

**Telford and Wrekin Main Modifications to the Publication Version of the Local Plan**  
**Public consultation 8<sup>th</sup> June to 5pm Monday 20<sup>th</sup> July**

**Word consultation response form**

Please use this form if you wish to comment on the Telford and Wrekin Main Modifications to the Publication Version of the Local Plan. Further information can be found on the Councils website at [www.telfordandwrekinlocalplan.co.uk](http://www.telfordandwrekinlocalplan.co.uk)

This form may be scanned or returned via e-mail to: [LocalPlan@telford.gov.uk](mailto:LocalPlan@telford.gov.uk)

Alternatively, forms can be posted to; Strategic Planning Team, Telford & Wrekin Council, Southwater One, TF2 2FH

**How we will use your information**

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

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

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

**Personal Details**

|                                              |                         |
|----------------------------------------------|-------------------------|
| <b>Title</b>                                 | Mr                      |
| <b>First Name</b>                            | Myles                   |
| <b>Last Name</b>                             | Wild-Smith              |
| <b>Address</b>                               | <div></div> <div></div> |
| <b>Commenting on behalf of (if relevant)</b> | St Philips              |
| <b>Organisation (if relevant)</b>            | Lichfields              |
| <b>Telephone</b>                             | <div></div>             |

Email

**NOTE: The questions below are numbered 1 to 7. Please attach any typed or written responses related to the questions below when submitting this form.**

The Planning Inspectors appointed to examine the Local Plan have recommended several Main Modifications to make the plan sound and legally compliant. These are shown on the **Schedule of Main Modifications** that has been published for consultation and have been subject to a further **Integrated Assessment Report Addendum**. These do not form part of the Main Modifications but are published alongside them and should be read in conjunction with the Main Modifications proposed.

All comments received will be sent to the independent Planning Inspector for consideration. Any comments received after the consultation close deadline will not be accepted.

The Council has also published proposed revisions to the Policies Map. These do not form part of the Main Modifications but are published alongside them and should be read in conjunction with the proposed Main Modifications.

Furthermore, the Council has prepared a schedule of 'Additional Modifications' to the Plan. These are minor changes to the Local Plan to deal with factual updates and clarifications, or address typographical, grammatical and presentational issues that do not affect soundness or legal compliance of the document. The Council considers that these do not materially affect the Plan. These 'Additional Modifications' are not subject to consideration by the Inspector and do not form part of the formal examination.

**Representations should only relate to the proposed Main Modifications. This consultation is not an opportunity to repeat or raise further representations about the published plan or to seek further changes to the plan.**

**Q1:** Which proposed Main Modification does this comment relate to? Please state clearly the modification reference (*for example MM008*):

**St Philips representations to the Council's Main Modifications Consultation relate to MM002, MM040, MM044, and MM081. Please refer to the St Philips detailed representations which are appended to this form.**

**Q2:** Do you consider that this Main Modification is:

- ☐ Legally compliant
- ☐ Sound
- ☒ None of the above



**Q3:** Please give details of why you consider this Main Modification is not legally compliant and/or unsound. Please be as precise as possible.

*Alternatively, if you wish to support the legal compliance or soundness of the Main Modification, please also use this box to set out your comments.*



**St Philips representations to the Council's Main Modifications Consultation relate to MM002, MM040, MM044, and MM081. Please refer to the St Philips detailed representations which are appended to this form.**

**Q4:** Please set out what change(s) you consider necessary to make the Main Modification legally compliant and/or sound, having regard to the test you have identified above where this relates to soundness.



*You will need to say why the change(s) will make the Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.*

**St Philips representations to the Council's Main Modifications Consultation relate to MM002, MM040, MM044, and MM081. Please refer to the St Philips detailed representations which are appended to this form.**

**Q5:** Do you have any comments on the Integrated Assessment Report Addendum, in respect to this particular Main Modification? Please provide them in the box below:



No, St Philips has no comments on the Council's Integrated Assessment Report Addendum.



**Q6:** Do you have any comments on a Proposed Revision to the Policies Map? Please provide them in the box below:

No, St Philips has no comments on the Council's Proposed Revisions to the Policies Map.

