change in stock of waste management facilities within the borough	Local Authority monitoring	To provide a level of waste management capacity to sufficiently accommodate local waste	2 landfill sites 32 recycling facilities	To maintain the capacity to meet the boroughs identified need	Consult with surrounding authorities. Consider permissioning new sites.

Schedule of Main Modifications

Modification Reference	Page	Modification
Chapter 11 (Sustainable Travel and Transport Networks)		
MI21		Projects identified within the Local Cycling & Walking Infrastructure Plan underway or completed
	Local Authority monitoring	To facilitate sustainable and active travel within the borough
		x currently underway
		To improve conditions for active travel in the borough and support a shift from car journeys to sustainable modes.
Chapter 12 (Community Infrastructure, Culture and Public Open Space)		
MI22		Net change in indoor and outdoor sports facilities
	Local Authority monitoring	To meet local need
		12 indoor facilities and xxx outdoor facilities
		No specific target
MI23		Number of LEAP and NEAP secured through s106 agreements
	Local Authority monitoring	To meet local need
		xxx LEAP's xxx NEAP's
		No specific target
MI24		Net change in premises with full fibre / Net change in gigabit capable premises
	Local Authority monitoring, open reach data, Building Digital UK (BDUK)	To provide a high level of network access to as many residents as possible
		38% of borough currently covered
		99% of premises by 2032 (government target)
		Pursue provision for more related development and or identify suitable sites / potential infrastructure improvements.
MI25		Mobile network access across the borough
	Local Authority monitoring, mobile service provider data, Ofcom data, RSP data	To provide a high level of network access to as many residents as possible
		At present the best any network provider can cover is 53% of the boroughs road network
		No specific Council target
		Pursue provision for more related development and or identify suitable sites
MI26		Delivery of social, cultural and community facilities (by type)
	Local Authority monitoring of applications and completions	To create stronger healthier communities for all residents
		Not previously tracked
		No specific target
		Identify potential sites.
Chapter 13 (Historic Environment)		
MI27		Production and implementation of Conservation Area Management Plans
	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place
		7 Area management plans currently active
		For all conservation areas to be covered by an area management plan
		Review Conservation Area Management Plans to ensure they are kept up to date.
MI28		Number of locally listed structures within the borough
	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place
		528
		No specific target
MI29		Number of heritage conservation areas
	Local Authority monitoring	To maintain / preserve the boroughs rich history, enhancing local tourism and sense of place
		8
		No specific target
		Review local protections
Chapter 14 (Minerals and Land)		
MI30		Total aggregate land bank supply for local Mineral Planning Authorities (Shropshire Council and Telford and Wrekin Council)
	Combined Local Authority monitoring	To ensure a necessary supply of aggregates is maintained within the borough
		23 years sand and gravel (2025 LAA) 26 years crushed rock (2025 LAA)
		Minimum 7 years of sand and gravel and minimum 10 years of crushed rock
		Consult with Shropshire Council. Consider permissioning new sites

Schedule of Main Modifications

Modification Reference	Page	Modification
MI31		<p>Applications permissioned for new or extension to existing mineral working facilities</p> <p>Local authority monitoring of planning applications</p> <p>To ensure a necessary supply of aggregates is maintained within the borough</p> <p>2 sites active</p> <p>No Target</p> <p>Review LAA data</p>

15.13 MM141 - MM147 (Appendix H Glossary)

Modification Reference	Page	Modification
MM141	201	HM. Glossary
MM142	201	<p>Design Brief and Masterplan:</p> <ul style="list-style-type: none"> Design Brief: A document produced by the landowner/promoter, which is submitted alongside any Masterplan with any outline, full or hybrid planning application. The document should outline any site constraints and encompass the objectives set out in local planning policy including any essential development requirements for specific site allocations. It will form a guide for the design of future full and reserved matters applications; setting out intended uses, design aspirations, street hierarchy etc. in securing a well-designed sustainable site. The National Design Guide (NDG) should be used as the starting point in terms of a template for this document. Masterplan: A plan which provides a visual interpretation of the Design Brief document including the following key features; conceptual site layout, development blocks by uses (residential, employment etc.), areas of formal and informal green spaces, play and recreation facilities, key site wide infrastructure including schools, local centres, key highway routes, site access points, key walking and cycling routes, historical features (listed buildings etc.), Public Rights of Way, Allotments and buffers between the site and existing communities. The plan should also provide context to the surrounding area with key transport connections, built up areas and green infrastructure that extends beyond the boundary of the site.
MM143	201	Development Brief: A document, produced by the Council, which provides information and guidance about a stalled site; outlining potential uses, planning and infrastructure requirements and design parameters, which encourage desirable and well-considered development.
MM144		Employment Land: Land allocated or currently used for employment uses such as: Business, light industrial and research and development (E(g)); industrial (B2); and/or storage and distribution (B8) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)
MM145	201	Forest Community: Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies within the Plan to help create vibrant communities that are well adapted to climate change.
MM146	201	Green guarantee sites: The Council's commitment to the promotion, protection and enhancement of green infrastructure. Green Guarantee sites are open spaces within the ownership of TWC, which have a formal corporate agreement of protection from disposal or development without formal authorisation from Cabinet
MM147	201	Green Network: A strategic, interconnected network of open spaces within the urban areas of Telford and Newport which include both publicly and privately owned spaces that contribute to the Borough's green infrastructure.