**Q7:** Do you have any comments on one of the Councils Additional Modifications? Please provide them in the box below:

No, St Philips has no comments on the Council's Additional Modifications.

Strategic Planning Team  
Telford & Wrekin Council  
Southwater One  
TF2 2FH

**Date:** 17 July 2026

**Our ref:** [REDACTED]

To Whom It May Concern

## **Telford and Wrekin Main Modifications to the Publication Version of the Local Plan Public consultation**

We write on behalf of our client, St Philips Land Ltd ('St Philips') in relation to their land interests and interests at Land South of Holyhead Road, Wellington (Site Reference: HO6) ('the Site'), and in respect of the Telford and Wrekin Main Modifications to the Publication Version of the Local Plan Public consultation ('MM') as part of the Examination of the Telford & Wrekin Local Plan Review ('LPR').

This response is in relation to Telford & Wrekin Council's ('the Council') proposed modifications with specific regard to Main Modification References: MM002, MM040, MM044, and MM081 and follows St Philips' previous representations to LPR consultation stages and Examination in Public [EiP].

### **MM002 (Introduction)**

Whilst it is noted that, at the point of submission for EiP, the LPR's proposed 2020-2040 plan period would have ensured a 15-year plan period – as required by paragraph 22 of the National Planning Policy Framework (2024) [NPPF] – the NPPF is clear that, crucially, this should be from adoption. This was a matter that the Council was cognisant of at the EiP, and suggested from the outset in the Council's response to Matter 1 could be addressed by way of an MM.

To this end, the Council has now proposed adjusting the plan period from 2020-2040 to 2021-2041. In St Philips view, this is an entirely pragmatic and sensible approach, and ensures that the LPR, upon adoption, would ensure a 15-year time horizon for the LPR. This is also reflected in wider MM's – such as (*inter alia*) MM003 and MM006. As a result, St Philips strongly supports MM002 and considers that it ensures that the LPR is consistent with paragraph 22 of the NPPF and is 'sound'.

### **Test of Soundness**

St Philips considers that MM002 is sound because:

- 1 **It is consistent with national planning policy:** the proposed alteration to the plan period, extending the period up to 2041, would ensure a 15-year plan period, in accordance with paragraph 22 of the NPPF (Para 36d).

## MMO40 (Policy NE3 Biodiversity Net Gain)

Following matters raised by the Inspectors at the EiP in relation to clarity around the justification for expecting all new development to exceed the requirement of a 10% Biodiversity Net Gain [BNG] (as set out within the Environment Act 2021), proposed in Policy NE3, the Council is now proposing amendments to this policy requirement. In particular, the proposed amended part (1) policy wording is set out in MMO40, which is set out below in its entirety:

*“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.”*

In principle, and throughout St Philips representations to the LPR and EiP, St Philips has maintained that they support the inclusion of compensatory BNG measures, as such an approach is entirely consistent with the requirements of paragraphs 33 and 187(d) of the NPPF. However, equally, St Philips has maintained a concern in respect of the Council’s proposed approach to seeking a BNG in excess of the 10% required by the Environment Act 2021, and lack of evidence to substantiate the requirement – per the requirements set out in the Planning Practice Guidance [PPG] (i.e. PPG ID: 74-006-20240214) – and the need to support development proposals with a viability assessment where 20% was not proposed. In St Philip’s view, this viability approach was inconsistent with the national policy and guidance (Para 35).

To this end, St Philips strongly welcomes the Council’s proposed amended policy wording set out in MMO40, which – in essence – clarifies that Policy NE3 sets out the Council’s aspirations, and not a policy requirement, and a viability assessment is not required for development proposals proposing in excess of 10%, but not achieving the 20% requirement. In short, the proposed MMO40 has adequately addressed St Philips’ concerns. As such, in St Philips’ view, the proposed policy wording is now clearly written and unambiguous (Para 16d), is positively prepared, but in a way that is aspirational but deliverable (Para 16b) and accords with the requirements of the NPPF (Paras 33, 35, and 187(d)) and PPG. It is therefore ‘sound’.

## Test of Soundness

St Philips considers that MMO40 is sound because:

- 1 **It is consistent with national planning policy:** the proposed amendments to Policy NE3’s BNG requirement accord with paragraphs 33, 35, and 187(d) of the NPPF and the PPG (Para 36d); and

- 2 **It would be effective over the plan period:** the proposed amendments to Policy NE3's BNG requirement would also ensure that the policy is 'effective' over the plan period, and would not jeopardise the delivery of allocations over the plan period (Para 36c).

## MMo44 (Supporting text to Policy NE4)

Following matters raised by the Inspectors at the EiP in relation to the Development Greening Factor [DGF], proposed in Policy NE4, the Council is now proposing amendments to this policy requirement. In particular, the proposed amended paragraph 7.28 supporting text wording is set out in MMo44, which is set out below in its entirety:

*"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 Council's approach, applicants will be able to demonstrate, during the site master planning process to ensure the that they can delivery of an appropriate level of greening, within developments. and increase the climate resilience of their development."*

In principle, and throughout St Philips representations to the LPR and EiP, St Philips has maintained that they are generally supportive of the Council's environmental objectives and associated policies proposed in the LPR. However, St Philips expressed some concerns in relation to how Policies NE3, NE4 and CC5 operate together. To this end, St Philips strongly welcomes the clarification provided in the proposed amendments to paragraph 7.28 of the supporting text that these policy requirements can be 'stacked'. When taken in the round with the policy itself, St Philips now considers that Policy NE4 – via MMo40 – is 'clearly written and unambiguous' (Para 16d), and it is evident how a decision maker should react to development proposals that overlap BNG/SuDS areas and DGF. It is therefore 'sound'.

## Test of Soundness

St Philips considers that MMo44 is sound because:

- 1 **It is consistent with national planning policy:** the proposed amendments to Policy NE4's supporting text provide clarity that the policy's requirements can be overlapped with wider on-site Development Management policy requirements, which ensures that the policy is 'clearly written and unambiguous' (Para 16d) (Para 36d).

## MMo81 (Policy HO11 Self-build and custom housebuilding)

It is noted that as a part of the Submission version of the LPR, the Council proposed a modification to Policy HO11, which reduces the self and custom housebuilding ("SCB") requirement for sites over 100 dwellings from 5% to 3%. This is again reflected in MMo81.

On the face of it, this proposed modification is welcomed, and again, St Philips is supportive in principle of the policy, as it accords with the NPPF's requirements to "seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing" (Para 73b). However, it remains unclear as to how the Council has arrived at even this reduced 'threshold' for SCB, nor how it relates to the 'needs' identified in the 'Telford and Wrekin Economic and Housing Development Need Assessment' ("EHDNA"). It is noted

that the Council stated at the EiP that the policy requirement was reduced to 3%, as the 5% policy requirement would result in the three strategic urban extension allocations delivering well in excess of the Council's needs – as established on the Council's SCB Register.

However, it remains the case that St Philips sees no evidence prepared in support of the LPR, nor MM, to justify the proposed 100 dwelling threshold for SCB, nor its proposed change from 5% to 3%. The NPPF is clear that in order for a plan to be found 'sound', it must be underpinned by relevant and up-to-date evidence (Para 32), be 'justified' (Para 36b) and be consistent with national policy (Para 36d). In this context, St Philips therefore maintains that the policy does not comply with the NPPF and PPG, and is therefore 'unsound'.

## Test of Soundness

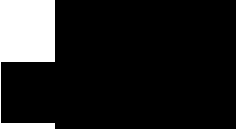
St Philips considers that MM081 is unsound because:

- 1 **Is not justified:** Policy HO11's threshold and 3% requirement are not underpinned by evidence (Para 36b).

## Recommended Changes

In order to ensure that Policy HO11 is sound, it must be supported by evidence that sets out the justification for the 100-dwelling threshold and 3% requirement.

Yours faithfully

  
**Myles Wild-Smith**

Planning Director  
